



NEVADA DEPARTMENT OF PUBLIC SAFETY  
MAJOR CASE BOOK

Case Nature: Perjury

Case Number: 18I000440

Date Occurred: Saturday, July 19, 2018

Area Occurred:

County, NV

Subject	Section
NDI Case Opening	1
County Packet	2
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<b>EVIDENCE ITEMS DE-1 through DE-9 (also on USB storage drive)</b> 1. DE-1: Property Tax Cap Claim Form and County Assessor's Data Sheet, NV Energy subscriber information, "Who is Eligible For The 3% Tax Cap?" printout, and photographs of 2. DE-2: Lance S "Candidate Filing Packets" for 2012 and 2016 3. DE-3: "Contribution and Expense Reports" 4. DE-4: Affidavit of Lance 5. DE-5: Dean Haymore Affidavit 6. DE-6: County Assessor's Property Detail Sheet 7. DE-7: Deposition of Austin Osborne 8. DE-8: County Code "SCC 5.16 and Digital Recording of Interview (located in "Evidence (DE-8)" folder on USB storage drive.) 9. DE-9: Parcel Maps	5
<b>Email Correspondence (Also on USB storage drive in corresponding folders)</b> 1. Kris 2. Gus FLANGUS – Folders "FLANGUS.GUS_022119" and "FLANGUS.GUS_013119." 3. Sam – Folder "SAM"	6
<b>FILEOnQ Evidence Log</b>	7

18I000440

Section 1



NEVADA DEPARTMENT OF PUBLIC SAFETY  
INVESTIGATION DIVISION  
Case Opening Report

CASE NUMBER: 18I000440

NATURE: Contempt/Perjury

OFFENSE(S): Perjury -

DATE REPORTED: 07/19/2018

DATE ASSIGNED : 08/06/2018

DATE ARRESTED : No Arrest Reported

DATE THIS REPORT: 04/23/2019

ASSIGNED UNIT: Major Crimes North

ASSIGNED INVESTIGATOR: Earl D

CURRENT STATUS: Active

JUDICIAL STATUS:

  
REPORTING OFFICER SIGNATURE

PATRICK J. CONMAY  
PRINTED NAME

4-23-19  
DATE

  
APPROVED BY SIGNATURE

ORLANDO GUERRA  
PRINTED NAME

4/23/19  
DATE

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DEPARTMENT OF PUBLIC SAFETY, INVESTIGATIONS DIVISION

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RELEASED TO: \_\_\_\_\_

RELEASED BY (NDI): \_\_\_\_\_

## NAME INVOLVEMENTS

### Complainant

NAME: STOREY COUNTY SO

ADDRESS: 911SR341 VIRGINIA CITY, NV 89440

PHONE: (775)847-0950

---

NAME: , SAMUEL

ADULT - DOB: - SEX: UNKNOWN - HAIR: BROWN - EYES: HAZEL

ADDRESS:

PHONE:

---

### Other Persons Involved

NAME: , LEONARD

ADULT - DOB: - SEX: MALE - HAIR: WHITE - EYES: BROWN

ADDRESS:

PHONE: NOT SPECIFIED

---

NAME: ANTINORO, GERALD

UNKNOWN AGE - DOB: UNKNOWN - SEX: UNKNOWN - HAIR: UNKNOWN - EYES: UNKNOWN

ADDRESS: 2589 KEYSTONE AVE RENO, NV

PHONE: NOT SPECIFIED

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NAME: , KRIS

ADULT - DOB: - SEX: MALE - HAIR: BROWN - EYES: BLUE

ADDRESS:

PHONE:

---

### Witness(es)

NAME: NEVIN, DORE

ADDRESS: 26 B STREET;

COUNTY TREASURER/CLERK OFFICE

, NV

PHONE: (775)847-0969

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NAME: STEPHENS, VANESSA

ADDRESS: 26 B STREET;

COUNTY TREASURE'S/CLERK OFFICE

, NV

PHONE: (775)847-0969

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RELEASED TO: \_\_\_\_\_

RELEASED BY (NDI): \_\_\_\_\_

## NAME INVOLVEMENTS

NAME: FLANGAS GUS W

ADDRESS: 3275 S JONES BLVD; STE 105 LAS VEGAS, NV

PHONE: (702)307-9500

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NAME: OSBORNE, AUSTIN T

ADDRESS: 26 B. STREET

PHONE: (775)847-1144

---

NAME: JACHIMOWICZ, MICHELE

ADDRESS: 1001 E. 9TH STREET;

CO. ASSESSOR OFFICE , NV

PHONE: (775)328-2266

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RELEASED TO: \_\_\_\_\_

RELEASED BY (NDI): \_\_\_\_\_

Report RE: Case Opening: Storey County Perjury & Request for Assistance

Report Written By: Patrick Conmay, Chief

Date Report Written: July 25, 2018

Details:

On or about July 18, 2018, Storey County Sheriff Antinoro telephoned, Nevada Department of Public Safety Investigation Division Chief P. Conmay and asked to meet to discuss a request for investigative assistance. Antinoro provided no further details at that time.

On July 19, 2018, Chief Conmay and Sergeant Guerra responded to the Storey County Sheriff's Office in Virginia City and met with Antinoro. During the meeting, Antinoro requested the Investigation Division to assume investigative responsibility for a case initiated by the Storey County Sheriff's Office concerning an alleged perjury by Commissioner Lance

According to Antinoro, this issue had been ongoing for years, but in October of 2017 a private citizen, Samuel , made a formal complaint to the sheriff's office related to 's Secretary of State filings related to elections. Antinoro advised that his agency conducted an investigation and submitted its findings to the County District Attorney, but that no action had been taken. has repeatedly called the Sheriff for information about the case status. Antinoro now feels there is conflict of interest and his agency cannot pursue the matter further. He has asked for assistance from the Nevada Attorney General and the Nevada Secretary of State, but neither office is taking up the matter.

Conmay is aware of a series of ongoing investigations involving cross complaints by and Antinoro, as well as complaints by others against Antinoro. Both the Nevada Attorney General's Office and the County District Attorney have been involved in those other matters. Conmay advised Antinoro that the Investigation Division would contact both of those agencies for further insight before determining whether to pursue this matter. Antinoro provided copies of the sheriff office reports.

Conmay contacted Rod Swanson, Chief Investigator for the Nevada Attorney General's Office. Swanson acknowledged that his office did conduct a recent investigation concerning complaints against Antinoro. According to Swanson, his office is not conducting any investigation into allegations of misconduct by

Chief Conmay contacted Ann Langer, the County District Attorney. Ms. Langer indicated that she did have an investigation submittal from the Storey County Sheriff concerning allegations against Lance . She said that she declined to file charges at this time because she felt additional investigative

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RELEASED TO: \_\_\_\_\_

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steps were needed. She encouraged Sheriff Antinoro to conflict out and seek assistance from the Investigation Division. She said she is glad he has done that and asked that the Investigation Division pursue the follow up investigation. She sent copies of reports and other documents, including an attachment to a no-issue memorandum with additional investigative steps that she is seeking.

Based upon Ms. Langer's input and pursuant to NRS 480.460, the Investigation Division will conduct additional follow up to address the DA's concerns.

Investigation continues.

Evidence:

None

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RELEASED TO: \_\_\_\_\_

RELEASED BY (NDI): \_\_\_\_\_

18I000440

Section 2

**Damon Earl**

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**From:** Debra Burns <dburns@ county.org>  
**Sent:** Friday, July 20, 2018 3:55 PM  
**To:** Patrick Conmay  
**Cc:** Anne Langer  
**Subject:** Pending 18-390 AND ; see attached  
**Attachments:** and 18-390 PENDING.pdf

Pursuant to Ms. Langer's direction, please see attached.

*Debra Burns*

Legal Assistant, Sr.

County District Attorney's Office

P.O. Box 496

201 South C Street

, NV

775-847-0964 Fax: 775-847-1007

**County is an equal opportunity provider**

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DISTRICT ATTORNEY NO-ISSUE MEMORANDUM

TO AGENCY: SCSO OFFICER/BADGE NO: Sgt. J.P. Rovers  
AGENCY CASE NO: 18-390 DA CASE NO: Pending  
RE: SUSPECT(S): Leonard and Kris

Prosecution of this case has been declined for the following reasons:

- |   |   |
|---|---|
| <input type="checkbox"/> A. Lack of Corpus                  | <input type="checkbox"/> J. Interest of Justice   |
| <input type="checkbox"/> B. Lack of Sufficient Evidence     | <input type="checkbox"/> K. Bank Records not Provided                                   |
| <input type="checkbox"/> C. Inadmissible Search & Seizure   | <input type="checkbox"/> L. Clear Self Defense  |
| <input type="checkbox"/> D. Victim Unavailable              | <input type="checkbox"/> M. Mutual Combat   |
| <input type="checkbox"/> E. Victims Declines to Testify     | <input type="checkbox"/> N. Defendant Deceased  |
| <input type="checkbox"/> F. Refer to Another Jurisdiction   | <input type="checkbox"/> O. Temporary Protection Order Process                          |
| <input type="checkbox"/> G. Refer to _____                  | <input type="checkbox"/> P. Statute of Limitations                                      |
| <input type="checkbox"/> H. Plea/Conviction to Case # _____ | <input checked="" type="checkbox"/> Q. Further Investigation Needed (See Attached Form) |
| <input type="checkbox"/> I. Civil Matter                    | <input type="checkbox"/> R. Other (Indicated Reason in "Remarks" Section)               |

REMARKS: See attachment

☒ Resubmit when investigation complete With Supplement reports to the case  
DATE: 6/28/18 DA: Anne M. Langer



**Attachment to:**

## DA No-Issue Memorandum

Case No. \_\_\_\_\_ and \_\_\_\_\_ 18-390

Sam [REDACTED]'s allegations are not attached to the report. Mr. [REDACTED]'s allegations need to be independently investigated by law enforcement.

What kind of business did Monica say was being conducted by Kris and/or Lance at the brothel?

If Monica is able to give us names of people, they should be interviewed.

**The defendants should be interviewed.**

**Is this a work permit violation and/or independently a residency issue?**



ORIGINAL

IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP  
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA

AFFIDAVIT OF INVESTIGATING OFFICER

STATE OF NEVADA       )  
                                  ) SS.  
STOREY COUNTY        )

Case No. 18-390

I, Sgt. Jeff Bowers, being duly sworn, depose and say:

1. That I am a DEPUTY with the Storey County Sheriff's Office;
2. That I have conducted an investigation concerning:

DEFENDANT'S NAME:		<u>LEONARD</u>	
	<i>Last</i>	<i>First</i>	<i>Middle</i>

DOB: \_\_\_\_\_

OFFENSE(S):	1) <u>SCC 5.16.240</u>
	2) _____
	_____

and that investigation is summarized in the crime report which is included and incorporated herein.

3. That I am requesting (check one)
- ☒ that a warrant be issued for the arrest of said person(s).
  - ☐ that a summons be issued for said person(s).
  - ☐ that a petition be filed in this matter.
  - ☐ a review of this case.

Officer's Signature

BELOW THIS LINE FOR MAGISTRATE ONLY

ORDER OF THE JUSTICE COURT

That on the date and time of \_\_\_\_\_, I reviewed the above declaration and concluded therefrom that there was probable cause to believe that a crime has been committed and that said person(s) have committed the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JUSTICE OF THE PEACE

That on the date and time of \_\_\_\_\_, I reviewed the above declaration and concluded therefrom that there was not probable cause to believe that a crime has been committed and that said person(s) have committed the crime; THEREFORE, no warrant shall issue and if said person(s) are presently in custody, they shall be released. Such order will be without prejudice to the State to reinstitute these charges based upon additional evidence to establish probable cause.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JUSTICE OF THE PEACE



## STOREY COUNTY SHERIFF'S OFFICE

Page 1

PERSON RECORD  
, LEONARD

05/22/2018

Address			Mailing Address				
ID	Phone	Cell Phone	DOB	Age 73	Sex M	Height 6'2"	Weight 240
Race WHITE			Hair BROWN		Eyes BROWN		
Drivers License		St ID	Vehicle License		FBI #		
Business Name COMM REAL		Address		City & State			
Business Phone	Email					Arrest ID 0	
Next of Kin/Parent/Guardian		Address				Phone	
Occupation REAL ESTATE DEVELOPER		Gang Affiliation				School ID	Undocumented Alien NO
Complexion	Build	Hairstyle		Facial Hair		Speech	Glasses NO
Scars				Tattoos			
Officer Safety CCW # , EXP 01/14/19				Note ID			
Other Considerations CCW							
Aliases , LANCE							

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
01/02/2001	SB	SCSO	Business License-Owner-Brothel		
06/10/2002	CW	SCSO	Weapon Permit # Exp-11/21/2007		
10/03/2003	PO	SCSO	5.16.240: Brothel/Prostitution Violation		
12/27/2005	RP	SCSO	Traffic Stop: Citation, Traffic		
09/26/2006	PO	SCSO	BLD PERMIT INDUSTRIAL		
09/26/2006	CHG	SCSO	Prev adrs:		
09/26/2006	CHG	SCSO	Previous phone:		
09/26/2006	PO	SCSO	BLD PERMIT INDUSTRIAL		
01/04/2007	RP	SCSO	ACCIDENT, Dispo UN		
11/23/2007	M	SCSO	Information Only, Suspicious		
06/18/2008	CW	SCSO	CCW APPLICANT		
11/28/2008	M	SCSO	205.240: Petit larceny/Shoplifting		
12/08/2008	CW	SCSO	CCW PERMIT # , ISSUED EXP 12-08-2013		
03/14/2011	W	SCSO	200.481: Battery (Simple)		
10/26/2011	S	SCSO	5.16.240: Brothel/Prostitution Violation		
11/09/2011	CIVL	SCSO	3444: OTSC		
11/13/2011	CIVL	SCSO	Civil 3444: Served		
11/15/2011	CIVL	SCSO	3470: BROTHEL LIC. INVEST. FEE WFM		
11/16/2011	SB	SCSO	Employment: Background Check		
11/16/2011	S	SCSO	01315: False Information To Obtain License		
12/16/2011	PO	SCSO	205.060: Burglary		
04/20/2012	CIVL	SCSO	Civil 3470: Completed		
06/23/2012	SB	SCSO	5.16.240: Brothel/Prostitution Violation		
08/23/2012	PO	SCSO	206.310 M: Destruction of Property - M (SCC 9.04.0		
08/24/2012	S	SCSO	5.16.240: Brothel/Prostitution Violation		



ORIGINAL

IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP  
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA

AFFIDAVIT OF INVESTIGATING OFFICER

STATE OF NEVADA )

) SS.

Case No. 18-390

STOREY COUNTY )

I, Sgt. Jeff Bowers, being duly sworn, depose and say:

1. That I am a DEPUTY with the Storey County Sheriff's Office;
2. That I have conducted an investigation concerning:

DEFENDANT'S NAME:		<u>KRIS</u>	
	<i>Last</i>	<i>First</i>	<i>Middle</i>
DOB: _____			
OFFENSE(S):	1) <u>SCC 5.16.240</u>		
	2) _____		

and that investigation is summarized in the crime report which is included and incorporated herein.

3. That I am requesting (check one)
- ☒ that a warrant be issued for the arrest of said person(s).
  - ☐ that a summons be issued for said person(s).
  - ☐ that a petition be filed in this matter.
  - ☐ a review of this case.

[Signature]  
Officer's Signature

BELOW THIS LINE FOR MAGISTRATE ONLY

ORDER OF THE JUSTICE COURT

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JUSTICE OF THE PEACE

That on the date and time of \_\_\_\_\_, I reviewed the above declaration and concluded therefrom that there was not probable cause to believe that a crime has been committed and that said person(s) have committed the crime; THEREFORE, no warrant shall issue and if said person(s) are presently in custody, they shall be released. Such order will be without prejudice to the State to reinstitute these charges based upon additional evidence to establish probable cause.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JUSTICE OF THE PEACE



## STOREY COUNTY SHERIFF'S OFFICE

Page 1

PERSON RECORD  
, KRIS

05/22/2018

Address			Mailing Address				
ID	Phone	Cell Phone	DOB	Age 60	Sex F	Height 5'8"	Weight 175
Race WHITE			Hair BROWN		Eyes BLUE		
Drivers License		St ID	Vehicle License		FBI #		
Business Name		Address		City & State			
Business Phone	Email					Arrest ID 0	
Next of Kin/Parent/Guardian		Address				Phone	
Occupation		Gang Affiliation			School ID		Undocumented Alien NO
Complexion	Build	Hairstyle		Facial Hair		Speech	Glasses NO
Scars				Tattoos			
Officer Safety				Note			
Other Considerations							
Aliases							

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
01/29/2015	INC	SCSO	TSTOPS, Dispo WA		
12/22/2016	CIVL	SCSO	9895: Report Request - REPORT REQUEST		
12/22/2016	CIVL	SCSO	Civil 9895: Closed/Paid in Full		
10/18/2017	PS	SCSO	199.145: Statement made in declaration under penalty of perjury		
05/15/2018	S	SCSO	5.16.240: Brothel/Prostitution Violation		

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Leonard	10/18/2017	C		PS-PS
, Leonard	05/15/2018	C		S-S
, Ciara	05/15/2018	C		S-PS
, Monica	05/15/2018	C		S-W
, Samuel	05/15/2018	C		S-RP
, Samuel	10/18/2017	C		PS-RP



## STOREY COUNTY SHERIFF'S OFFICE

Page 2

PERSON RECORD  
, LEONARD

05/22/2018

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
08/09/2013	S	SCSO	201.430: Unlawful advertising of prostitution		
01/06/2014	CIVL	SCSO	6161: CCW		
01/17/2014	CIVL	SCSO	Civil 6161: Issued		
03/07/2014	SB	SCSO	Information Only: Informational Report Only		
03/10/2014	CIVL	SCSO	6391: BICKGROUND		
03/13/2014	CIVL	SCSO	6410: 13/14 CAB		
03/13/2014	CIVL	SCSO	6411: 13/14 LL		
03/13/2014	CIVL	SCSO	Civil 6411: Issued		
03/13/2014	CIVL	SCSO	Civil 6410: Issued		
04/14/2014	CIVL	SCSO	Civil 6391: Completed		
11/04/2014	S	SCSO	02532: NRS 293.5235 fraudulent or fictitious voter,		
10/17/2017	INC	SCSO	SUSPCIRC, Dispo RT		
10/18/2017	PS	SCSO	199.145: Statement made in declaration under penalty of perjury		
05/15/2018	S	SCSO	5.16.240: Brothel/Prostitution Violation		

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Tara	11/04/2014	C		S-M
, Susan	10/27/2011	C		S-M
, Susan	06/23/2012	C		SB-SB
, Susan	03/14/2011	C		W-W
, Susan	11/16/2011	C		S-S
, Susan	11/28/2008	C		M-PS
, Susan	11/16/2011	C		SB-SB
, Susan	08/24/2012	C		S-S
, Lauren	11/28/2008	C		M-V
, Patricia	12/16/2011	C		PO-M
, David	11/23/2007	C		M-M
, Jose	03/14/2011	C		W-V
, Tamara	06/23/2012	C		SB-SB
Cush Asset Management	10/20/2011	C		PO-SB
, Alexandria	03/14/2011	C		W-W
, Alejandra	10/27/2011	C		S-SB
, Susan	12/27/2005	C		RP-RP
, Esmeralda	11/04/2014	C		S-W
, Tom	10/20/2011	C		PO-SB
, Tom	11/16/2011	C		S-RP
, David	11/04/2014	C		S-W
, Russell,	08/24/2012	C		S-S
, Johnathan	12/27/2005	C		RP-SB
, Chris	03/14/2011	C		W-V
, Yu	11/04/2014	C		S-S
, Robert	08/24/2012	C		PO-PS
, Jordan	03/14/2011	C		W-V
, Willie	08/24/2012	C		PO-RP
, Ciara	05/15/2018	C		S-PS
, Amadeo	08/24/2012	C		PO-PS
, Jennifer	11/28/2008	C		M-M
, Elizabeth	03/14/2011	C		W-W
, David	08/24/2012	C		S-S
, Roger	11/16/2011	C		S-SB
, Rachelle	11/04/2014	C		S-S
, Troy	03/14/2011	C		W-SA
, Monica	05/15/2018	C		S-W
, Armando	03/14/2011	C		W-V
Tg Investments	10/20/2011	C		PO-SB



## STOREY COUNTY SHERIFF'S OFFICE

Page 3

PERSON RECORD  
, LEONARD

05/22/2018

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Michael	12/27/2005	C		RP-SB
, Kris	05/15/2018	C		S-S
, Kris	10/18/2017	C		PS-PS
, Samuel	10/18/2017	C		PS-RP
, Samuel	05/15/2018	C		S-RP
, Mike	08/24/2012	C		S-S
, Barbara	03/14/2011	C		W-V
, Kirt	08/24/2012	C		S-S
, Kirt	12/16/2011	C		PO-RP
, Kirt	03/14/2011	C		W-V
, Kirt	11/23/2007	C		M-M
, Kirt	10/27/2011	C		S-M
, James	03/14/2011	C		W-W
ASSOCIATED VEHICLE	DATE	NATURE	EVENT NO.	RELATIONSHIP
1996 Green Cadillac Seville (NONE NV)	12/27/2005	CA		RP



## STOREY COUNTY SHERIFF'S OFFICE

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

## MISDEMEANOR REPORT

Page 1

Case  
18-390

OFFENSES	Offenses 5.16.240	Description Brothel/Prostitution Violation	Fel/Misd Misd	Date Occurred 05/15/2018	Time Occurred 1600	Incident #		
				Date Reported 05/15/2018	Time Reported 1803			
				Related Cases 17-884				
				Date Printed 05/22/2018	Time Printed 14:02:06	Printed By S116		
				Latitude 0.000000	Longitude 0.000000			
	Location			Beat 5	Area 7	Disposition Cred By Other Means		
				Dispo Date 05/16/2018				
	Location Type Other Public Premise	Location of Entry	Method of Entry	Point of Entry	Alarm System	Means of Attack (Robbery)		
Reporting Party , Samuel			Drivers License	Cell Phone	Email			
Residence Address			Notified of Victim Rights	Residence Phone	DOB	Age 55	Sex M	Race W
Business Name and Address				Business Phone	Height 5'10"	Wt 160	Hair BRO	Eyes HAZ
Assistance Rendered/Victim Disposition				Transporting Agency	Means of Attack (Assaults)			
Description of Injuries			Other Information					
Witness , Monica			Drivers License	Cell Phone	Email			
Residence Address				Residence Phone	DOB	Age 41	Sex F	Race W
Business Name and Address				Business Phone	Height 5'8"	Wt 115	Hair BRO	Eyes BRO
Suspect , Leonard				Action Taken	Charges			
Residence Address				Residence Phone	DOB	Age 73	Sex M	Race W
Business Name and Address Comm Real,				Business Phone	Height 6'2"	Wt 240	Hair BRO	Eyes BRO
Identifying Features				Cell Phone	Drivers License		Arrest Number	
Aliases Lance								
VEHICLES	Status	Vehicle Make and Model		License/State		VIN		
DEPUTIES	Prepared By S033 - Bowers, Jeffrey	Date 05/15/2018	Assisted By		Approved By S034 - Dosen, Tony		Date 05/22/2018	
	Routed To DA	Date 05/22/2018	Routed To	Date	Notes			



**STOREY COUNTY SHERIFF'S OFFICE**

Page 2

**P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950**  
**MISDEMEANOR REPORT**

Case  
18-390

<b>Suspect</b> , Kris	<b>Action Taken</b>	<b>Charges</b>			
<b>Residence Address</b>	<b>Residence Phone</b>	<b>DOB</b>	<b>Age</b> 60	<b>Sex</b> F	<b>Race</b> W
<b>Business Name and Address</b>	<b>Business Phone</b>	<b>Height</b> 5'8"	<b>Wt</b> 175	<b>Hair</b> BRO	<b>Eyes</b> BLU
<b>Identifying Features</b>	<b>Cell Phone</b>	<b>Drivers License</b>		<b>Arrest Number</b>	

### Aliases

Possible Suspect , Ciara	Drivers License	Cell Phone	Email			
Residence Address		Residence Phone	DOB	Age 28	Sex F	Race W
Business Name and Address		Business Phone	Height 5'7"	Wt 125	Hair RED	Eyes GRN

**STOREY COUNTY SHERIFF'S OFFICE**

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

Page 1

**NARRATIVE**

18-390

On May 14, 2018, I was advised that a person identified as Sam wished to have an investigation conducted into activities he believed to be criminal in nature and involving the Brothel, located at , within the area of County. Within 's complaint he cites several County Codes which are germane to his complaint.

states that he had researched the County Clerk/Treasurer's office and obtained information that a person identified as Kris , an employee of Lance , resides at the Brothel property. has been a frequent voice of the operation of the Complex and is on record in numerous publishings speaking on behalf of, and as an employee of, Lance . was also able to search the registrar of voting for Storey County and determined that is a registered voter in Storey County, with a listed physical address at the Brothel. There are several other persons who are claiming residence at the brothel, but at the time of this report this has not been confirmed.

On April 19, 2018, I had an interview with a female subject identified as Monica regarding an unrelated matter pertaining to the brothel. During that interview confirmed that did in fact reside at the brothel property and frequented the inside of the brothel building for meals and other meetings. On May 16, 2018 I again spoke to by telephone to determine how often was inside the main brothel building. advised that is inside the building "almost daily." She stated that conducts business with various clients of and Roger within the brothel building, sometimes in the main bar/stage area. She advised that this has "tapered off" over the last year, but that it still occurs. stated that both Donny and Lance are sometimes at these meetings.

I reviewed the work card records for employees of the brothel. Kris does not and as never had a work card as required by Storey County Code (SCC) 5.16.220. Further, SCC 5.16.230 prohibits a brothel operator from allowing an unauthorized person upon the property.

's residence has been declared by himself to be upon the property, and a check of his Nevada driver's license revealed that he also claims to reside there by declaration to the Nevada DMV. Storey County Code clearly prohibits this.

Probable cause exists that Kris resides and frequents the brothel in violation of SCC 5.16.220. Probable cause exists that Leonard "Lance" is aware of both 's residence at the brothel and Thompson's activities in the brothel building. has tacitly allowed this to occur in violation of SCC 5.16.230. SCC 5.16.240 provides that any violation of "... Provisions of this chapter..." is a misdemeanor. I therefore am submitting the attached two Officer Affidavits requesting arrest warrants be issued for Lance and Kris .

*\*Note: SCC 5.16.180 provides that a license review be conducted if a complaint is filed. Both this report and the complaint received by the Storey County Sheriff's Office from Sam appear to serve this purpose, and it is requested that a review of this report to that end be conducted and that this report be entered as a matter of record for such review should it be deemed appropriate.*

Prepared By:

S033 BOWERS, JEFFREY

Date:

05/15/2018

Approved By:

S034 DOSEN, TONY

Date:

05/22/2018



**STATEMENT OF LANCE**

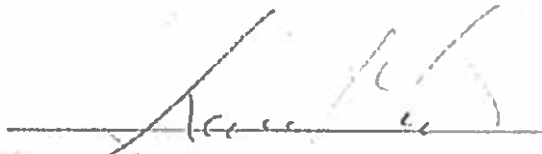
**RE RENT FOR KRIS**

November 30, 2015

Kris resides by my permission at  
as part of an employment arrangement he has with  
Services Co. He does not pay rent for this living space.

Commercial Real Estate

Thank you for your consideration.

  
Lance

18I000440

Section 3

DISTRICT ATTORNEY NO-ISSUE MEMORANDUM

TO AGENCY: SCSO OFFICER/BADGE NO: Sgt. J.P. Bowers  
AGENCY CASE NO: 18-390 DA CASE NO: Pending  
RE: SUSPECT(S): Leonard and Kris

Prosecution of this case has been declined for the following reasons:

- |  |  |
|--|--|
| <input type="checkbox"/> A. Lack of Corpus                     | <input type="checkbox"/> J. Interest of Justice  |
| <input type="checkbox"/> B. Lack of Sufficient Evidence        | <input type="checkbox"/> K. Bank Records not Provided                                      |
| <input type="checkbox"/> C. Inadmissible Search & Seizure      | <input type="checkbox"/> L. Clear Self Defense   |
| <input type="checkbox"/> D. Victim Unavailable                 | <input type="checkbox"/> M. Mutual Combat  |
| <input type="checkbox"/> E. Victims Declines to Testify        | <input type="checkbox"/> N. Defendant Deceased   |
| <input type="checkbox"/> F. Refer to Another Jurisdiction      | <input type="checkbox"/> O. Temporary Protection Order Process                             |
| <input type="checkbox"/> G. Refer to _____                     | <input type="checkbox"/> P. Statute of Limitations   |
| <input type="checkbox"/> H. Plea/Conviction to<br>Case # _____ | <input checked="" type="checkbox"/> Q. Further Investigation Needed<br>(See Attached Form) |
| <input type="checkbox"/> I. Civil Matter                       | <input type="checkbox"/> R. Other (Indicated Reason in "Remarks" Section)                  |

REMARKS: See attachment

DATE: 6/28/18

DA: Anne M. Langer

☒ Resubmit when investigation complete

With Supplement reports  
to the case

Attachment to:

DA No-Issue Memorandum

Case No. \_\_\_\_\_ and \_\_\_\_\_ 18-390

Sam \_\_\_\_\_'s allegations are not attached to the report. Mr. \_\_\_\_\_'s allegations need to be independently investigated by law enforcement.

What kind of business did Monica \_\_\_\_\_ say was being conducted by Kris \_\_\_\_\_ and/or Lance \_\_\_\_\_ at the brothel?

If Monica \_\_\_\_\_ is able to give us names of people, they should be interviewed.

The defendants should be interviewed.

Is this a work permit violation and/or independently a residency issue?

 ORIGINAL

IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP  
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA

AFFIDAVIT OF INVESTIGATING OFFICER

STATE OF NEVADA )

) SS.

Case No. 18-390

STOREY COUNTY )

I, Sgt. Jeff Bower, being duly sworn, depose and say:

1. That I am a DEPUTY with the Storey County Sheriff's Office;
2. That I have conducted an investigation concerning:

DEFENDANT'S NAME:		<u>LEONARD</u>	
	<i>Last</i>	<i>First</i>	<i>Middle</i>

DOB: \_\_\_\_\_

OFFENSE(S):	1) <u>SCC. 5.16.240</u>
	2) _____
	_____

and that investigation is summarized in the crime report which is included and incorporated herein.

3. That I am requesting (check one)
- ☒ that a warrant be issued for the arrest of said person(s).
  - ☐ that a summons be issued for said person(s).
  - ☐ that a petition be filed in this matter.
  - ☐ a review of this case.

  
\_\_\_\_\_  
Officer's Signature

BELOW THIS LINE FOR MAGISTRATE ONLY

ORDER OF THE JUSTICE COURT

That on the date and time of \_\_\_\_\_, I reviewed the above declaration and concluded therefrom that there was probable cause to believe that a crime has been committed and that said person(s) have committed the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JUSTICE OF THE PEACE

That on the date and time of \_\_\_\_\_, I reviewed the above declaration and concluded therefrom that there was not probable cause to believe that a crime has been committed and that said person(s) have committed the crime; THEREFORE, no warrant shall issue and if said person(s) are presently in custody, they shall be released. Such order will be without prejudice to the State to reinstitute these charges based upon additional evidence to establish probable cause.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JUSTICE OF THE PEACE





## STOREY COUNTY SHERIFF'S OFFICE

Page 1

PERSON RECORD  
, LEONARD

05/22/2018

Address			Mailing Address				
ID	Phone	Cell Phone	DOB	Age 73	Sex M	Height 6'2"	Weight 240
Race WHITE			Hair BROWN		Eyes BROWN		
Drivers License		SI ID	Vehicle License		FBI #		
Business Name COMM REAL		Address		City & State			
Business Phone	Email					Arrest ID 0	
Next of Kin/Parent/Guardian		Address				Phone	
Occupation REAL ESTATE DEVELOPER		Gang Affiliation			School ID		Undocumented Alien NO
Complexion	Build	Hairstyle		Facial Hair		Speech	Glasses NO
Scars				Tattoos			
Officer Safety CCW # , EXP 01/14/19				Note ID			
Other Considerations CCW							
Aliases , LANCE							

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
01/02/2001	SB	SCSO	Business License-Owner-Brothel		
06/10/2002	CW	SCSO	Weapon Permit # Exp-11/21/2007		
10/03/2003	PO	SCSO	5.16.240: Brothel/Prostitution Violation		
12/27/2005	RP	SCSO	Traffic Stop: Citation, Traffic		
09/26/2006	PO	SCSO	BLD PERMIT INDUSTRIAL		
09/26/2006	CHG	SCSO	Prev adrs:		
09/26/2006	CHG	SCSO	Previous phone:		
09/26/2006	PO	SCSO	BLD PERMIT INDUSTRIAL		
01/04/2007	RP	SCSO	ACCIDENT, Dispo UN		
11/23/2007	M	SCSO	Information Only, Suspicious		
06/18/2008	CW	SCSO	CCW APPLICANT		
11/28/2008	M	SCSO	205.240: Petit larceny/Shoplifting		
12/08/2008	CW	SCSO	CCW PERMIT # , ISSUED EXP 12-08-2013		
03/14/2011	W	SCSO	200.481: Battery (Simple)		
10/26/2011	S	SCSO	5.16.240: Brothel/Prostitution Violation		
11/09/2011	CIVL	SCSO	3444: OTSC		
11/13/2011	CIVL	SCSO	Civil 3444: Served		
11/15/2011	CIVL	SCSO	3470: BROTHEL LIC. INVEST. FEE WFMR		
11/16/2011	SB	SCSO	Employment: Background Check		
11/16/2011	S	SCSO	01315: False Information To Obtain License		
12/16/2011	PO	SCSO	205.060: Burglary		
04/20/2012	CIVL	SCSO	Civil 3470: Completed		
06/23/2012	SB	SCSO	5.16.240: Brothel/Prostitution Violation		
08/23/2012	PO	SCSO	206.310 M: Destruction of Property - M (SCC 9.04.0		
08/24/2012	S	SCSO	5.16.240: Brothel/Prostitution Violation		



ORIGINAL

IN THE JUSTICE COURT OF VIRGINIA TOWNSHIP  
IN AND FOR THE COUNTY OF STOREY, STATE OF NEVADA

AFFIDAVIT OF INVESTIGATING OFFICER

STATE OF NEVADA       )  
                                  ) SS.  
STOREY COUNTY        )

Case No. 18-390

I, Sgt. Jeff Bowers, being duly sworn, depose and say:

1. That I am a DEPUTY with the Storey County Sheriff's Office;
2. That I have conducted an investigation concerning:

DEFENDANT'S NAME:		<u>KRIS</u>	
	<i>Last</i>	<i>First</i>	<i>Middle</i>
DOB:			
OFFENSE(S):	1) <u>SCC 5.16.240</u>		
	2)		

and that investigation is summarized in the crime report which is included and incorporated herein.

3. That I am requesting (check one)
- ☒ that a warrant be issued for the arrest of said person(s).
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  - ☐ that a petition be filed in this matter.
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Officer's Signature

BELOW THIS LINE FOR MAGISTRATE ONLY

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\_\_\_\_\_  
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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JUSTICE OF THE PEACE



## STOREY COUNTY SHERIFF'S OFFICE

Page 1

PERSON RECORD  
, KRIS

05/22/2018

Address			Mailing Address				
ID	Phone	Cell Phone	DOB	Age 60	Sex F	Height 5'8"	Weight 175
Race WHITE			Hair BROWN		Eyes BLUE		
Drivers License		St ID	Vehicle License		FBI #		
Business Name		Address		City & State			
Business Phone	Email					Arrest ID 0	
Next of Kin/Parent/Guardian		Address				Phone	
Occupation		Gang Affiliation			School ID		Undocumented Alien NO
Complexion	Build	Hairstyle		Facial Hair		Speech	Glasses NO
Scars				Tattoos			
Officer Safety				Note			
Other Considerations							
Aliases							

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
01/29/2015	INC	SCSO	TSTOPS, Dispo WA		
12/22/2016	CIVL	SCSO	9895: Report Request - REPORT REQUEST		
12/22/2016	CIVL	SCSO	Civil 9895: Closed/Paid in Full		
10/18/2017	PS	SCSO	199.145: Statement made in declaration under penalty of perjury		
05/15/2018	S	SCSO	5.16.240: Brothel/Prostitution Violation		

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Leonard	10/18/2017	C		PS-PS
, Leonard	05/15/2018	C		S-S
, Ciara	05/15/2018	C		S-PS
, Monica	05/15/2018	C		S-W
, Samuel	05/15/2018	C		S-RP
, Samuel	10/18/2017	C		PS-RP



## STOREY COUNTY SHERIFF'S OFFICE

Page 2

PERSON RECORD  
, LEONARD

05/22/2018

DATE	NATURE	AGENCY	EVENT DESCRIPTION	CASE #/FI	INC/CITE
08/09/2013	S	SCSO	201.430: Unlawful advertising of prostitution		
01/06/2014	CIVL	SCSO	6161: CCW		
01/17/2014	CIVL	SCSO	Civil 6161: Issued		
03/07/2014	SB	SCSO	Information Only: Informational Report Only		
03/10/2014	CIVL	SCSO	6391: BICKGROUND		
03/13/2014	CIVL	SCSO	6410: 13/14 CAB		
03/13/2014	CIVL	SCSO	6411: 13/14 LL		
03/13/2014	CIVL	SCSO	Civil 6411: Issued		
03/13/2014	CIVL	SCSO	Civil 6410: Issued		
04/14/2014	CIVL	SCSO	Civil 6391: Completed		
11/04/2014	S	SCSO	02532: NRS 293.5235 fraudulent or fictitious voter,		
10/17/2017	INC	SCSO	SUSPCIRC, Dispo RT		
10/18/2017	PS	SCSO	199.145: Statement made in declaration under penalty of perjury		
05/15/2018	S	SCSO	5.16.240: Brothel/Prostitution Violation		

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Tara	11/04/2014	C		S-M
, Susan	10/27/2011	C		S-M
, Susan	06/23/2012	C		SB-SB
, Susan	03/14/2011	C		W-W
, Susan	11/16/2011	C		S-S
, Susan	11/28/2008	C		M-PS
, Susan	11/16/2011	C		SB-SB
, Susan	08/24/2012	C		S-S
, Lauren	11/28/2008	C		M-V
, Patricia	12/16/2011	C		PO-M
, David	11/23/2007	C		M-M
, Jose	03/14/2011	C		W-V
, Tamara	06/23/2012	C		SB-SB
Cash Asset Management	10/20/2011	C		PO-SB
, Alexandria	03/14/2011	C		W-W
, Alejandra	10/27/2011	C		S-SB
, Susan	12/27/2005	C		RP-RP
, Esmeralda	11/04/2014	C		S-W
, Tom	10/20/2011	C		PO-SB
, Tom	11/16/2011	C		S-RP
, David	11/04/2014	C		S-W
, Russell,	08/24/2012	C		S-S
, Johnathan	12/27/2005	C		RP-SB
, Chris	03/14/2011	C		W-V
, Yu	11/04/2014	C		S-S
, Robert	08/24/2012	C		PO-PS
, Jordan	03/14/2011	C		W-V
, Willie	08/24/2012	C		PO-RP
, Ciara	05/15/2018	C		S-PS
, Amadeo	08/24/2012	C		PO-PS
, Jennifer	11/28/2008	C		M-M
, Elizabeth	03/14/2011	C		W-W
, David	08/24/2012	C		S-S
, Roger	11/16/2011	C		S-SB
, Rachelle	11/04/2014	C		S-S
, Troy	03/14/2011	C		W-SA
, Monica	05/15/2018	C		S-W
, Armando	03/14/2011	C		W-V
Tg Investments	10/20/2011	C		PO-SB



## STOREY COUNTY SHERIFF'S OFFICE

Page 3

PERSON RECORD  
, LEONARD

05/22/2018

ASSOCIATED PERSON	DATE	NATURE	EVENT NO.	RELATIONSHIP
, Michael	12/27/2005	C		RP-SB
, Kris	05/15/2018	C		S-S
, Kris	10/18/2017	C		PS-PS
, Samuel	10/18/2017	C		PS-RP
, Samuel	05/15/2018	C		S-RP
, Mike	08/24/2012	C		S-S
, Barbara	03/14/2011	C		W-V
, Kirt	08/24/2012	C		S-S
, Kirt	12/16/2011	C		PO-RP
, Kirt	03/14/2011	C		W-V
, Kirt	11/23/2007	C		M-M
, Kirt	10/27/2011	C		S-M
, James	03/14/2011	C		W-W
ASSOCIATED VEHICLE	DATE	NATURE	EVENT NO.	RELATIONSHIP
1996 Green Cadallac Seville (NONE NV)	12/27/2005	CA		RP



## STOREY COUNTY SHERIFF'S OFFICE

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950  
MISDEMEANOR REPORT

Page 1

Case  
18-390

OFFENSES	Offenses 5.16.240	Description Brothel/Prostitution Violation	Fel/Misd Misd	Date Occurred 05/15/2018	Time Occurred 1600	Incident #				
				Date Reported 05/15/2018	Time Reported 1803					
				Related Cases						
				Date Printed 05/22/2018	Time Printed 14:02:06	Printed By S116				
				Latitude 0.000000	Longitude 0.000000					
	Location Resort & Spa,		Beat 5	Area 7	Disposition Cred By Other Means		Dispo Date 05/16/2018			
	Location Type Other Public Premise	Location of Entry	Method of Entry	Point of Entry	Alarm System	Means of Attack (Robbery)				
	Reporting Party , Samuel			Drivers License	Cell Phone	Email				
	Residence Address			Notified of Victim Rights	Residence Phone	DOB	Age 55	Sex M	Race W	
	Business Name and Address				Business Phone	Height 5'10"	Wt 160	Hair BRO	Eyes HAZ	
Assistance Rendered/Victim Disposition				Transporting Agency	Means of Attack (Assaults)					
Description of Injuries				Other Information						
WITNESSES	Witness , Monica			Drivers License	Cell Phone	Email				
	Residence Address				Residence Phone	DOB	Age 41	Sex F	Race W	
	Business Name and Address				Business Phone	Height 5'8"	Wt 115	Hair BRO	Eyes BRO	
	Suspect , Leonard			Action Taken	Charges					
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	Business Name and Address Comm Real,				Business Phone	Height 6'2"	Wt 240	Hair BRO	Eyes BRO	
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DEPUTIES	Prepared By S033 - Bowers, Jeffrey		Date 05/15/2018	Assisted By		Approved By S034 - Dosen, Tony		Date 05/22/2018		
	Routed To DA	Date 05/22/2018	Routed To	Date	Notes					

# STOREY COUNTY SHERIFF'S OFFICE

Page 2

**P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950**  
**MISDEMEANOR REPORT**

Case  
18-390

Suspect , Kris	Action Taken	Charges			
Residence Address	Residence Phone	DOB	Age 60	Sex F	Race W
Business Name and Address	Business Phone	Height 5'8"	Wt 175	Hair BRO	Eyes BLU
Identifying Features	Cell Phone	Drivers License		Arrest Number	
Aliases					

Possible Suspect Ciara	Drivers License	Cell Phone	Email			
Residence Address		Residence Phone	DOB	Age 28	Sex F	Race W
Business Name and Address		Business Phone	Height 5'7"	Wt 125	Hair RED	Eyes GRN



## STOREY COUNTY SHERIFF'S OFFICE

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

## NARRATIVE

Page 1

18-390

On May 14, 2018, I was advised that a person identified as Sam wished to have an investigation conducted into activities he believed to be criminal in nature and involving the Brothel, located at , within the area of County. Within 's complaint he cites several County Codes which are germane to his complaint.

states that he had researched the County Clerk/Treasurer's office and obtained information that a person identified as Kris , an employee of Lance , resides at the Brothel property. has been a frequent voice of the operation of the Complex and is on record in numerous publishings speaking on behalf of, and as an employee of, Lance . was also able to search the registrar of voting for Storey County and determined that is a registered voter in Storey County, with a listed physical address at the Brothel. There are several other persons who are claiming residence at the brothel, but at the time of this report this has not been confirmed.

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I reviewed the work card records for employees of the brothel. Kris does not and as never had a work card as required by Storey County Code (SCC) 5.16.220. Further, SCC 5.16.230 prohibits a brothel operator from allowing an unauthorized person upon the property.

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Probable cause exists that Kris resides and frequents the brothel in violation of SCC 5.16.220. Probable cause exists that Leonard "Lance" is aware of both 's residence at the brothel and 's activities in the brothel building. has tacitly allowed this to occur in violation of SCC 5.16.230. SCC 5.16.240 provides that any violation of "... Provisions of this chapter..." is a misdemeanor. I therefore am submitting the attached two Officer Affidavits requesting arrest warrants be issued for Lance and Kris .

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Prepared By:

S033 BOWERS, JEFFREY

Date:

05/15/2018

Approved By:

S034 DOSEN, TONY

Date:

05/22/2018





**STATEMENT OF LANCE**

**RE RENT FOR KRIS**

November 30, 2015

Kris resides by my permission at  
as part of an employment arrangement he has with  
Services Co. He does not pay rent for this living space.

Commercial Real Estate

Thank you for your consideration.

  
Lance



## STOREY COUNTY SHERIFF'S OFFICE

Page 1

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

Case

FELONY REPORT

18I000440

17-884

OFFENSES	Offenses 199.145	Description Statement made in declaration under penalty of perjury	Fel/Misd Felony	Date Occurred 10/18/2017	Time Occurred	Incident #
				Date Reported 10/18/2017	Time Reported 1045	
				Related Cases		
				Date Printed 07/19/2018	Time Printed 08:25:51	Printed By S037
				Latitude 0.000000	Longitude 0.000000	
		Location Storey County Sheriff's Admin Office, 205 S C St, Virginia City, NV 89440	Beat 1	Area 1	Disposition Cred By Other Means	Dispo Date 10/18/2017
	Location Type House	Location of Entry	Method of Entry	Point of Entry	Alarm System	Means of Attack (Robbery)
	Reporting Party , Samuel		Drivers License	Cell Phone	Email	
	Residence Address		Notified of Victim Rights	Residence Phone	DOB	Age 54
	Business Name and Address			Business Phone	Height 5'10"	Sex M
	Assistance Rendered/Victim Disposition			Transporting Agency	Wt 160	Race W
	Description of Injuries			Means of Attack (Assaults)	Hair BRO	Eyes HAZ
	Other Information					
	Possible Suspect , Leonard		Drivers License	Cell Phone	Email	
	Residence Address			Residence Phone	DOB	Age 72
	Business Name and Address Comm Real,			Business Phone	Height 6'2"	Sex M
				Wt 240	Race W	Eyes BRO
	Suspect Name		Action Taken	Charges		
	Residence Address		Residence Phone	DOB	Age	Sex
	Business Name and Address		Business Phone	Height	Wt	Race
	Identifying Features		Cell Phone	Drivers License	Arrest Number	
	Aliases					
	VEHICLES	Status	Vehicle Make and Model	License/State	VIN	
DEPUTIES	Prepared By S087 - Welch, Joseph	Date 10/18/2017	Assisted By	Approved By S085 - Kern, Eric Michael	Date 10/25/2017	
	Routed To DA	Date 11/09/2017	Routed To	Date	Notes	

**STOREY COUNTY SHERIFF'S OFFICE**

Page 2

**P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950**Case  
17-884**FELONY REPORT**

Possible Suspect , Kris	Drivers License	Cell Phone	Email			
Residence Address		Residence Phone	DOB	Age 59	Sex F	Race W
Business Name and Address		Business Phone	Height 5'8"	Wt 175	Hair BRO	Eyes BLU

**STOREY COUNTY SHERIFF'S OFFICE**

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

**NARRATIVE**

Page 1

17-884

**ATTACHMENTS:**

1. Typed statement from To District Attorney Anne Langer
2. Typed statement from dated October 17, 2017
3. Certification of Nevada Residency filed by Kris
4. Statement of Lance Re Rent for Kris
5. Copy of Leonard Nevada Drivers license
6. Arial photograph of or map of
7. Corresponding email between Austin Osborne and Sam

On October 17, 2017 approximately 1100 hours, a male adult subject known to me as Sam came into the Storey County Sheriff's Office and wanted to file a report of two subjects he identified as Leonard and Kris, being a Commissioner and being appointed to serve on the Planning Commission, for filing paper work and making statements made in declaration under penalty of perjury.

's statement stated "according to various NRS statutes and County Code. In order for an elected or appointed official to hold office or be appointed to a board in County, the elected official or appointed board member must reside in County". advised approximately six (6) months prior he inquired documentation from Austin Osbourne in regards the address's listed on and 's being legally zoned as a residential per County Statute. advised the resident listed as his residence is and listed his as which both addresses being two sides of a small double wide mobile home, which is located behind the swimming pool at the Brothel, with an address of states per County records the address given by both and are not zoned for residency and cannot legally live at the address's given and hold office in County. stated he wants an investigation done proving the residency of and, believing who is extremely wealthy, does not live with in a double wide trailer.

At this time this case is pending further investigation.

Prepared By:

S087 WELCH, JOSEPH

Date:

10/18/2017

Approved By:

S085 KERN, ERIC MICHAEL

Date:

10/25/2017

**STOREY COUNTY SHERIFF'S OFFICE**

P O BOX 498 VIRGINIA CITY, NV 89440 775-847-0950

**SUPPLEMENT 1**

Page 1

17-884

On November 9, 2017, I reviewed this case. I noted that the case had been listed as pending further investigation. I also reviewed the attachments, and saw that a map of the parcel was included. I then conducted further investigation.

I first had dispatch run a driver's license check on both \_\_\_\_\_ and \_\_\_\_\_ (attached). \_\_\_\_\_ shows an address of \_\_\_\_\_. The numeric on \_\_\_\_\_'s listed address is \_\_\_\_\_, at the same address. This address is reported to be a double wide trailer on the \_\_\_\_\_ Brothel property, and is immediately north of the building formerly identified as the \_\_\_\_\_ brothel. The lot is listed in the \_\_\_\_\_ County Assessors Office as \_\_\_\_\_.

I drove to the Building Department and spoke with Administrative Assistant Fields and Building Inspector Curtis. Field and Curtis advised that they were aware of a complaint regarding the status of the property and directed me to the Assessors Office. I then drove there.

I met with Toby Whitten at the Assessors office. From her I obtained the parcel listing, which I later attached to this report. I observed that the listing does not list any attached or detached single family residences for that parcel. The zoning code is listed as "\_\_\_\_\_" I was advised that "\_\_\_\_\_" stood for Agricultural zoning and the "\_\_\_\_\_" stood for Heavy Industrial zoning. Whitten advised that the dual zoning likely meant that there was some kind of division of zoning on the parcel and directed me to the Planning Department.

I next met with Kathy Canfield at the Planning Department. When I explained why I was there, Canfield admitted that she and Planning Director Austin Osborne had already met earlier this date to discuss the matter of the complaint. Canfield stated that it was her and Osborne's opinion that there had already been permitted dual use of the property. She offered that any permit previously granted would supercede zoning ordinances. A later review of NRS and \_\_\_\_\_ County Code did not support this assertion. Canfield was also able to show on an arial view of the parcel map that the entire \_\_\_\_\_ brothel, including the trailer in question, is within the "\_\_\_\_\_" zoning. Heavy industrial zoning does not provide for residential housing.

At this time I have concluded my investigation into the complaint made by \_\_\_\_\_. No permanent residence is permitted for \_\_\_\_\_. As such, neither \_\_\_\_\_ nor \_\_\_\_\_ may claim to reside at a residence at that location, as no residence exists for the purposes of the governing statutes. Further, NRS 281.050 provides that no public official who's qualification for office depends upon residence in the state, county, district or ward, may move to another state, county, district or ward without vacating their office.

This report is being forwarded for prosecution to the District Attorney for the listed charge of Perjury against \_\_\_\_\_. A review of the case is requested for \_\_\_\_\_'s involvement. Further, a review of \_\_\_\_\_'s qualifications for office pursuant to NRS 281.050 is requested. An Officer Affidavit is attached.

Nothing further.

Prepared By:

S033 BOWERS, JEFFREY

Date:

11/09/2017

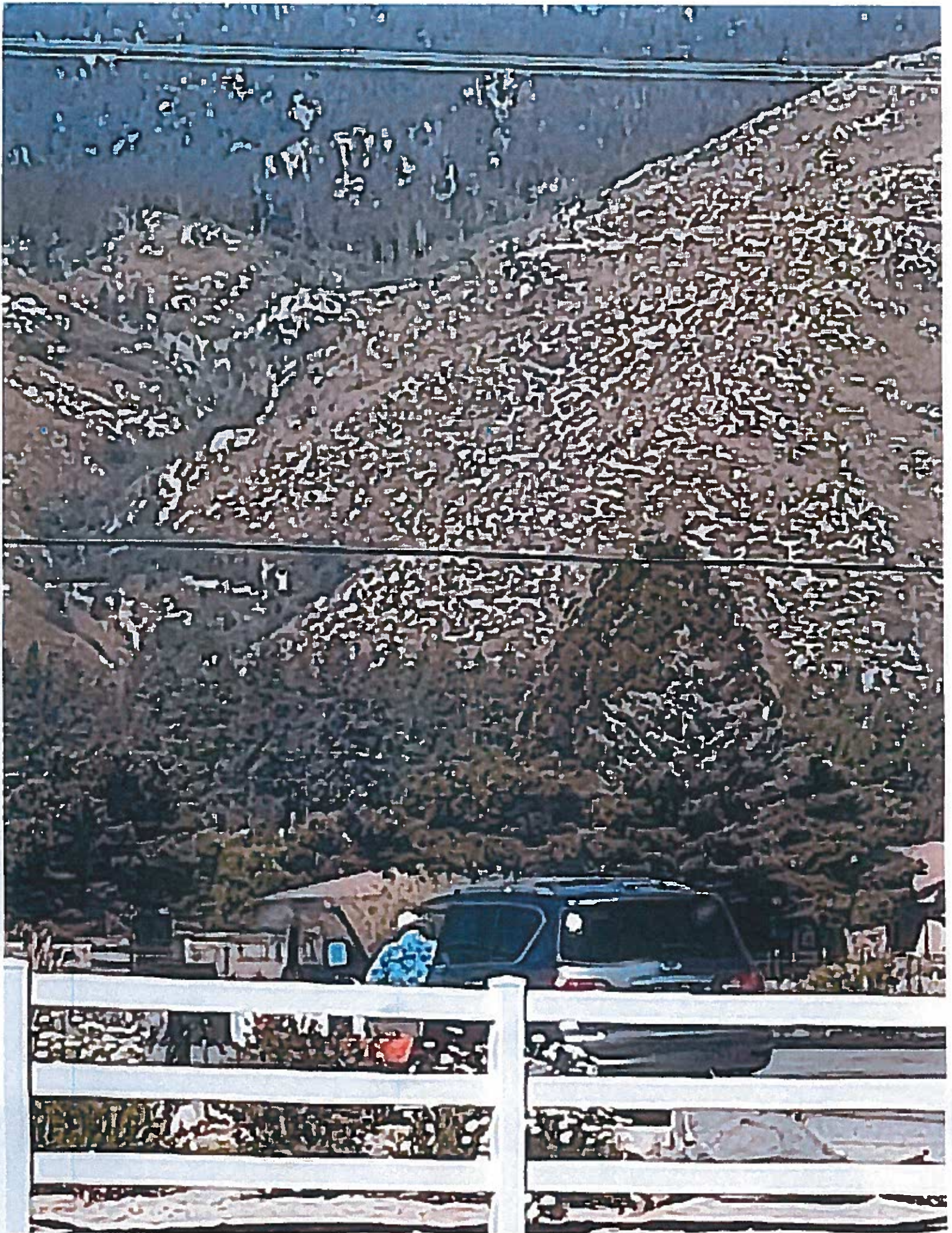
Approved By:

S034 DOSEN, TONY

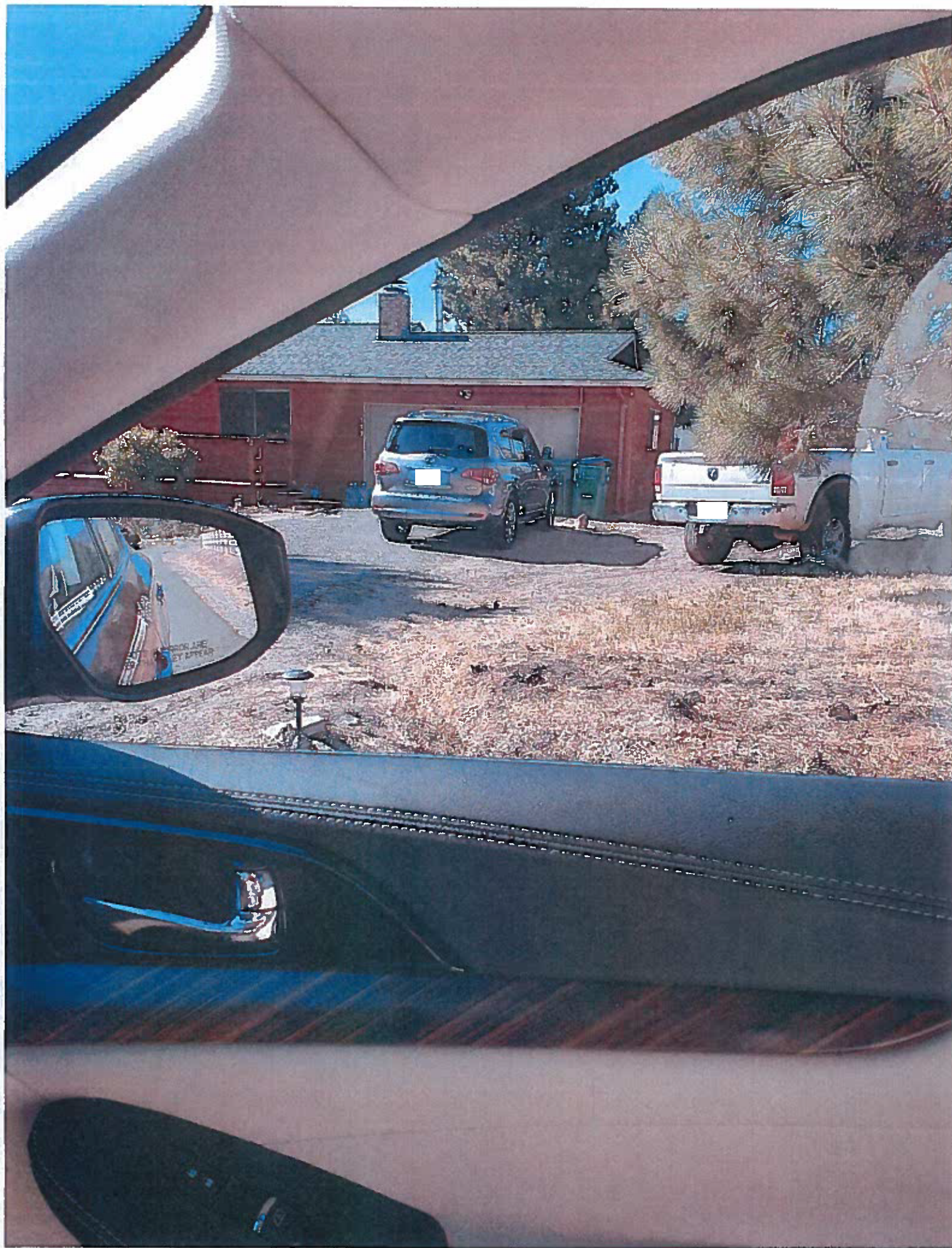
Date:

11/09/2017















18I000440

Section 4



# Department of Public Safety

Investigation Division Case 18I000440

**Nature:** CONT/PERJ I

**Address:** 205 S C Street VIRGINIA CITY NV 89440

**Location:** Major Crimes North

## COMPLAINANT:

**Name:** STOREY COUNTY SO

**Name Number:** 9903

**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**

**SSN:** - - **DL:** **ST:**

**Address:** 911SR341 VIRGINIA CITY, NV 89440

**Pri Phone:** (775)847-0950

**Sec Phone:** (775)847-0950

## Offense Codes

PERJ Perjury

## Related Circumstances/Offenses

INV Investigation

**When Reported:** 08:00:00 07/19/18

**Occurred Between:** 09:44:51 07/20/18 and 09:44:51 07/20/18

**Received By:** Conmay P

**Agency:** NDI

**Responsible Officer:** Earl D

**Disposition:** Active 07/25/18

  
Responsible LEO

4-25-2019  
Report Date

  
Approved By Orlando Garcia/Sgt.

4/25/19  
Date Approved

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**COMPLAINANT:****Name:** STOREY COUNTY SO**Name Number:** 9903**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:****SSN:** - - **DL:** **ST:****Address:** 911SR341 VIRGINIA CITY, NV 89440**Pri Phone:** (775)847-0950**Sec Phone:** (775)847-0950

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**Name:** SAMUEL**Name Number:****DOB:** **Race:** W **Sex:** **Height:** 5'10" **Weight:** 160 **Hair:** BRO **Eyes:** HAZ**SSN:** - - **DL:** **ST:****Address:****Pri Phone:****Sec Phone:** ( ) -

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**PERSONS INVOLVED:****Name:** LEONARD**Name Number:****DOB:** **Race:** W **Sex:** M **Height:** 6'02" **Weight:** 270 **Hair:** WHI **Eyes:** BRO**SSN:** **DL:** **ST:****Address:****Pri Phone:** ( ) -**Sec Phone:** ( ) -

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**Name:** ANTINORO GERALD**Name Number:** 1369465**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:****SSN:** - - **DL:** **ST:****Address:** 2589 KEYSTONE AVE RENO, NV**Pri Phone:** ( ) -**Sec Phone:** ( ) -

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**Name:** KRIS**Name Number:****DOB:** **Race:** W **Sex:** M **Height:** 5'08" **Weight:** 175 **Hair:** BRO **Eyes:** BLU**SSN:** **DL:** **ST:****Address:****Pri Phone:****Sec Phone:** ( ) -

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**Name:** FLANGAS GUS W **Name Number:** 1736905  
**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**  
**SSN:** - - **DL:** **ST:**  
**Address:** 3275 S JONES BLVD; STE 105 LAS VEGAS, NV  
**Pri Phone:** (702)307-9500 **Sec Phone:** ( ) -

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**WITNESSES:**

**Name:** OSBORNE AUSTIN TREVOR **Name Number:** 1714290  
**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**  
**SSN:** - - **DL:** **ST:**  
**Address:** 26 B. STREET  
**Pri Phone:** (775)847-1144 **Sec Phone:** ( ) -

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**Name:** JACHIMOWICZ MICHELE **Name Number:** 1714297  
**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**  
**SSN:** - - **DL:** **ST:**  
**Address:** 1001 E. 9TH STREET; CO. ASSESSOR OFFICE , NV  
**Pri Phone:** (775)328-2266 **Sec Phone:** ( ) -

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**Name:** NEVIN DORE **Name Number:** 1736869  
**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**  
**SSN:** - - **DL:** **ST:**  
**Address:** 26 B STREET; COUNTY TREASURER/CLERK OFFICE , NV  
**Pri Phone:** (775)847-0969 **Sec Phone:** ( ) -

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**Name:** STEPHENS VANESSA **Name Number:** 1736872  
**DOB:** \*\*/\*\*/\*\* **Race:** **Sex:** **Height:** ' " **Weight:** 0 **Hair:** **Eyes:**  
**SSN:** - - **DL:** **ST:**  
**Address:** 26 B STREET; COUNTY TREASURE'S/CLERK OFFICE , NV  
**Pri Phone:** (775)847-0969 **Sec Phone:** ( ) -

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**NARRATIVE:**



**SUPPLEMENTAL NARRATIVE:****Name:** Earl D**Date:** 13:23:47 04/23/19**Report RE:** CASE SUMMARY**Report Written By:** Damon Earl, Detective, I509**Date Report Written:** April 17, 2019**Details:****JURISDICTION:**

Storey County, Nevada

**SUSPECTS:**

- , LANCE: WMA, DOB: , SSN#: , HGT: 602, WGT: 270,  
Eyes: BROWN, Hair: WHITE, LKA: ,

- , KRIS: WMA, DOB: , SSN#: , HGT: 508, WGT: 175,  
Eyes: BLUE, Hair: BROWN, LKA: ,

**VICTIM:**

STATE OF NEVADA

**SYNOPSIS:**

On July 25, 2018, the Nevada Department of Public Safety Investigation Division (NV DPS ID), Major Crimes Unit was requested by the Storey County Sheriff Gerald Antinoro to assume investigative responsibility for a case initiated by the Storey County Sheriff's Office (SCSO) to investigate County Commissioner Leonard "Lance" for the alleged crime of perjury; a violation of NRS 281.050 along with allegations against Kris for COUNTY CODE VIOLATIONS.

The case was assigned to NV DPS ID Major Crimes Unit Detective (Det.) Damon Earl.

**REVIEW OF SCSO DOCUMENTS PROVIDED:**

Det. Earl reviewed the documents provided by the Storey County Sheriff's Office and District Attorney's Office. The documents provided are attached to this case report.

Det. Earl noted the following:

**SCSO DEPUTY J. WELSH's INITIAL REPORT:**

On October 18, 2017, SCSO Deputy (Dep.) Joseph Welsh prepared a narrative report (Case # 17-884) pursuant to a report he took on October 17, 2017 from the reporting party, Sam .

According to the report, on October 17, 2017, went to the Storey County

Sheriff's Office (SCSO) to file a report claiming two subjects he identified as ( ) Commissioner) and Kris (appointed member of the Planning Commission), as "filing paperwork and making statements made in declaration under penalty of perjury."

stated, "According to various NRS statues and County Code; in order for an elected or appointed official to hold office or be appointed to a board in County, the elected official or appointed board member must reside in County."

asserts that and are in violation of law because and listed the addresses ( and respectively) as their primary residences; which according to are not zoned for residency therefore and cannot legally live there nor can they hold office in County.

requested an investigation to be completed to prove the residency of and because he does not believe ; an "extremely wealthy" man lives with in a double wide trailer.

The report cites the offence of NRS 199.145 - "Statement made in declaration under penalty of perjury" a Felony in the State of Nevada.

#### REVIEW OF SCSO SGT. J. BOWER'S REPORT SUPPLEMENT 1:

- SCSO Sgt. Jeffrey Bower conducted an investigation into the legal zoning of and authored a report on November 9, 2017.

Sgt. Bower's met with County Administrative Assistant FIELDS and County Building Inspector CURTIS. Both FIELDS and CURTIS advised Sgt. Bower they were aware of the complaint and the issue of the legal status of 's property; however, they apparently did not know the answer to this question and directed Sgt. Bowers to contact the County Assessor's Office (SCAO).

Sgt. Bowers then met with Toby WHITTEN at the SCAO. Sgt. Bowers received the parcel ( ) listing for the address from WHITTEN, and it showed the parcel zoned as " ." WHITTEN explained to Sgt. Bowers the " " stood for "Agricultural zoning," and the " " stood for "Heavy Industrial Zoning."

It should be noted, WHITTEN explained to Sgt. Bowers, "The dual zoning likely meant that there was some kind of division of zoning on the parcel." However, WHITTEN did not provide an absolute answer as it related to whether or not this property is legally zoned for residency; since the status appeared to have "conflicting zoning code(s)". WHITTEN directed Sgt. Bower's to yet another County governmental agency; the County Planning Department (SCPD).

At the SCPD, Sgt. Bowers met with Kathy CANFIELD. CANFIELD told Sgt. Bowers she had already met with the "Planning Director" Austin OSBORNE earlier in the day to "discuss the matter of the complaint filed by .

Furthermore, CANFIELD stated to Sgt. Bowers, "It was her and OSBORNE's opinion that there had already been permitted dual use of the property." CANFIELD explained to Sgt. Bowers, "Any permit previously granted would supersede zoning ordinances."

Sgt. Bowers reported CANFIELD showed him an "aerial view of the parcel map" that showed the entire brothel, including the trailer in question; which is located within the " , Heavy Industrial Zoning" area, that does not



allow residential housing.

In Sgt. Bower's report, he asserts, "No permanent residence is permitted for " and "Neither nor may claim to reside at a residence at that location, as no evidence exist for the purposes of the governing statues."

Furthermore, Sgt. Bower's sites NRS 281.050, which "provides that no public official who's qualification for office depends upon residence in the state, county, district or ward, may move to another stated, county, district or ward without vacating their office."

#### REVIEW OF SCSO SGT J. BOWERS NARRATIVE REPORT:

It should be noted that was also investigated by SCSO Sgt. Bowers in a report authored on May 14, 2018 and in this investigation, he determined probable cause existed as was in violation of SCC 5.16.220, which prohibits a brothel operator from allowing an unauthorized person on the property, and is considered a misdemeanor.

According to Sgt. Bower's report narrative, "Probably cause exists that Kris resides and frequents the brothel in violation of SCC 5.16.220 and conducts business at the brothel that is not related to the brothel activities and pursuant to the County code a work permit is required to conduct business at the brothel.

An investigation commenced regarding the alleged perjury violation and during said investigation, interviews of the individuals involved were conducted and items of evidence were collected. Reference the interview section of this case report for specific details regarding the incident. Reference the evidence section regarding the evidence collected in this case.

#### NV SECRETARY OF STATE CONTRIBUTION AND EXPENSE REPORT:

On August 14, 2018, Det. Earl accessed the Nevada Secretary of State's (NV SOS) on-line candidate information database (specifically Contribution and Expense Report) to learn what address reported as his primary residence.

Det. Earl downloaded and printed 's "Contribution and Expense Report (C&E Reports) he submitted to the NV SOS; pursuant to his candidacy for the office of Commissioner, . These C&E Reports date from approximately May 22, 2012 to May 21, 2018.

Det. Earl reviewed the C&E Reports, and learned listed his primary residence as, " ."

It should be noted by providing his signature (electronic), he did so under the penalty of perjury and affirmed, "That the foregoing is True and Correct."

For specific details reference the attached "Contribution and Expense Report".

#### SURVEILLANCE OF :

On August 16, 2018, Det. Earl conducted surveillance in the area of at approximately 0812 hours. The reason for the surveillance was to gather information concerning the residency of , and to confirm lives at the above address.

Det. Earl took photos of the residence and the vehicle(s) parked in the driveway. Det. Earl conducted a license plate check through the NV Department of Motor Vehicle on Nevada license plate " ". Det. Earl learned that the license plate returned registered to County with a listed address of .

NEIGHBORHOOD CANVASS OF :

On Monday, August 27, 2018, between the approximate hours of 1630 and 1700, NV DPS ID Det. Earl and Sergeant O. Guerra conducted a neighborhood canvass of the residents that reside on .

The reason for this canvass was to gather formation that could confirm or refute that , was in fact, 'S primary residence.

- Lynette :

told detectives she "knows Lance lives there" and advised he has been at the residence ( ) for "six or seven months. stated she knows to be the owner. said she doesn't see anyone else there. advised she and her family lived there since 2006. had no further information to provide.

- Louisa :

told detectives she knows lives there ( ). said she sees standing outside at times; and he is currently "doing some renovations." said, "A blond lady drives the truck." advised she has lived at her address since February 2018. had no further information to provide.

:

Detectives attempted to make contact at this address; there was no answer, detectives left a card on the door.

- Ben :

Mr. advised he "thinks" has been living there full time for approximately eight months. also advised 'S daughter lived at the residence previously.

- Steve and Mary :

The 's told detectives they have lived at their residence for approximately two year; and has been living at his residence ( ) consistently for approximately one year. The 's said "has to be there about 80% of the time; and he ( ) drives a vehicle provided by the county.

The 's further advised is currently in the process of remodeling his home. The 's told detectives, they and "got into an argument about the yard". The 's also stated that has "a lot of people" at the residence.

INTERVIEW OF LANCE AND KRIS :

On Thursday, October, 18, 2018, at approximately 1626 hours, NV DPS ID Det. Earl and Sgt. Guerra met with Lance and Kris for an interview inside a bungalow located towards the north side of the property. This

interview was not digitally recorded.

introduced as his "Risk Manager." It should be noted, 's official title is "Project Manager, Center."

Sgt. Guerra explained to and that the NV DPS ID received a request from the Storey County Sheriff's Office (SCSO) to investigate allegations he had filed false information to the State of Nevada as a candidate for the elected position of Commissioner; namely in regards to his address.

inquired as to whom made the allegations. Sgt. Guerra explained the allegation originated from a third party that contacted the Storey County Sheriff's Office (SCSO). Sgt. Guerra further explained the request came to "our agency" (NV DPS-ID) as a neutral party, from the SCSO due to the past disputes between and Storey County Sheriff Antinoro.

Det. Earl asked where his actual residence is. replied, "My house is up behind the brothel and I've been there probably since 1995. continued, "It is my actual residence. I'm unmarried, a bachelor, so it works out just fine for me." provided the address of, " ( ), ." Det. Earl asked if he and lived together. replied, "No sir, there are two apartments up there."

added, "They're trying to prove that I don't live here and there have been a lot of allegations that I don't. said he thought it was interesting how he has a weapons permit that Sheriff (Antinoro) has issued twice. took out his "weapons permit" and showed detectives; he pointed to the address on the card (Storey County Sheriff Office CCW ) and said, "That's my permanent residence - and they know that." continued, "You'll find my driver's license, my taxes, my bills, you drove out here - this is my primary residence."

Det. Earl asked how often was he was at his residence. replied, "Oh, probably half of the time." advised he was currently remodeling the residence.

said, "I have two more years on the commission, and that will be my retirement home." said it's under construction, but "I try to be there once every day."

asked if "they" provided any evidence that somehow is not "here" every day. Sgt. Guerra explained the allegation is not necessarily that doesn't live here, it is that this residence and property is zoned industrial; therefore, he could not claim this as a residence.

told detectives this issue had come up before with "Antinoro" looking into his and 's residence before. said "we" (he and ) presented to the "County ( )" and the County District Attorney office has a signed, sworn declaration by the former head of the County Building Department, Dean Haymore, who cleared "that very structure for residential." continued, "Keith Loomis, who's the Deputy D.A., and Austin Osborne ( County Planning Director) both have that declaration on file."

advised HAYMORE was the one that set up the licensing and over saw the construction; along with Pat Whitten, the former Storey County Sheriff, who

approved all the licensing. said HAYMORE was with the county for approximately twenty-seven years.

stated, "When this all came up and they were trying to show that we didn't have a right to this zoning, as a part of the brothel - it was approved for my residence." added, "You will find documentation at the county that it is." interjected, "Keith Loomis has that declaration as does Austin (Osborne)."

reiterated his CCW permit, driver's license, and passport. pointed out the DMV has to clear the address as a residence. provided his driver's license; it listed as being his residence.

stated, "They have been after me really hard - they want to find anything they can; because the Sheriff and me really don't get along."

presented his CCW permit again, and stated, "The Sheriff did that investigation so I could have a concealed weapons permit; and that's my second or third card." Later in this interview, told detectives he believed Antinoro personally did the last two background checks for his ( 's) weapon permit.

added, "When he registered to run for commission the county clerk has to validate his ( 's) address; which they did."

said, "So we've been pretty forthcoming with it, you know. There's a lot of information out there, but again I have some folks that are really trying to find something."

Sgt. Guerra explained to that the NV DPS ID's role is to solely gather information from both sides, and advised him detectives have been to his residence in and have conducted a neighbor canvas. Sgt. Guerra told that the residents in the area confirmed he ( ) as well as his daughter and other people had lived there.

said the house has been rented for most of the time, and his daughter and her husband lived there until they recently moved back to Tennessee; that's when I started remodeling the house. continued, "I lived there first, but it's always been kind of a rental." advised he wants to live there when he retires. said he did not know if he was going to "run" (for office) again, so he's getting the property ready.

pulled up a copy of the "declaration" on his phone and began to read it out loud. In the "declaration" (Affidavit of Dean HAYMORE), HAYMORE stated:

-He had worked as the head of county Building Department and Community Development Department between 1998 and 2016.

-He personally performed onsite work and permit inspections personally.

-In the early 2000's, the County Licensing Board approved 's request for the location for a brothel at the end of , and that brought a manufactured home (referred to as the "mini house") on site he personally inspected and approved.

-Around 2003 or 2003, when the facility was built by and approved as a brothel by the County, HAYMORE approved to use the "mini-house" for residential use and/or office use. He or another inspector

from the state approved he "mini-house" for residential use under the safety regulation.

- HAYMORE was aware in County; legal brothels were considered to "boarding houses" and sometimes referred as such since the time of Joe 's ownership of the as well as other brothels which operated in the County during the time he had been employed with the county.

- In 2012 he became aware was running for a seat on the County Commission. Furthermore, he (HAYMORE) was contacted early in the campaign by both Sheriff Antinoro and the County Clerk who inquired whether 's residence at the resort was legal. HAYMORE stated he reviewed the matter and replied that his residence was legal in the "mini-house."

-This document was signed by HAYMORE.

told detectives the "declaration document" went to Austin Osborne, "the permit guy at the county", Keith Loomis (also with County), and possibly Ann Langer ( County District Attorney). said the document was notarized by their company notary, and also certified by a court clerk.

advised he is in the process of litigation between himself and Sam . pointed out the fact; is the person who filed the complaint that led to this investigation (referring to NV DPS ID's investigation). added, "So there's a motive for what's going on here."

told detectives the litigation regarding "slander and liable." added, " is the defendant" and "He's under quite a bit of pressure on that case."

told detectives, when he got the initial permits for the brothel, the property was not zoned industrial. explained when he wanted to put the brothel in the Park had CCNR's and development agreements which did not allow for the operation of a brothel.

advised, "The County asked me to put this in - and I was actually asked by the 'city fathers' because they were broke and they needed to start the income coming in again." said they cast a ballot to determine where they could put the brothel.

explained at that time, Joe (previous owner of the ) had been closed down by the I.R.S. and the Treasury Department, and they now owned the all the land and the bridge that entered into County; the I.R.S. & Treasury Department restricted any brothel access to the property.

added, "Since the County would like me to put this in, where could we put it." said they came out here (referring to the current location) and put in the roadways ( ) and a pump station because the area was nothing but desert and sagebrush. said this area was known as the " or , " that was basically zoned "forestry." added, "That's when the county approved it as a brothel with certain requirements"; i.e. cannot be near schools or residential areas.

continued, and explained how this property was, "Specifically selected by the County Development Department as a place where it (the brothel) would be legal here." advised the brothel started in May of 2002; and the "mini-house" was already here on the property before that.

Sgt. Guerra asked \_\_\_\_\_ since the brothel started in 2002, was he ever notified that the zoning had changed. \_\_\_\_\_ answered, "No."

\_\_\_\_\_ told detectives, "The County has not been very professional in all the things they done." \_\_\_\_\_ said over the years, they (the County) has been growing and there has been different planning department people. \_\_\_\_\_ stated, "I have no idea when they put the zoning of this property as industrial, but it couldn't have been because it was outside of the park (industrial park); inside the ranch area."

Sgt. Guerra asked \_\_\_\_\_ how long he has been renovating his property. \_\_\_\_\_ said the total process has been about a year. \_\_\_\_\_ advised during that time, "the kids (referring to his daughter and her husband)" fell on hard times and moved back, so he let them have the residence again. \_\_\_\_\_ said they have since moved back to Tennessee and came back to Nevada; however, they were told they were not getting the residence back. \_\_\_\_\_ has owned the house since the early 1990's, and has always intended it is to be his retirement home. \_\_\_\_\_ said the construction will probably take another year or so, and he'll be checking on the progress more than likely every day.

Det. Earl concluded the interview with \_\_\_\_\_ & \_\_\_\_\_ at approximately 1650 hours.

E-MAIL FROM KRIS \_\_\_\_\_ :

On October 18, 2018, Det. Earl received an e-mail from \_\_\_\_\_ with a copy of the previously mentioned signed declaration (Affidavit of Dean Haymore) attached to the e-mail.

Within the contents of this e-mail, \_\_\_\_\_ stated the following:

- Both \_\_\_\_\_ and Sheriff ANTINORO are defendants in separate defamation lawsuits file by \_\_\_\_\_.

- Sheriff ANTINORO and \_\_\_\_\_ are political associates and both have a long history of retaliating against \_\_\_\_\_ for political gain.

- \_\_\_\_\_ advised NV DPS ID could contact \_\_\_\_\_'s attorney, Gus FLANGAS and that he should have more information concerning the lawsuits or obtain the deposition transcripts in the lawsuits that may provide details of "Their (\_\_\_\_\_ & Sheriff ANTINORO) history of trying to politically destroy Lance \_\_\_\_\_."

For specific details, refer to the "Dean Haymore Affidavit".

MEETING WITH \_\_\_\_\_ COUNTY PLANNING DIRECTOR AUSTIN OSBORNE:

On January 29, 2019, NV DPS ID Det. Earl and Sgt. Guerra travelled to the Virginia City, NV and met with Austin Osborne, \_\_\_\_\_ County Administrative Officer/Planning Director. The meeting took place inside his office located at the \_\_\_\_\_ County Courthouse, located at 26 B. Street, in \_\_\_\_\_, Nevada.

Det. Earl asked Mr. Osborne if he/his office could provide the zoning/classification for \_\_\_\_\_'S property located at \_\_\_\_\_. Det. Earl explained the reason for the issue at hand was that \_\_\_\_\_ was being accused of living in a property that is not zoned residential; however, no document has been produced to say \_\_\_\_\_ can or cannot legally reside at the address in question. Therefore, the NV DPS ID was requesting this information pursuant to their investigation.

Mr. Osborne said he wanted to assist the investigation; however, he declined to provide the requested information until he spoke to the County District Attorney (SCDA), Ann Langer.

Detectives explained this investigation had been requested by Storey County Sheriff Antinoro. OSBORNE apologized, but told detectives he still wanted to speak with D.A. LANGER first. OSBORNE said he would contact detectives within a few days.

#### PHONE CONVERSATIONS WITH AUSTIN OSBORNE:

On February 19, 2019, at approximately 1343 hours, Det. Earl made contact with OSBORNE via the telephone to learn if he had spoken to SCDA Langer and was ready to provide the information detectives had previously requested. It should be noted, it was approximately three (3) weeks to the day after NV DPS ID detectives met with OSBORNE at his office.

OSBORNE told Det. Earl he has been busy and did not quite remember what was discussed during the meeting he had with detectives in January. Det. Earl reminded him of the Division's request to obtain the legal zoning information related to 's residence located at .

Furthermore, Det. Earl reminded him he told detectives he wished to speak to SCDA Langer before he provided the requested information.

OSBORNE said he had met with SCDA Langer and was instructed to "point" the NV DPS ID detectives towards his sworn testimony he provided, contained within his "deposition transcript." OSBORNE said his "deposition transcript" would have the answers the detectives were looking for.

Det. Earl explained to OSBORNE that "his deposition transcripts" were not requested by NV DPS ID; but the legal zoning definition of was.

OSBORNE repeated the information requested was within the "deposition transcript. Det. Earl clarified, that all he was requesting from him was the legal zoning definition for 'S residence; and pointed out that the information should be public information.

OSBORNE said he would not discuss the "legal" issues associated with the property and brothel because there is some interpretation concerning "ordinances" that would be best answered by County Assistant District Attorney (CADA) Keith Loomis.

Det. Earl reiterated the only question being asked referred to the address and whether or not was legally living there. OSBORNE replied, "It is my opinion, "he ( )" is legally living in the county."

Det. Earl asked OSBORNE to clarify his answer. OSBORNE repeated, "It is my opinion, "he ( )" is legally living in the county." OSBORNE would not expand on his answer.

This conversation with OSBORNE was concluded at approximately 1348 hours.

At approximately 1607 hours, later that same day, Det. Earl spoke with OSBORNE again via the telephone and asked him to clarify a few items discussed during

the conversation earlier in the day.

Det. Earl asked OSBORNE if there were more than one "depositions" he took part in, because the "deposition transcript" Det. Earl was provided had no mention of \_\_\_\_\_ or \_\_\_\_\_ residing there legally.

OSBORNE explained he was subject to two separate depositions; one pertained to the KEENER vs. ANTINORO Storey County, Nevada lawsuit, and the other pertained to the \_\_\_\_\_ vs. \_\_\_\_\_ lawsuit. OSBORNE advised the information he spoke of earlier, could be found in the deposition transcript from the \_\_\_\_\_ vs. \_\_\_\_\_ lawsuit.

It should be noted, Det. Earl requested a copy of the transcript; however, OSBORNE claimed he could not provide a copy, and suggested Det. Earl contact the \_\_\_\_\_ County District Attorney's Office.

Det. Earl asked OSBORNE to clarify if it had been CDA LANGER or SCADA Loomis who instructed him to "point" detectives towards his "deposition transcript." OSBORNE advised he spoke to both CDA Langer & CADA Loomis about it; however, it was CADA Loomis who instructed him to "point" the detectives towards the transcript.

Det. Earl asked OSBORNE if he could provide the exact APN (Parcel Number) for \_\_\_\_\_. OSBORNE provided APN \_\_\_\_\_, and said this was the APN number for the property. OSBORNE further advised Det. Earl that he should contact the \_\_\_\_\_ County Recorder's Office if he could not find the information on the on-line site.

Det. Earl requested a copy of OSBORNE's transcript; however he declined and advised again that Det. Earl should contact the \_\_\_\_\_ County District Office.

Det. Earl concluded the conversation with OSBORNE at approximately 1418 hours.

For specific details, refer to the "Deposition of Austin Osborne"

CONTACT WITH GUS W. FLANGAS ESQ:

On January 31, 2019, Det. Earl contacted Gus W. FLANGAS, Lance \_\_\_\_\_'s attorney, to request any information that may assist in this investigation.

FLANGAS advised he was aware of the current ongoing investigation concerning his client, as well as current lawsuits that were the process of litigation concerning ANTINORO and Sam \_\_\_\_\_.

FLANGAS provided this information to show the possible motivation to as why initiated a complaint with the Storey County Sheriff's Office is due to the fact both \_\_\_\_\_ and ANTINORO are both named "Defendant" in lawsuits where \_\_\_\_\_ is the "Plaintiff."

Later that same day, FLANGAS sent a series of e-mails to Det. Earl with the following attachments:

- E-mail #1 "Ltr to US Atty - NV Atty General - \_\_\_\_\_ Co DA - San Joaquin DA.pdf
- E-mail #2 "Exhibit 3 Melanie Keener Written Statement.pdf and "Exhibit 4 Deposition of Anthony Dozen.
- E-mail #3 "Exhibit 1 Deposition April Enloe.pdf" and "Exhibit 2 Deposition of \_\_\_\_\_"



Kenneth Quirk Vol I.pdf"

- E-mail #4 "Exhibit 5 Sexual Assault Report.pdf" and "Exhibit 6 Gerald Antinoro Deposition.pdf"

- E-mail #5 "Exhibit 7 FILED Complaint in \_\_\_\_\_ County Removed to Federal Court.pdf" and "Exhibit 8 Conclusions and Findings from Storey County.pdf"

- E-mail #6 "Exhibit 9 Deposition Transcript Austin Osborn.pdf" and "Exhibit 10 Deposition Vol I Kenneth Quirk.pdf"

After the review of the above documents, Det. Earl determined the documentation provided is related to this investigation; however there is no particular evidentiary value pursuant to the specific charges alleged. These documents will be retained and submitted to maintain investigation transparency.

On February 21, 2019, Det. Earl contacted FLANGAS and requested a copy of the "Deposition of Austin Osborne" for case number "18-TRT-00001-1e." FLANGAS provided the PDF copy of the deposition attached to an e-mail.

Det. Earl reviewed the deposition and noted the following:

The essence of this case is a "deformation/ libel" lawsuit brought forth by \_\_\_\_\_ (Plaintiff) against \_\_\_\_\_ (Defendant). In this lawsuit, \_\_\_\_\_ alleges "certain false and defamatory statements" made about him which \_\_\_\_\_ published on his online blog, " \_\_\_\_\_ Website."

Det. Earl noted it appeared FLANGAS's main intention was to learn from OSBORNE who requested the public records of \_\_\_\_\_'s property from his office, and to also gain insight into OSBORNE's knowledge and professional assessment (as the \_\_\_\_\_ County Planning Director) of the residential allowances of \_\_\_\_\_'s property.

FLANGAS learned from OSBORNE, that it was \_\_\_\_\_ who requested the information. However, it was only after repeated questioning of OSBORNE, under a constant stream of objections of OSBORNE's and \_\_\_\_\_'s legal counsel, did FLANGAS ultimately get OSBORNE's statement that, "The final determination of how the zoning applies to the property is not made yet. I have provided determination on in which zones residence can be located pursuant to the zoning ordinance."

FLANGAS asked OSBORNE as it pertained to \_\_\_\_\_'s residence; what he (OSBORNE) had concluded. OSBORNE stated, "That the zoning of the property is not conclusive."

OSBORNE advised no one from \_\_\_\_\_ County has made an official determination on the zoning of \_\_\_\_\_'s property; however, there have been determinations of the zoning maps, and zoning maps that apply to \_\_\_\_\_'s property. It was OSBORNE's opinion the determination is "not clear cut."

Earlier in this testimony, OSBORNE explained a parcel with a "single-family" dwelling is allowed under the "agricultural" designation.

For specific details, refer to this e-mail message "RE Antinoro Investigation" and the attached PDF named "SB05118.pdf" (Deposition of Austin Osborne.)

DOCUMENTS PROVIDED BY SAM \_\_\_\_\_:

On March 4, 2018, Sam \_\_\_\_\_ (editor \_\_\_\_\_), arrived at the NV DPS ID office located in Carson City, Nevada, and provided documentation that

he claimed would prove \_\_\_\_\_'s guilt pertaining to the alleged charge(s).

provided the following information:

- A two (2) Page printout from the \_\_\_\_\_ County Assessor's that pertains specifically to "APN \_\_\_\_\_," which is \_\_\_\_\_'s \_\_\_\_\_ property. This document shows the designation under the 'Tax cap Status "as "Low Cap Qualified Primary Residence." \_\_\_\_\_ made a note on a sticky pad which stated, "Only available for on property, primary residence."

For specific details, refer to " \_\_\_\_\_ County Assessor's Data Sheet."

Det. Earl researched this information and learned this law was passed by the Nevada State Legislature in 2005 (Assembly Bill 489), to provide property tax relief in the form of a partial abatement of taxes by applying a three (3%) cap on the tax bill of an owner's primary residence.

It appears this abatement is pursuant to owner occupied homes; however, rental units may also be eligible if all the units are rented for equal to or less than the HUD median market rents.

- A one (1) page copy of a completed "Property Tax Cap Claim Form (2008-2009 form)."

It appears this form is a request to verify residency status.

On this form, \_\_\_\_\_ selected the "This property will be occupied as my primary residence (emphasized) on July 1, 2008."

In the section that requires the applicant's signature, with the declaration, "I affirm and certify under penalties pursuant to law that I am the owner of this property, the above information is true and accurate, and I will notify the Assessor's Office if this property is no longer used as described above." Det. Earl noted \_\_\_\_\_ signed his name and dated the form "7-1-08."

\_\_\_\_\_ provided a twelve (12) page copy of the "Affidavit of Lance \_\_\_\_\_," with five (5) "Exhibit documents" attached. This affidavit was provided by \_\_\_\_\_ pursuant to a "defamation /libel" related lawsuit brought against \_\_\_\_\_.

Det. Earl reviewed the affidavit and noted the following:

In the Affidavit, \_\_\_\_\_ makes numerous accusations that \_\_\_\_\_ ( \_\_\_\_\_ Website) makes clear inferences claiming he ( \_\_\_\_\_ ) is not a resident of \_\_\_\_\_ County; therefore, accusing \_\_\_\_\_ of perjury as well as other transgressions.

\_\_\_\_\_ denies these accusations and made the following statements in the Affidavit relevant to this investigation:

- "Contrary to the Defendant's assertions, I do live in \_\_\_\_\_ County, Nevada. My address is \_\_\_\_\_ and I have lived there for around twelve years or more."

-I certainly never committed perjury as alleged by the Defendant. The Defendant's statements are not true.

For the remainder of \_\_\_\_\_'s testimony, \_\_\_\_\_ addressed and denied all the allegations and statements \_\_\_\_\_ reported on his \_\_\_\_\_ Website.

\_\_\_\_\_ also provided the following documents/items:

- A CD-R labeled "WBLD18-106231 ."

This CD-R contains documents pertaining to 's building permit for renovations at his residence.

- Copy of a "Motion For Submission of Motion To Dismiss and Termination of Proceedings on Order Shortening Time" and "Motion For Order Shortening Time To Respond To Motion From Submission of Motion To Dismiss And Termination of Proceedings." These documents appear to be related to 's lawsuit against .

-A four (4) page "Plan Review Status & Correction Report":

Det. Earl determined that this report was not relevant to this investigation due to the fact has already established that he owns the property located at and has openly admitted that he is in process of having renovations completed at this residence.

After the review of the above documents, it has been determined the documentation provided is related to this investigation; however there is no particular evidentiary value pursuant to the specific charges alleged, These documents will be retained and submitted to maintain investigation transparency.

For specific details, refer to the "Affidavit of Lance " and the folder titled \_Sam.

DOCUMENTS RECEIVED FROM TONY DOSEN, SCSO CHIEF DEPUTY.

On March 5, 2019, Sgt. Guerra received and e-mail from Chief Deputy Tony Dosen with the Storey County Sheriff's Office.

The subject line for this e-mail is "Parcel Info," and had four (4) PDF attachments "1699\_001.pdf, 1701\_001.pdf, 1702\_001, and 1700\_001." There was no message body.

Det. Earl later reviewed these items:

These attachments consist of County Parcel data information and Parcel Maps for 's properties located in County

For specific details, refer to the attached "Parcel Maps".

CONTACT AT COUNTY ASSESSOR'S OFFICE:

On March 13, 2019, Det. Earl met with Michele JACHIMOWICZ, Principal Account Clerk for the County Assessor's Officer, located in , Nevada. The reason for the meeting was to gain further understanding of the "Tax Cap Status," specifically how the designation "Low Cap Qualified Primary Residence" is applied.

JACHIMOWICZ explained this designation applies to both owner occupied primary residences as well as a rental property; under certain circumstances.

JACHIMOWICZ further explained in order for a property owner to claim this status for a "rental property," the rent must be equal or less than the HUD medium market rent.

JACHIMOWICZ said the other requirement is the property owner must select this

option on the appropriate form. On the Property Tax Cap Claim Form," the owner must select the appropriate option. This form has the following options:

- This property will be occupied as my primary residence on July 1, 2008.
- This property is occupied as the primary residence of a family member that does not pay rent.
- I also own an additional parcel(s) of land that connects or shares a boundary line with this parcel.
- This is a vacation home (with several sub-options).
- This is a property is a rental.

JACHIMOWICZ pulled up [redacted]'s signed copy of this form (same copy attached to this case file) on her computer. Det. Earl explained how [redacted] told him, his daughter and son-in-law had lived at this residence on and off for some time.

JACHIMOWICZ explained it was okay to claim that abatement; however, the owner must select that option on the form. JACHIMOWICZ pointed out that [redacted] selected the "This property will be occupied as my primary residence on July 1, 2008," option; and has failed to change this section to the "This property is occupied as the primary residence of a family member that does not pay rent" option.

JACHIMOWICZ explained [redacted] County would not know if there were any changes unless the owner notified the County; JACHIMOWICZ stated, "As far as County is concerned, [redacted]'s property is considered his primary residence because he never notified them of any changes."

It should be noted, this form lists the following admonishment: "2nd Request. Another form will NOT be mailed for this property unless there is a change in ownership or mailing address" on the right side of the page.

On April 16, 2019, Det. Earl met again with Michele JACHIMOWICZ, Principal Account Clerk for the [redacted] County Assessor's Officer. The reason for the meeting was obtain a certified copy of [redacted]'s Property Tax Cap Claim Form (for Property Tax Abatement). JACHIMOWICZ provided a certified copy of the form.

For specific details, refer to " [redacted]'s Property Tax Cap Claim Form".

CONTACT AT THE [redacted] COUNTY CLERK & TREASURER'S OFFICE:

On April 16, 2019, NV DPS ID Det. Earl travelled to the [redacted] County Courthouse Office of The Clerk & Treasurer, located in [redacted], Nevada and spoke with Deputy Clerk Dore NEVIN and Vanessa STEPHENS, County Clerk-Treasurer. Det. Earl requested a copy of [redacted]'s "Candidate Filing" documents for the 2012 and 2016 election cycle.

STEPHENS provided Det. Earl with [redacted]'s "Candidate Filing Packet" for the 2012 cycle; however, she advised would have to locate [redacted]'s 2016 "filing packet" and told Det. Earl she would e-mail it to him when she found it.

Det. Earl reviewed [redacted]'s "2012 filing packet" and noted the following:

-State of Nevada Declaration of Candidacy form:

This form is required as it declares the candidates intention to run for a

Partisan Office for a Major political party. This form was completed, signed, and sworn under oath by .

-Candidate Filing Information form:

provided his personal information, and listed his address as " ."

-Candidate Acknowledgement Form:

This form was signed by .

-Code of Fair Campaign Practices form:

This form was signed by and dated "3-10-12."

-Black & white copy of 's driver's license showing as his address.

-Candidate Media Sheet:

This form was signed by and dated "3-8-12."

It should be noted; this Packet was completed pursuant to 's "first time" running for Commissioner in the 2012 election cycle.

At approximately 1345 hours, the same day, STEPHEN e-mailed Det. EARL 's "2016 Candidate Packet."

Det. Earl noted this packet consisted of the same items as the "2012 Candidate Packet." All of the forms/documents were signed and dated by .

For specific details, refer to 's "Candidate Filing Packets" for 2012 and 2016 election cycles.

KRIS TELEPHONIC INTERVIEW

On April 17, 2019, Det. Earl contacted via telephone. The reason for the contact was to learn the nature of the business 's allegedly conducts within the brothel ( ) premises.

The interview began at approximately 1142 hours, and was digitally recorded with 's permission.

Det. Earl informed the nature of allegations made against him; more specifically that he is accused of "living and conducting business" on brothel premises.

explained the specific reason he resides at the residence is because he serves as "President" of and is a member of the General Improvement District Board (GID). advised, "This complex is the only place that has residential accommodations; so I live in the 'mini-house'."

stated he eats at the brothel, and from time to time will get a soda or drink from the bar; typically he is in there as a customer.

further explained he serves as the "Risk Manager for the Lance Family Trust. continued, "In that capacity, I advised on the risk, I supervise attorneys, I work insurance carries for all of 's businesses;

and of course on of the business of the brothel and the bar."

said, "From time to time I'll meet Lance upon his request, or sometimes Donny his ( ) son will request a meeting with me ( ) there; but I'm here in my role as a Risk Manager for the Family Trust."

advised he does not have an office in the brothel, he is not paid by the brothel, and is not employed by the brothel, and never has been. stated, "I keep that firm bright line."

clarified why his residence was not located within the brothel premises. referred to SCC 5.16.020 and read the code to Det. Earl. This code defines what is considered to be on the "brothel premises," and reads as following:

SCC 5.16.020 defines, "brothel premises includes the brothel building, accessory buildings used by customers, and area within fenced enclosure, if any, of the building"

reiterated he resides outside the "fenced enclosure." added, "I've been here for about eight (8) years in this building, and I have to be there to operate the GID." advised the GID operates the water and sewer systems in the park ( .)

advised being a board member of the GID; is a public office and he had to file with the county and it was approved by the county for his residence to be there.

Det. Earl concluded the interview with at approximately 1149 hours.

For further details, refer to evidence item DE-8; located in the folder titled "Evidence" on the submitted USB storage drive.

#### EVIDENCE:

Pursuant to this ongoing investigation items of evidence were collected. The following is a synopsis of the evidence items collected in this investigation:

Evidence Item DE-1: Property Tax Cap Claim Form and County Assessors Date Sheet, Photos of , and NV Energy subscriber verification.

#### Location Recovered:

On April 16, 2019, Det. Earl met with Michele JACHIMOWICZ, Principal Account Clerk for the County Assessor's Office and obtain a certified copy of 's Property Tax Cap Claim Form (for Property Tax Abatement.)

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-2: 's "Candidate Filing Packets" for 2012 and 2016 election cycle.

#### Location Recovered:

On April 16, 2019, Vanessa STEPHENS, County Clerk-Treasurer provided copies of 's "Candidate Filing Packet" for the 2012 and 2016 election

cycles.

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-3: Contribution and Expense Reports" filed with the Nevada Secretary of State.

Location Recovered:

On August 14, 2018, Det. Earl accessed the Nevada Secretary of State's (NV SOS) on-line candidate information database (specifically Contribution and Expense Report) from his work computer and downloaded and printed the forms."

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-4: Affidavit of Lance and Online article.

Location Recovered:

On March 4, 2018, Sam provided a packet of documents which included a printed copy of the "Affidavit of Lance "

On August 14, 2018, Det. Earl accessed Online and downloaded and printed this article.

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-5: Dean Haymore Affidavit.

Location Recovered:

On October 18, 2018, Det. Earl received an e-mail from K. with the PDF file "dean haymore declaration final.pdf" attached.

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-6: County Assessor's Property Detail Sheet for (Parcel# .)

Location Recovered:

On March 28, 2019, Det. Earl accessed the County Assessor's On-line site and downed the parcel information for "Parcel# ."

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-7: Deposition of Austin Osborne.

Location Recovered:

On February 21, 2019, Det. Earl received an e-mail with the PDF named "SB051118\_OSBORNE.pdf" attached from Gus FLANGAS.

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-8: One (1) digitally recorded audio interview of Kris and SCC Chapter 5.16 Brothels.pdf.

Location Recovered:

On April 17, 2019, Det. Earl digitally recorded a telephonic interview with . Later that day, Det. Earl accessed County's Code on-line site and downloaded and printed "SCC Chapter 5.16 Brothels.pdf."

On April 23, 2019, Det. Earl transferred the above file to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

Evidence Item DE-9: County Parcel Maps for parcel#

Location Recovered:

On March 5, 2019, Sgt. Guerra received an e-mail from SCSO Chief Deputy Dosen with the four (4) PDF attachments, "1699\_001.pdf, 1701\_001.pdf, 1702\_001, and 1700\_001." Later that day Sgt. Guerra forwarded this e-mail to Det. Earl.

On April 23, 2019, Det. Earl printed the "parcel maps" and transferred the above files to a USB storage drive. This item can be located in the case file and in the "Evidence" folder located on the submitted USB storage drive.

It should be noted that Det. Earl uploaded the above mentioned evidence items along with the following digital media files onto a USB storage drive labeled, 18I000440 - case file:

-FLANGAS.GUS\_022119:

This folder contains items/documents provided by Gus FLANGAS, Lance 's attorney, on February 21, 2019 via e-mail.

-FLANGAS.GUS\_013119:

This folder contains items/documents provided by Gus FLANGAS, Lance 's attorney, on January 31, 2019 via e-mail.

- \_SAM:

This folder contains items/documentation provided by Sam . It should be noted provided some pertinent documents; they have been reference in the above report.

Evidence items DE-1 through DE-9 and the additional digital media files remained in

Det. Earl's sole care and custody from the time they were acquired until they were transferred to a USB storage drive and labeled, "18I000440 - case file on April 23, 2019. Det. Earl packaged and transported this USB storage drive to the NV DPS Reno Intake Vault on April 23, 2019.

Det. Earl's EvidenceOnQ evidence sheet is attached to this case report.



## CONCLUSION:

Det. Earl concluded the following regarding this investigation:

:

One of the allegations levied against is that his address which is listed as a , Nevada address that lies within County is not legally zoned for residential occupancy.

Det. Earl learned that there is a "continuous contradiction" within the County documentation that does not answer definitively whether or not this parcel is zoned for residential habitation.

County Planning Director (SCPD), Austin OSBORNE, could not definitively answer this question. In sworn deposition testimony (mentioned above), OSBORNE stated, "It is not fully clear whether the property is zoned agriculture or industrial." OSBORNE mentioned under agriculture zoning, single-family dwellings are allowed. Furthermore, it was OSBORNE's opinion the determination of the zoning for this property, is "not clear cut."

It should be noted, it is one of OSBORNE's and his offices' (SCPD) official duties, along with the County Planning Commission, to make such determinations.

The Storey Sheriff's Office (SCSO) opinion on the matter also appears to be conflicting. showed detectives his valid CCW permit which was issued under the authority of the SCSO, namely Sheriff Antinoro.

It should be noted the SCSO's "Person Record" report showed the SCSO issued numerous CCW permits dating back to June 20, 2002; with the most recent being issued on January 14, 2014.

From Det. Earl's understanding, the SCSO can only issue valid CCW permit providing all the information on the CCW application is correct and verified through investigation.

It appears the SCSO accepts the address to be 's residence and in essence "validates" the above address to be a legal residence. Det. Earl noted that this was in direct conflict with the SCSO's initial investigation and subsequent request for prosecution by the County District Attorney's Office regarding violation of County Code 5.16.220 Work Permit Required to Conduct Business at Brothel and NRS 281.050 Residence for purposes of eligibility for office is actual residence.

As the present status of the zoning of this property has not been "decisively," determined by the County governmental agencies responsible for said determination, the NV DPS ID cannot make a determination concerning the parcel as it relates to being legally zoned for residential occupancy.

LANCE 's PRIMARY RESIDENCE CLAIMS:

:

- is claimed by as his primary residence through open and adamant verbal statements. This address is also listed on 's Nevada Driver's license and his issued Concealed Weapon permit.

-Since 2012, \_\_\_\_\_ has been filing "Contribution and Expense Reports" with the Secretary of the State of Nevada.

Det. Earl noted that each of these "reports" has an "Affirmation" section that reads:

- "I Declare Under Penalty of Perjury That the Foregoing is True and Correct" and;

- "I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit and illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred from unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law."

- \_\_\_\_\_ listed \_\_\_\_\_, as his residence on the above mentioned forms and has acknowledged the "Affirmation" section by electronically signing and dating at least thirteen (13) affirmations under Penalty of Perjury.

:

-Pursuant to various \_\_\_\_\_ County Assessors documents, \_\_\_\_\_ claims another residence as his primary residence, \_\_\_\_\_. This is in direct conflict of \_\_\_\_\_'s statements made during his interview with NV DPS detectives that the \_\_\_\_\_ residence was his primary residence.

-On July 1, 2008, \_\_\_\_\_ signed and dated a \_\_\_\_\_ County "Property Tax Cap Claim Form in order to take advantage of a 3% property tax cap. \_\_\_\_\_ selected the option, "This property will be occupied as my primary residence on July 1, 2008."

- \_\_\_\_\_ stated during his interview with NV DPS detectives that his daughter lived at his residence as a renter in the past; however, per \_\_\_\_\_ County Assessor's documents, \_\_\_\_\_ did not correct the residence paperwork nor did he notify the \_\_\_\_\_ County Assessor's Office of any changes to the status of his residency.

- \_\_\_\_\_ signed, dated, and submitted forms to the \_\_\_\_\_ County Assessor's Office with the following affirmation clearly stated:

- "I affirm and certify under penalties pursuant to law that I am the owner of this property, the above information is true and accurate, and I will notify the Assessor's Office if the property is no longer used as described above." If \_\_\_\_\_'s primary residence is located in \_\_\_\_\_ County, then he has and

continues to be in violation of NRS 281.050 in regards to filling fraudulent documentation (under penalty of perjury) with the County Clerk's Office pertaining to his candidacy for office.

If resides in County, as he stated in sworn deposition testimony as well as in his interview with detectives, then he has and continues to commit the crime of Perjury in regards to County, specifically to the County Assessor's Office for fraudulently claiming and receiving a property tax benefit for his property located in .

Based upon the evidence gathered in this investigation through interviews and documents collected, there is evidence which indicates several crimes have been committed by Lance :

- NRS 199.120 Perjury
- NRS 199.145 Statement Made in Declaration Under Penalty of Perjury; and
- NRS 239.330 Offering False Instrument for Filing or Record
- NRS 281.050 Residence for purposes of eligibility for office is actual residence

Det. Earl requests that this case be sent to the Nevada Attorney General's Office for review and final disposition. If warranted, Det. Earl requests an arrest warrant be issued for Lance .

KRIS ALLEGATION:

At this time, Det. Earl does not request further action pursuant to the County Code violation, since does not live on the brothel premise as defined by SCC 5.16.220 and because the nature of the business conducts relates to his duties as "Risk Manager" for the Family Trust and is specifically "brothel related".

---

**Involvements**

<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Relationship</b>
07/20/18	Name	, LEONARD	Subject
07/20/18	Name	ANTINORO, GERALD	Subject
07/20/18	Name	, KRIS	Subject
07/20/18	Name	, SAMUEL	Complainant
03/14/19	Name	OSBORNE, AUSTIN TREVOR	Witness
03/14/19	Name	JACHIMOWICZ, MICHELE	Witness
04/23/19	Name	NEVIN, DORE	Witness
04/23/19	Name	STEPHENS, VANESSA	Witness
04/23/19	Name	FLANGAS, GUS W	Witn- Defendant Rel
07/20/18	Name	STOREY COUNTY SO,	Complainant

18I000440

Section 5

APN:

LOCATION:

NAME: LANCE

**FILING DEADLINE: JUNE 15, 2008**

Due to a change the 2008/2009 "tax cap" has been set to the "HIGH CAP" and may result in a higher tax bill. Please return this form to our office by JUNE 15, 2008 to ensure the correct abatement is applied to your tax bill.  
The High Cap for tax year 2008/2009 is 8.0%.

**FILL IN THE APPROPRIATE OVAL(S) (●) below regarding the status of the property as of July 1, 2008. The form will not be processed if oval(s) are not filled in. See instructions on reverse side.**

- This property will be occupied as my **primary residence** on July 1, 2008.  
(NOTE: Your mobile home that you occupy qualifies as your primary residence even if you do not own the land)
- This property is occupied as the **primary residence of a family member** that does not pay rent.
- This is a **vacation home** and I:  
○ Do not own another home in Nevada.  
○ Own another home in Nevada.  
○ Rent it out when I am not using it.
- I also own an additional parcel(s) of land that **connects or shares a boundary line** with this parcel.  
Please provide the parcel number(s) of the parcel(s) that connect or share a boundary line with this parcel: \_\_\_\_\_

(OR)

- **THIS PROPERTY IS A RENTAL**  
Provide the following information (see reverse side for further instructions)

# of Bedrooms	Number of Rental Units of this type on the parcel	Maximum monthly rent charged for this type of unit April 1, 2007 through March 31, 2008.	Mark an "X" if Heat & Electric are included in rent.
Studio (0)			
1 bedroom			
2 bedrooms			
3 bedrooms			
4 bedrooms			
5 bedrooms			
Mobile Home Space*			

\*Only complete information for Mobile Home Space if you own the land.

(OR)

- **NONE OF THE ABOVE APPLY**

- This property is under construction and will not be occupied until after July 1, 2008.
- This property is abandoned and no longer usable as a dwelling.
- I will not own this property as of July 1, 2008.
- This property is unoccupied and is being renovated or up for sale.
- Other. Please explain: \_\_\_\_\_

I affirm and certify under penalties pursuant to law that I am the owner of this property, the above information is true and accurate, and I will notify the Assessor's Office if this property is no longer used as described above.

SIGNED

Date 7-1-08 Daytime Phone # Redacted

You will not receive the lower tax cap unless form is signed by the owner or their legal representative.  
You can verify your status at [www.county.us/assessor/cama](http://www.county.us/assessor/cama) or on your tax bill.

**DEADLINE TO APPEAL 2008/2009 ABATEMENT IS JANUARY 15, 2009.**

This section is for use by the County Assessor's Office only.

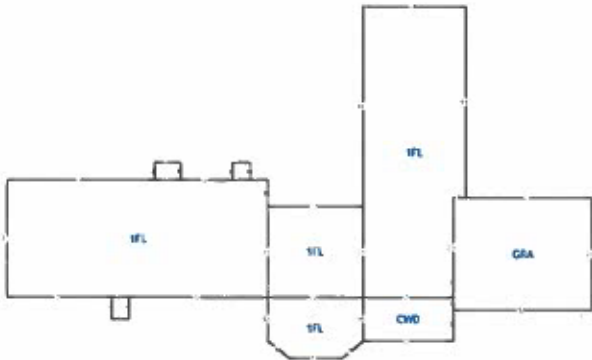
○ QLC ○ QHC ○ QLCR ○ QHCR ○ DNQ ○ NS

2ND REQUEST. Another form will NOT be mailed for this property unless there is a change in ownership or mailing address.

Home » Assessor » Real Property Assessment Data

		COUNTY ASSESSOR PROPERTY DATA				04/15/2019	
APN:		Card 1 of 1					
Owner Information & Legal Description							
Situs							
Owner 1		FAMILY TRUST, LANCE					
Mail Address							
Owner 2 or Trustee		TRUSTEE, LEONARD					
Rec Doc No						Rec Date	
Prior Owner		LANCE					
Prior Doc							
Keyline Desc							
Subdivision		SUBDIVISION					
Lot:		Block:		Sub Map#			
Record of Survey Map:		Parcel Map#					
Section:		Township: 16		Range: 19		SPC	
Tax Dist		Add'l Tax Info		Prior APN			
Tax Cap Status		Low Cap Qualified Primary Residence					
Building Information							
Quality	R30 Average	Bldg Type		Sgl Fam Res			
Stories	SINGLE STORY	Square Feet		3,909			
Year Built	1977	Square Feet does not include Basement or Garage Conversion Area.					
W.A.Y.	1997	Finished Bsmt		0			
Bedrooms	4	Unfin Bsmt		0			
Full Baths	3	Bsmt Type					
Half Baths	0	Gar Conv Sq Foot		0			
Fixtures	16	Total Gar Area		832			
Fireplaces	1	Gar Type		ATTACHED			
Heat Type	FA	Det Garage		2025			
Sec Heat Type		Bsmt Gar Door		0			
Ext Walls	SIDING/FR	Sub Floor		WOOD			
Sec Ext Walls		Frame		FRAME			
Roof Cover	COMP SHINGLE	Construction Mod		0			
Obso/Bldg Adj	0	Units/Bldg		1			
% Complete	65 %	Units/Parcel		1			
Land Information							
Land Use	200	Zoning	HDR	Sewer	Septic	NBC	IGBG
Size	2.744 Acre or - 119,529 SqFt	Water	Well	Street	Paved	NBC Map	IG NBC Map
Valuation Information							
Valuation History				2018/19 FV		2019/20 VN	
Taxable Land Value				120,000		120,000	
Taxable Improvement Value				119,307		120,404	
Taxable Total				239,307		240,404	
Assessed Land Value				42,000		42,000	
Assessed Improvement Value				41,757		42,141	
Total Assessed				83,757		84,141	
The 2019/2020 values are preliminary values and subject to change.							
Sales/Transfer Information/Recorded Document							
V-Code	DOR	Doc Date	Value/Sale Price	Grantor		Grantee	
3BGG	200	08-15-2018	0	LANCE		FAMILY TRUST, LANCE	
3BGG	200	06-15-2016	0	FAMILY TRUST, LANCE		LANCE	
3BGG	200	07-09-2008	0	LANCE		FAMILY TRUST, LANCE	
3NTT	200	09-22-2003	0	LANCE & SHARON		LANCE	

2D	200	08-26-1997	200,000		LANCE & SHARON
2D	200	05-04-1993	153,000		
Building #1 Sketch					



Property Photo



All parcel data on this page is for use by the County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the County Assessor's Office as of 04/14/2019. **NOTE:** The 2019/2020 values are preliminary values and subject to change.



# Who Is Eligible For The 3% Tax Cap?

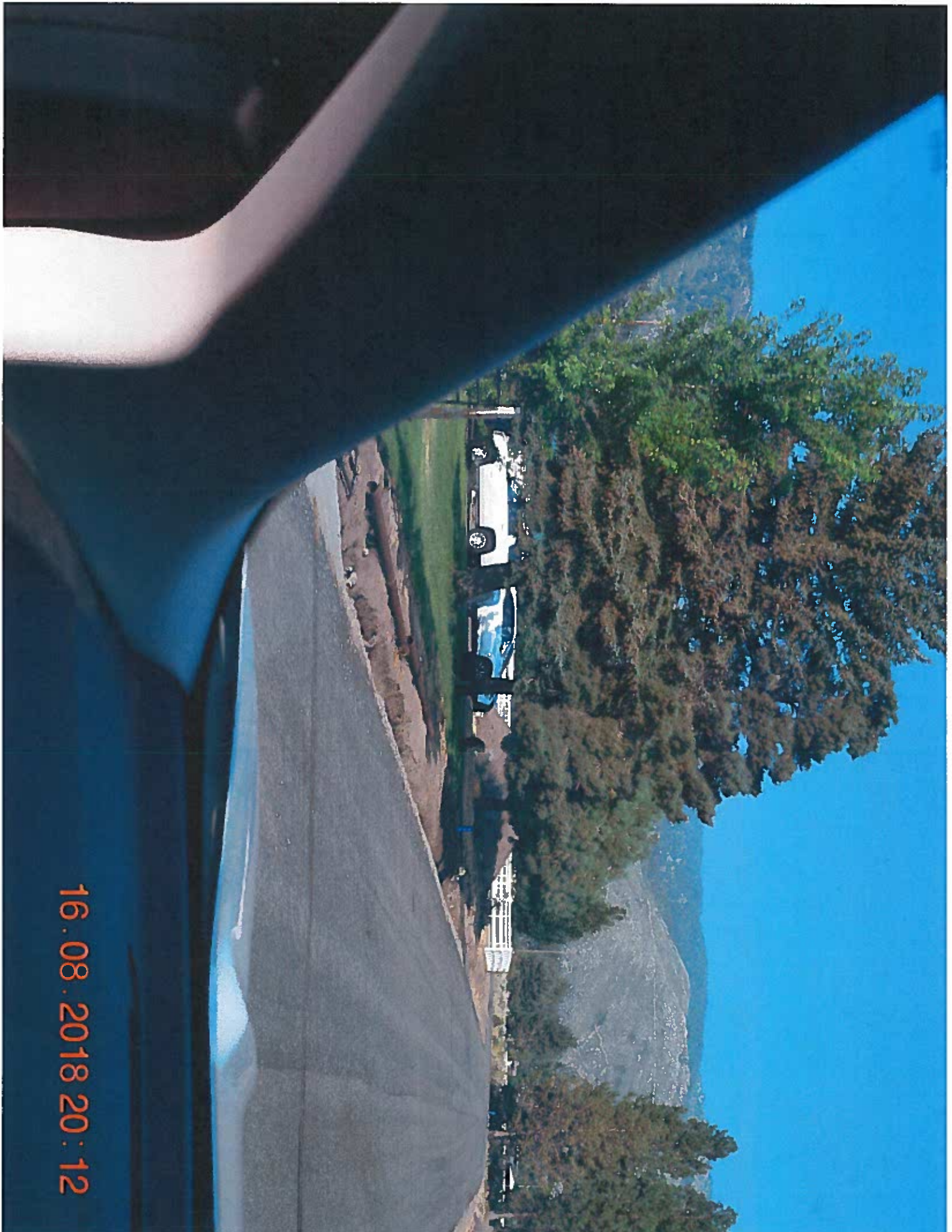
---

All owner occupied homes (including single-family homes, condos, townhouses and manufactured homes) that are used as primary residences qualify for the 3% tax cap. Also, rental units may be eligible if all the units are rented for equal to or less than the HUD median market rents.



16.08.2018 20:12





16.08.2018 20:12

State of Nevada Declaration of Candidacy of

Lance

For the Office of

Commissioner

Major Political Party - Partisan Office

Secretary of State Ross Miller

STATE OF NEVADA

COUNTY OF

For the purpose of having my name placed on the official ballot as a candidate for the Rep. Party  
Party nomination for the office of Commissioner, I, the undersigned  
Lance, do swear or affirm under penalty of perjury that I actually, as opposed to  
constructively, reside at \_\_\_\_\_, in the City or Town of \_\_\_\_\_,

\_\_\_\_\_, County of \_\_\_\_\_, State of Nevada; that my actual, as opposed to constructive,  
residence in the state, district, county, township, city or other area prescribed by law to which the office pertains  
began on a date at least 111 days immediately preceding the date of the close of filing of declarations of  
candidacy for this office, in addition to any other requirements required by law; that my telephone number is \_\_\_\_\_  
and the address at which I receive mail, if different than my residence, is \_\_\_\_\_; that I am registered as a member of the  
Republican Party; that I am a qualified elector pursuant to Section 1 of Article 2 of the  
Constitution of the State of Nevada; that if I have ever been convicted of treason or a felony, my civil rights  
have been restored by a court of competent jurisdiction; that I have not, in violation of the provisions of NRS293.176,  
changed the designation of my political party or political party affiliation on an official application to  
register to vote in any state since December 31st before the closing filing date for this election; that I generally  
believe in and intend to support the platform found in the principles and policies of that political party in the  
coming election; that if nominated as a candidate of the Rep. Party at the ensuing  
election, I will accept that nomination and not withdraw; that I will not knowingly violate any election law or  
any law defining and prohibiting corrupt and fraudulent practices in campaigns and elections in this state; that I  
will qualify for the office if elected thereto, including but not limited to, complying with any limitation  
prescribed by the Constitution and laws of this State concerning the number of years or terms for which a person  
may hold the office; and that I understand my name will appear on all ballots as designated in this  
declaration.

Lance  
Signature of candidate for office

LANCE

Designation of name to appear on ballot

LANCE  
Designation of name to appear on certificate of election

E-mail address (optional)

Subscribed and sworn or affirmed to before me this 8  
day of the month of March of the year 20 12.

Lance

Name of Candidate

Vanessa D. Dineen

Notary Public or other person authorized to administer an oath

2012

COUNTY, STATE OF NEVADA

CANDIDATE FILING INFORMATION FORM

Full name of candidate: Lance

Office filing for: Commissioner

Political affiliation: Republican

Address where candidate resides: \_\_\_\_\_

Mailing address (if different): same

E-mail address (optional): \_\_\_\_\_

District of Residence: District

Telephone number: \_\_\_\_\_

Name to appear on ballot: Lance

Name to appear on certificate of election: Lance

☒ Declaration of Candidacy

- ☐ Candidate Acknowledgement
- ☐ Code of Fair Campaign Practices (not required)
- ☐ Copy of valid driver's license or ID issued by a government agency
- ☐ Copy of utility bill, bank statement, paycheck (with residential address) if above ID does not contain residential address
- ☐ Media sheet (not required)

**INFORMATIONAL**

- ☐ Voter Registration or Map Order form
- ☐ Instruction for Contributions & Expense Forms to be filed online with Secretary of State
- ☐ Instruction for Statement of Financial Disclosure to be filed online with Secretary of State
- ☐ Instructions for Judicial Financial Disclosure Statement to be filed with the Supreme Court
- ☐ NDOT Sign Regulations/ County Code
- ☐ Inform the candidate the Election Guide is available online <http://nvsos.gov>
- ☐ **Collect Filing Fee**

**FILING FEE**

XAll County Offices.....\$100.00  
District Offices.....\$30.00

Filing Office's Initials VI

Undated 12/27/2011

ROSS MILLER  
SECRETARY OF STATE  
STATE OF NEVADA  
2012 CAMPAIGN CONTRIBUTIONS & EXPENSES REPORT

CANDIDATE ACKNOWLEDGEMENT

I, Lance, hereby acknowledge receipt of the required forms and filing date schedule for the reporting of contributions and expenses pursuant to the Nevada Campaign Practices Act.

I further hereby acknowledge and understand the following:

- I am required to file my Contributions & Expenses Reports pursuant to the following schedule:

Report No. 1 →	Due May 22, 2012
Report No. 2 →	Due June 8, 2012
Report No. 3 →	Due Oct. 16, 2012
Report No. 4 →	Due Nov. 2, 2012
Report No. 5 →	Due Jan. 15, 2013

- I am required to file my Contributions & Expenses Reports as required by NRS Chapter 294A even in the event:

- I withdraw my candidacy;
- I run for my office unopposed;
- I lose at the primary election;
- My name does not appear on the ballot at either the primary or general election;
- I am elected to office;
- I do not file a declaration of candidacy, but I am a candidate as defined in NRS 294A.005 because I have received campaign contributions in excess of \$100; or
- I do not receive contributions and/or expend any funds (less the filing fee).

- A violation of the reporting of contributions and expenses as required by NRS Chapter 294A is subject to a civil penalty of up to \$5,000 for each violation and payment of the State's court costs and attorney's fees incurred to enforce the filing requirements.

- A MONETARY CIVIL PENALTY MAY BE ASSESSED AGAINST ME FOR FAILURE TO TIMELY FILE THE REPORTS REQUIRED BY NRS CHAPTER 294A. See, NRS 294A.420

- EACH CONTRIBUTIONS & EXPENSES REPORT MUST BE SIGNED UNDER PENALTY OF PERJURY OR OATH UNDER GOD. See, NRS 294A.120; 294A.200

X Lance  
Signature

Received and Filed:

This 8<sup>th</sup> day of March, 2012

Vanessa D. Truene

Filing Officer

**FILING OFFICER:** This form is to be signed, detached and a copy is to be given to the candidate.





## Code of Fair Campaign Practices

There are basic principles of decency, honesty and fair play which every candidate for public office in the State of Nevada has a moral obligation to observe and uphold, in order that, after vigorously contested but fairly conducted campaigns, the voters may exercise their constitutional right to vote for the candidate of their choice and that the will of the people may be fully and clearly expressed on the issues.

**THEREFORE :**

- 1. I will conduct my campaign openly and publicly and limit attacks against my opponent to legitimate challenges to his voting record or qualifications for office.*
- 2. I will not use character defamation or other false attacks on a candidate's personal or family life.*
- 3. I will not use campaign material which misrepresents, distorts or otherwise falsifies the facts, nor will I use malicious or unfounded accusations which are intended to create or exploit doubts, without justification, about the personal integrity of my opposition.*
- 4. I will not condone any dishonest or unethical practice which undermines the American system of free elections or impedes or prevents the full and free expression of the will of the voters.*

I, the undersigned, as a candidate for election to public office in the State of Nevada, hereby voluntarily pledge myself to conduct my campaign in accordance with the principles and practices set forth in this code.

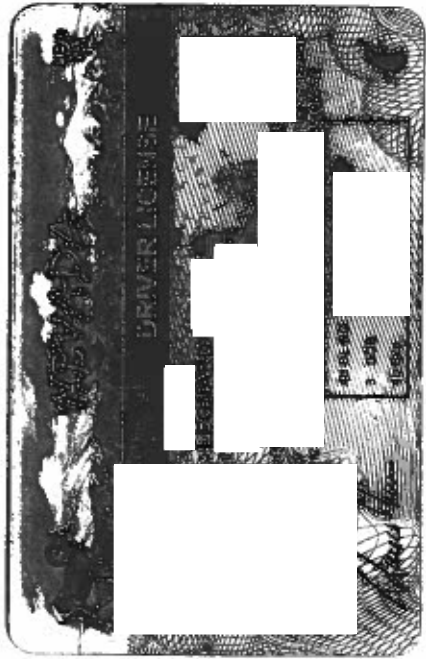
3-10-12

Date

A handwritten signature in dark ink, appearing to read "Ross Miller", is written over a horizontal line.

Signature of Candidate

**NOTE:** *Subscription to this code is voluntary. A candidate who subscribes to this code and submits this form to the appropriate filing officer may indicate on his or her campaign materials that he or she subscribes to this code.*





ROSS MILLER  
Secretary of State

STATE OF NEVADA

SCOTT W. ANDERSON  
Deputy Secretary  
for Commercial Recordings

NICOLE J. LAMBOLEY  
Chief Deputy Secretary of State



MATTHEW M. GRIFFIN  
Deputy Secretary for Elections

CHRIS LEE  
Deputy Secretary for  
Southern Nevada

OFFICE OF THE  
SECRETARY OF STATE

KATE THOMAS  
Deputy Secretary  
for Operations

## CANDIDATE MEDIA SHEET

### \*\*Voluntary Information Sheet\*\*

This sheet will be distributed to all media outlets. Because it is a public record and part of your Candidate Filing Packet, it would also be available to the public, on request. Before signing, please be sure all the information you have provided is correct and that you have not included any contact information you do not wish to be provided to members of the media.

NAME: LANE

OFFICE FILING FOR: County Commissioner

PARTY AFFILIATION: Republican

Campaign Headquarters Address and Phone Number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Home Address and Phone Number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FAX Number: (\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Website Address: \_\_\_\_\_

I have reviewed the above information and agree to allow the Nevada Secretary of State's office to disseminate this Candidate Media Sheet to members of the media.

Lane

Signature of Candidate

3-8-12

Date

NEVADA STATE CAPITOL  
101 N. Carson Street, SUITE 3  
Carson City, Nevada 89701-4786  
Telephone: (775) 684-5708  
Fax: (775) 684-5725

COMMERCIAL RECORDINGS  
MEYER'S ANNEX OFFICE  
202 N. Carson Street  
Carson City, Nevada 89701-4201  
Telephone: (775) 684-5708  
Fax: (775) 684-5725

LAS VEGAS OFFICE  
555 E. Washington Avenue  
Las Vegas, Nevada 89101-1090  
SECURITIES: SUITE 5200  
Telephone: (702) 486-2440  
Fax: (702) 486-2452  
CORPORATIONS: SUITE 4000  
Telephone: (702) 486-2880  
Fax: (702) 486-2888

SECURITIES SATELLITE OFFICE  
1755 E. Plumb Lane, SUITE 231  
Reno, Nevada 89502-3691  
Telephone: (775) 688-1855  
Fax: (775) 688-1858

2016

COUNTY, STATE OF NEVADA

CANDIDATE FILING INFORMATION FORM

Full name of candidate: Leonard  
Office filing for: County Commissioner District  
Political affiliation: Republican  
Address where candidate resides: \_\_\_\_\_  
Mailing address (if different): \_\_\_\_\_  
E-mail address (optional): \_\_\_\_\_  
District of Residence: District  
Telephone number: \_\_\_\_\_  
Name to appear on ballot: Lance  
Name to appear on certificate of election: Lance

- Declaration of Candidacy
- Candidate Acknowledgement
- Code of Fair Campaign Practices (not required)
- Copy of valid driver's license or ID issued by a government agency
- Copy of utility bill, bank statement, paycheck (with residential address) if above ID does not contain residential address
- Media sheet (not required)

**INFORMATIONAL**

- Voter Registration or Map Order form
- Instruction for Contributions & Expense Forms to be filed online with Secretary of State
- Instruction for Statement of Financial Disclosure to be filed online with Secretary of State
- NDOT Sign Regulations/ County Code
- Inform the candidate the Election Guide is available online <http://nvsos.gov>
- **Collect Filing Fee**

**FILING FEE**

All County Offices.....\$100.00 ✓  
District Offices.....\$30.00

Filing Office's Initials WB  
Updated 12/18/2015

State of Nevada Declaration of Candidacy of

County Commissioner District

For the Office of

County Commissioner

Major Political Party - Partisan Office

Secretary of State Barbara K. Cegavske

STATE OF NEVADA

COUNTY OF

For the purpose of having my name placed on the official ballot as a candidate for the Office of County Commissioner District, I the undersigned  
Party nomination for the office of Office of County Commissioner District, do swear or affirm under penalty of perjury that I actually, as opposed to  
LEONARD, constructively, reside at, in the City or Town of

, County of, State of Nevada; that my actual, as opposed to constructive, residence in the state, district, county, township, city or other area prescribed by law to which the office pertains began on a date at least 30 days immediately preceding the date of the close of filing of declarations of candidacy for this office, in addition to any other requirements required by law; that my telephone number is, and the address at which I receive mail, if different than my residence, is N/A; that I am registered as a member of the Republican Party; that I am a qualified elector pursuant to Section 1 of Article 2 of the Constitution of the State of Nevada; that if I have ever been convicted of treason or a felony, my civil rights have been restored by a court of competent jurisdiction; that I have not, in violation of the provision of NRS 293.176, changed the designation of my political party or political party affiliation on an official application to register to vote in any state since December 31st before the closing filing date for this election; that I generally believe in and intend to support the concepts found in the principles and policies of that political party in the coming election; that if nominated as a candidate of the Republican Party at the ensuing election, I will accept that nomination and not withdraw; that I will not knowingly violate any election law or any law defining and prohibiting corrupt and fraudulent practices in campaigns and elections in this state; that I will qualify for the office if elected thereto, including, but not limited to, complying with any limitation prescribed by the Constitution and laws of this State concerning the number of years or terms for which a person may hold the office; and that I understand my name will appear on all ballots as designated in this declaration.

Signature of candidate for office

LANCER

Designation of name to appear on ballot

LANCER

Designation of name to appear on certificate of election

E-mail address (optional)

Subscribed and sworn or affirmed to before me this 7th

day of the month of March of the year 2016

LANCER

Name of Candidate

Notary Public or other person authorized to administer an oath



## Code of Fair Campaign Practices

There are basic principles of decency, honesty and fair play which every candidate for public office in the State of Nevada has a moral obligation to observe and uphold, in order that, after vigorously contested by fairly conducted campaigns, the voters may exercise their constitutional right to vote for the candidate of their choice and that the will of the people may be fully and clearly expressed on the issues.

### THEREFORE:

1. *I will conduct my campaign openly and publicly and limit attacks against my opponent to legitimate challenges to his voting record or qualifications for office.*
2. *I will not use character defamation or other false attacks on a candidate's personal or family life.*
3. *I will not use campaign material which misrepresents, distorts or otherwise falsifies the facts, nor will I use malicious or unfounded accusations which are intended to create or exploit doubts, without justification, about the person integrity of my opposition.*
4. *I will not condone any dishonest or unethical practice which undermines the American systems of free elections or impedes or prevents the full and free expression of the will of the voters.*

I, the undersigned, as a candidate for election to public office in the State of Nevada, hereby voluntarily pledge myself to conduct my campaign in accordance with the principles and practices set forth in this code.

3-7-16

Date

  
Signature of Candidate

NOTE: Subscription to this code is voluntary. A candidate who subscribes to this code and submits his form to the appropriate filing officer may indicate on his or her campaign materials that he or she subscribes to this code.

**BARBARA K. CEGAVSKE  
SECRETARY OF STATE  
STATE OF NEVADA  
2016 CAMPAIGN CONTRIBUTIONS & EXPENSES REPORT**

**CANDIDATE ACKNOWLEDGEMENT**

I, L. ANSTUZ, hereby acknowledge receipt of this document, pursuant to NRS 294A.390(4), stating the requirements to report campaign contributions and expenses and the filing date schedule for the reporting of campaign contributions and expenses, pursuant to NRS Chapter 294A, and as set forth in this acknowledgement. I further hereby acknowledge and understand the following:

- I am required to file my Contributions & Expenses Report electronically with the Secretary of State unless I have been granted a waiver to file on paper.
- I am required to file my Contributions & Expenses Reports pursuant to the following schedule:
  - Report No. 1: Due May 24, 2016
  - Report No. 2: Due June 10, 2016
  - Report No. 3: Due Oct. 18, 2016
  - Report No. 4: Due Nov. 4, 2016
  - Report No. 5: Due Jan. 15, 2017
- I am required to file all five (5) Contributions & Expenses Reports as required by NRS Chapter 294A.350 even if:
  - I withdraw my candidacy, or end my campaign without formally withdrawing
  - I run for my office unopposed;
  - I am defeated in either the primary or general election;
  - My name is removed from the ballot by court order;
  - I am elected to office;
  - I do not receive any contributions and/or expend any funds; or
  - If elected, and I am the subject of a petition to recall and the special election is not held.
- A violation of the reporting of contributions and expenses as required by NRS Chapter 294A is subject to a civil penalty of up to \$5,000 for each violation and payment of the State's court costs and attorney's fees incurred to enforce the filing requirements.
- I MAY BE ASSESSED A MONETARY CIVIL PENALTY FOR FAILURE TO TIMELY FILE THE REPORTS REQUIRED BY NRS CHAPTER 294A. See, NRS 294A.420
- I MUST PERSONALLY SIGN EACH CONTRIBUTIONS & EXPENSES REPORT UNDER PENALTY OF PERJURY OR AN OATH UNDER GOD. See, NRS 294A.120, 294A.200, 294A.350, 294A.373

Signature L. Anstuz

Received and Filed:

This 7th day of March 2016  
Wendy Bacus  
Filing Officer

**FILING OFFICER:** The original is to be retained by the filing officer, and a copy is to be given to the candidate.  
EL203



BARBARA K. CEGAVSKE  
Secretary of State

STATE OF NEVADA

JEFFREY LANDERFELT  
Deputy Secretary  
for Commercial Recordings

SCOTT W. ANDERSON  
Chief Deputy Secretary of State

WAYNE THORLEY  
Deputy Secretary for Elections

GAIL J. ANDERSON  
Deputy Secretary  
for Southern Nevada



OFFICE OF THE  
SECRETARY OF STATE

PUBLIC/MEDIA SHEET

**\*\* If you chose not to fill out this form, the information provided on your Declaration of Candidacy will be used for public information\*\***

This sheet will be used to respond to media and public inquiries regarding your campaign and candidacy. Because it is a public record and part of your Candidate Filing Packet, it will also be available to the public and posted on the Secretary of State's website under "Filed Candidates." Before signing, please be sure all the information you have provided is correct and that you have not included any contact information you do not wish to be made available to the public.

NAME: LANCE

OFFICE FILING FOR: County Commissioner

PARTY AFFILIATION: \_\_\_\_\_

Campaign Contact Information:

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_

FAX Number: ( ) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Website Address: \_\_\_\_\_

Twitter Handle: \_\_\_\_\_

I have reviewed the above information and agree to allow the Nevada Secretary of State's office to make this information available to members of the public and media.

[Signature]  
Signature of Candidate

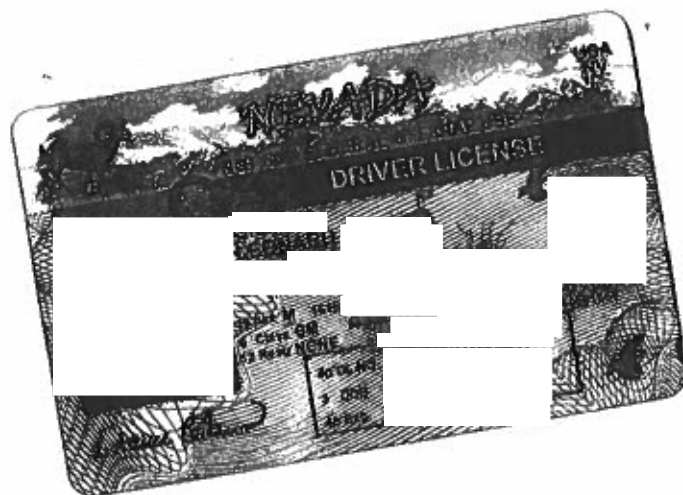
3-7-16  
Date

NEVADA STATE CAPITOL  
101 N. Carson Street, SUITE 3  
Carson City, Nevada 89701-4786  
Telephone: (775) 684-5708  
Fax: (775) 684-5725

COMMERCIAL RECORDINGS  
MEYER'S ANNEX OFFICE  
202 N. Carson Street  
Carson City, Nevada 89701-4201  
Telephone: (775) 684-5708  
Fax: (775) 684-5725

LAS VEGAS OFFICE  
555 E. Washington Avenue Ste. 5200  
Las Vegas, Nevada 89101-1090  
SECURITIES  
Telephone: (702) 486-2440  
Fax: (702) 486-2452  
CORPORATIONS  
Telephone: (702) 486-2880  
Fax: (702) 486-2888

RENO OFFICE  
500 Damonte Ranch Pkwy, Suite 657-A  
Reno, Nevada 89521  
Telephone: (775) 687-9950  
Fax: (775) 853-7961



**CONTRIBUTIONS AND EXPENSES REPORT**

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE☐ LEGAL DEFENSE FUND [What is this?](#)☐ AMENDED**Report #1 - Due May 22, 2018**

Period: Jan 01, 2018 - May 18, 2018

**Report #2 - Due June 08, 2018**

Period: May 19, 2018 - Jun 07, 2018

**Report #3 - Due October 16, 2018**

Period: Jun 08, 2018 - Oct 12, 2018

**Report #4 - Due November 02, 2018**

Period: Oct 13, 2018 - Nov 01, 2018

**Report #5 - Due January 15, 2019**

Period: Nov 02, 2018 - Dec 31, 2018

**Annual Filing - Due January 15, 2019**

Period: Jan 01, 2018 - Dec 31, 2018

**FILED**

May 21 2018

BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE

FOR OFFICE USE ONLY

\* Report #5 suffices for the 2019 Annual Filing only if Report #'s 1, 2, 3, and 4 are previously filed

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

**AFFIRMATION**

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.  
AND

☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

Leonard

05/21/2018

Signature

Date

MONETARY

Report Period ☐





Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT

DATE OF COMMITMENT ✓

AMOUNT OF COMMITMENT

**# 1**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

**CONTRIBUTIONS**

# 1

**Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE IN KIND WRITTEN COMMITMENT</u>	<u>DATE OF IN KIND WRITTEN COMMITMENT</u>	<u>VALUE OF IN KIND WRITTEN COMMITMENT</u>

**EXPENSE CATEGORIES**

Report Period # 1

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 1**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES IN EXCESS OF \$100**

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>

**IN KIND EXPENSES**

Report Period **# 1**

**Leonard**

**County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised: 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

# CONTRIBUTIONS AND EXPENSES REPORT

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE

☐ LEGAL DEFENSE FUND [What is this?](#)

☐ AMENDED



**Report #1 - Due March 14, 2017**  
Period: Jan 01, 2017 - Mar 10, 2017



**Report #2 - Due March 31, 2017**  
Period: Mar 11, 2017 - Mar 30, 2017



**Report #3 - Due May 23, 2017**  
Period: Mar 31, 2017 - May 19, 2017



**Report #4 - Due June 09, 2017**  
Period: May 20, 2017 - Jun 08, 2017



**Report #5 - Due January 15, 2018**  
Period: Jun 09, 2017 - Dec 31, 2017



**Annual Filing - Due January 15, 2018**  
Period: Jan 01, 2017 - Dec 31, 2017

\* Report #5 suffices for the 2018 Annual Filing only if Report #'s 1, 2, 3, and 4 are previously filed

**FILED**

Jan 5 2018

**BARBARA K. CEGAVSKE**  
**SECRETARY OF STATE**

FOR OFFICE USE ONLY

## CONTRIBUTIONS SUMMARY

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

## EXPENSES SUMMARY

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

## AFFIRMATION

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.  
AND

☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

Leonard

01/05/2018

Signature

Date

**MONETARY**

Report Period



Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Amount of All Monetary Contributions to Lines 1, 2, or 3, As Applicable, of Contributions Summary)

[illegible]

**Leonard**

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

[illegible]

## IN KIND CONTRIBUTIONS

Report Period # 5

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS IN EXCESS OF \$1 00 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

[illegible]

## EXPENSE CATEGORIES

Report Period # 5

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 5**

Leonard

County Commissioner, District


Name (print)

Office (if applicable)

District (if applicable)

### **MONETARY EXPENSES IN EXCESS OF \$100**

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY</u> <i>(NRS 294A.365)</i>	<u>DATE OF EXPENSE</u> 	<u>AMOUNT OF EXPENSE</u>

#### **IN KIND EXPENSES**

Report Period **# 5**

**Leonard**

**County Commissioner, District**


Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u> 	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised: 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

# CONTRIBUTIONS AND EXPENSES REPORT

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE

☐ LEGAL DEFENSE FUND [What is this?](#)

☐ AMENDED



**Report #1 - Due May 24, 2016**

Period: Jan 01, 2016 - May 20, 2016



**Report #2 - Due June 10, 2016**

Period: May 21, 2016 - Jun 09, 2016



**Report #3 - Due October 18, 2016**

Period: Jun 10, 2016 - Oct 14, 2016



**Report #4 - Due November 04, 2016**

Period: Oct 15, 2016 - Nov 03, 2016



**Report #5 - Due January 15, 2017**

Period: Nov 04, 2016 - Dec 31, 2016



**Annual Filing - Due January 15, 2017**

Period: Jan 01, 2016 - Dec 31, 2016

\* Report #5 suffices for the 2017 Annual Filing only if Report #s 1, 2, 3 and 4 are previously filed.

**FILED**

Jan 13 2017

**BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

## CONTRIBUTIONS SUMMARY

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

## EXPENSES SUMMARY

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
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## AFFIRMATION

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AND

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I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

Leonard

01/13/2017

Signature

Date

MONETARY

Report Period



## CONTRIBUTIONS

**# 5**

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Amount of All Monetary Contributions to Lines 1, 2, or 3, As Applicable, of Contributions Summary)

[illegible]

## Report Period | # 5

**County Commissioner, District**

District (if applicable)

(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

[illegible]

## Report Period # 5

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

District (if applicable)

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

<https://www.nvsos.gov/SOSCandidateServices/AnonymousAccess/ViewCCEReport.aspx?syn=nE1HEs%252f5huxPuWFHpFQWdw%253d%253d&p=t> 5/8

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 5**

Leonard

County Commissioner, District


Name (print)

Office (if applicable)

District (if applicable)

### MONETARY EXPENSES IN EXCESS OF \$100

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u> 	<u>AMOUNT OF EXPENSE</u>

### IN KIND EXPENSES

Report Period **# 5**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised: 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

**CONTRIBUTIONS AND EXPENSES REPORT**

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE☐ LEGAL DEFENSE FUND [What is this?](#)☐ AMENDED**Report #1 - Due May 24, 2016**

Period: Jan 01, 2016 - May 20, 2016

**Report #2 - Due June 10, 2016**

Period: May 21, 2016 - Jun 09, 2016

**Report #3 - Due October 18, 2016**

Period: Jun 10, 2016 - Oct 14, 2016

**Report #4 - Due November 04, 2016**

Period: Oct 15, 2016 - Nov 03, 2016

**Report #5 - Due January 15, 2017**

Period: Nov 04, 2016 - Dec 31, 2016

**Annual Filing - Due January 15, 2017**

Period: Jan 01, 2016 - Dec 31, 2016

**FILED**

Nov 3 2016

**BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

\* Report #5 suffices for the 2017 Annual Filing only if Report #s 1, 2, 3 and 4 are previously filed.

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
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6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

**AFFIRMATION**☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.  
AND☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

Leonard

11/03/2016

Signature

Date

MONETARY

Report Period ☐



**County Commissioner, District**

District (if applicable)

(Transfer Total Amount of All Monetary Contributions to Lines 1, 2, or 3, As Applicable, of Contributions Summary)

[illegible]



Leonard

Name (print)

Storey County Commissioner, District

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

**County Commissioner, District**

District (if applicable)

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

[illegible]

## # 4

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 4**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES IN EXCESS OF \$100**

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>

**IN KIND EXPENSES**Report Period **# 4****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

# **IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201  
 Revised: 8-13-13  
 NRS 294A.120; 294A.125;  
 294A.160; 294A.200;  
 294A.362; 294A.373

**CONTRIBUTIONS AND EXPENSES REPORT**

State of Nevada

Leonard

Storey County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE☐ LEGAL DEFENSE FUND [What is this?](#)☐ AMENDED**Report #1 - Due May 24, 2016**

Period: Jan 01, 2016 - May 20, 2016

**Report #2 - Due June 10, 2016**

Period: May 21, 2016 - Jun 09, 2016

**Report #3 - Due October 18, 2016**

Period: Jun 10, 2016 - Oct 14, 2016

**Report #4 - Due November 04, 2016**

Period: Oct 15, 2016 - Nov 03, 2016

**Report #5 - Due January 15, 2017**

Period: Nov 04, 2016 - Dec 31, 2016

**Annual Filing - Due January 15, 2017**

Period: Jan 01, 2016 - Dec 31, 2016

**FILED**

Oct 12 2016

**BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

\* Report #5 suffices for the 2017 Annual Filing only if Report #s 1, 2, 3 and 4 are previously filed.

**CONTRIBUTIONS SUMMARY**

This Period

Cumulative  
From Beginning of  
Report Period #1  
through End of  
This Reporting  
Period

1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

**AFFIRMATION**☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.  
AND☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

Leonard Lance Gilman

10/12/2016

Signature

Date

MONETARY

Report Period



Leonard

**County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Amount of All Monetary Contributions to Lines 1, 2, or 3, As Applicable, of Contributions Summary)

[illegible]

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**  
(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u>	<u>AMOUNT OF COMMITMENT</u>

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE IN KIND WRITTEN COMMITMENT</u>	<u>DATE OF IN KIND WRITTEN COMMITMENT</u>	<u>VALUE OF IN KIND WRITTEN COMMITMENT</u>

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 3**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

### **MONETARY EXPENSES IN EXCESS OF \$100**

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u> ↑	<u>AMOUNT OF EXPENSE</u>

### **IN KIND EXPENSES**

Report Period **# 3**

**Leonard**

**County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

### **IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised: 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

**CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE☐ LEGAL DEFENSE FUND [What is this?](#)☐ AMENDED**Report #1 - Due May 24, 2016**

Period: Jan 01, 2016 - May 20, 2016

**Report #2 - Due June 10, 2016**

Period: May 21, 2016 - Jun 09, 2016

**Report #3 - Due October 18, 2016**

Period: Jun 10, 2016 - Oct 14, 2016

**Report #4 - Due November 04, 2016**

Period: Oct 15, 2016 - Nov 03, 2016

**Report #5 - Due January 15, 2017**

Period: Nov 04, 2016 - Dec 31, 2016

**Annual Filing - Due January 15, 2017**

Period: Jan 01, 2016 - Dec 31, 2016

**FILED**

Jun 8 2016

**BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

\* Report #5 suffices for the 2017 Annual Filing only if Report #s 1, 2, 3 and 4 are previously filed.

**CONTRIBUTIONS SUMMARY**

This Period

Cumulative  
From Beginning of  
Report Period #1  
through End of  
This Reporting  
Period

1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

**AFFIRMATION**☒ I Declare Under Penalty of Perjury That the Foregoing Is True and Correct.

AND

☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

**Leonard****06/08/2016**

Signature

Date

**MONETARY****Report Period** ☐



**Leonard**

**County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Amount of All Monetary Contributions to Lines 1, 2, or 3, As Applicable, of Contributions Summary)

[illegible]

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

[illegible]

## IN KIND CONTRIBUTIONS

Report Period **# 2**

**County Commissioner, District**

District (if applicable)

## (Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

[illegible]Report Period

Leonard

**County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

[illegible]

## EXPENSE CATEGORIES

Report Period **# 2**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

1 NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 2**

Leonard

County Commissioner, District

**IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised: 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

**CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE☐ LEGAL DEFENSE FUND [What is this?](#)☐ AMENDED**Report #1 - Due May 24, 2016**

Period: Jan 01, 2016 - May 20, 2016

**Report #2 - Due June 10, 2016**

Period: May 21, 2016 - Jun 09, 2016

**Report #3 - Due October 18, 2016**

Period: Jun 10, 2016 - Oct 14, 2016

**Report #4 - Due November 04, 2016**

Period: Oct 15, 2016 - Nov 03, 2016

**Report #5 - Due January 15, 2017**

Period: Nov 04, 2016 - Dec 31, 2016

**Annual Filing - Due January 15, 2017**

Period: Jan 01, 2016 - Dec 31, 2016

\* Report #5 suffices for the 2017 Annual Filing only if Report #s 1, 2, 3 and 4 are previously filed.

**FILED**

May 20 2016

**BARBARA K.  
CEGAVSKE  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11)	\$ 0.00	\$0.00

**AFFIRMATION**

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.  
AND

☒ I have agreed to the following terms and conditions:

I declare, under penalty of perjury or under an oath to God, that the information I submitted herein to the Secretary of State for the State of Nevada is true and correct, and is not submitted for any improper purpose, and that I am authorized to submit the information, and to the best of my knowledge complies with NRS Chapter 294A. I have reviewed the NRS 225.083 Notice. I understand it is unlawful to submit any illegal, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by state and federal law, to the Secretary of State, and agree to indemnify the Secretary of State, and any other parties entitled thereto, for any damages incurred for any unlawful, unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by the federal and state law, submitted to the Secretary of State by my use of this electronic filing system. I further understand that I may be subject to criminal (NRS 239.330) and/or civil (NRS 225.084) penalties for submitting any unlawful unauthorized, fraudulent, forged, deceptive, defamatory, illicit, or improper information, as defined by federal and state law. I understand and agree that all information submitted is the property of the Secretary of State, and may be monitored for all lawful purposes. I further understand that during such monitoring, all information, including personal information placed on this system, may be examined, copied, and used for any authorized purpose. By submitting this report I intend to identify myself as the authorized person signing this document and with the present intent to authenticate my signature as such.

**Leonard****05/20/2016**

Signature

Date

**MONETARY****Report Period**






## WRITTEN COMMITMENTS

Report Period **# 1**Leonard  
Name (print)County Commissioner, District  
Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**  
(Transfer Total Amount of All Written Commitments to Line 4 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u> 	<u>AMOUNT OF COMMITMENT</u>

## IN KIND CONTRIBUTIONS

Report Period **# 1**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE CONTRIBUTOR, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Contributions to Line 5 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND

Report Period

**CONTRIBUTIONS**

# 1

**Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS IN EXCESS OF \$100 OR,  
WHEN ADDED TOGETHER FROM ONE ENTITY, THAT EXCEED \$100**

(Transfer Total Value of All In Kind Written Commitments to Line 6 of Contributions Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE IN KIND WRITTEN COMMITMENT</u>	<u>DATE OF IN KIND WRITTEN COMMITMENT</u>	<u>VALUE OF IN KIND WRITTEN COMMITMENT</u>

**EXPENSE CATEGORIES**

Report Period # 1

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**EXPENSE CATEGORIES (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Fees for filing declarations of candidacy or acceptances of candidacy	L
Repayments or forgiveness of loans	M
Disposal of unspent contributions pursuant to NRS 294A.160	N
Other miscellaneous expenses	O

<sup>1</sup> NRS 294A.362 requires "In Kind" contributions and expenses to be reported on a separate form, which is attached hereto.

**MONETARY EXPENSES**Report Period **# 1**

Leonard

County Commissioner, District


Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES IN EXCESS OF \$100**

(Transfer Total Amount of All Campaign Expenses to Line 9 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY</u> <i>(NRS 294A.365)</i>	<u>DATE OF EXPENSE</u> 	<u>AMOUNT OF EXPENSE</u>

**IN KIND EXPENSES**Report Period **# 1****Leonard****County Commissioner, District**


Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES IN EXCESS OF \$100**

(Transfer Total Value of All In-Kind Expenses to Line 10 of Expenses Summary)

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u> 	<u>VALUE OR COST OF IN KIND EXPENSE</u>

EL201

Revised 8-13-13

NRS 294A.120; 294A.125;

294A.160; 294A.200;

294A.362; 294A.373

**CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE   ☐ PAC   ☐ POLITICAL PARTY   ☐ INDEPENDENT EXPENDITURE  
☐ NONPROFIT CORP   ☐ LEGAL DEFENSE FUND   ☐ AMENDED

- ☐ **Report #1 - Due March 12, 2013**  
Period: Jan 01, 2013 - Mar 08, 2013
- ☐ **Report #2 - Due March 29, 2013**  
Period: Mar 09, 2013 - Mar 28, 2013
- ☐ **Report #3 - Due May 14, 2013**  
Period: Mar 29, 2013 - May 10, 2013
- ☐ **Report #4 - Due May 31, 2013**  
Period: May 11, 2013 - May 30, 2013
- ☐ **Report #5 - Due January 15, 2014**  
Period: May 31, 2013 - Dec 31, 2013
- ☒ **Annual Filing - Due January 15, 2014**  
Period: Jan 01, 2013 - Dec 31, 2013

**FILED**

Jan 13 2014

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

\* Report #5 suffices for Annual Filing, due Jan. 15, 2014, only if Report #'s 1, 2, 3 and 4 are previously filed

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 0.00	\$0.00

**AFFIRMATION**

MUST SELECT AT LEAST ONE:

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.☐ I Declare Under an Oath to God that the Forgoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

**Leonard****01/13/2014**

Signature

Date

**MONETARY  
CONTRIBUTIONS**

Report Period # An.

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE CONTRIBUTION</u>	<u>DATE OF CONTRIBUTION</u>	<u>AMOUNT OF CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>



**WRITTEN COMMITMENTS**

Report Period # An.

**Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u>	<u>AMOUNT OF COMMITMENT</u>

**IN KIND CONTRIBUTIONS**

Report Period # An.

**Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

## IN KIND CONTRIBUTIONS

[illegible]

### WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS

Report Period	# An.
---------------	-------

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

[illegible]

Report Period # An.

**County Commissioner, District**

District (if applicable)

### Expense Categories (NRS 294A.365)

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Other miscellaneous expenses	L

**NRS 294A.362 requires "In Kind" contributions and expenses to be reported separately.**

**MONETARY EXPENSES**

Report Period # An.

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>

**IN KIND EXPENSES**

Report Period # An.

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

### IN KIND EXPENSES

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

Prescribed by Secretary of State

NRS 294A.120, 294A.125,

294A.140, 294A.150, 294A.160

294A.200, 294A.210, 294A.220, 294A.362

**CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE ☐ PAC ☐ POLITICAL PARTY ☐ INDEPENDENT EXPENDITURE  
☐ NONPROFIT CORP ☐ LEGAL DEFENSE FUND ☒ AMENDED☐ **Annual Filing - Due January 15, 2012**  
Period: Jan 01, 2011 - Dec 31, 2011☐ **Report #1 - Due May 22, 2012**  
Period: Jan 01, 2012 - May 18, 2012☐ **Report #2 - Due June 08, 2012**  
Period: May 19, 2012 - Jun 07, 2012☐ **Report #3 - Due October 16, 2012**  
Period: Jun 08, 2012 - Oct 12, 2012☐ **Report #4 - Due November 02, 2012**  
Period: Oct 13, 2012 - Nov 01, 2012☒ **Report #5 - Due January 15, 2013\***  
Period: Nov 02, 2012 - Dec 31, 2012☐ **Annual Filing - Due January 15, 2013**  
Period: Jan 01, 2012 - Dec 31, 2012

\* Report #5 suffices for the 2013 Annual Filing only if Report #'s 1, 2, 3 and 4 are previously filed

**FILED**

Sep 11 2013

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 1,548.43	\$25,699.89
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 49.50	\$49.50
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 1,597.93	\$25,749.39

**AFFIRMATION**

MUST SELECT AT LEAST ONE:

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.☐ I Declare Under an Oath to God that the Foregoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

Leonard

09/11/2013

Signature

Date

Report Period # 5




**WRITTEN COMMITMENTS**Report Period **# 5****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u> 	<u>AMOUNT OF COMMITMENT</u>

**IN KIND CONTRIBUTIONS**Report Period **# 5**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

WRITTEN COMMITMENTS FOR IN KIND  
CONTRIBUTIONS

Report Period # 5

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

## **WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS**

[illegible]

## EXPENSE CATEGORIES

Report Period # 5

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**Expense Categories (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Other miscellaneous expenses	L

**NRS 294A.362 requires "In Kind" contributions and expenses to be reported separately.**

**MONETARY EXPENSES**Report Period **# 5****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>
<u>Peppermill Hotel Casino</u> 2707 S. Virginia St. Reno, NV 89510	H	11/06/2012	\$429.38
<u>Wild Horse Saloon and Restaurant</u> 1000 Wild Horse Canyon Drive Sparks, NV 89434	H	11/06/2012	\$500.00
<u>GRAPHICS UNLIMITED</u> 1086 GREG ST SPARKS, NV 89431	D	11/09/2012	\$421.55
<u>Comstock Chronicle</u> P.O. Box 530 Virginia City, NV 89440-0530	D	11/16/2012	\$197.50

**IN KIND EXPENSES**Report Period **# 5****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>


Prescribed by Secretary of State

NRS 294A.120, 294A.125,

294A.140, 294A.150, 294A.160

294A.200, 294A.210, 294A.220, 294A.362

**CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

☒ CANDIDATE   ☐ PAC   ☐ POLITICAL PARTY   ☐ INDEPENDENT EXPENDITURE  
☐ NONPROFIT CORP   ☐ LEGAL DEFENSE FUND   ☐ AMENDED
☐ **Annual Filing - Due January 15, 2012**

Period: Jan 01, 2011 - Dec 31, 2011

☐ **Report #1 - Due May 22, 2012**

Period: Jan 01, 2012 - May 18, 2012

☐ **Report #2 - Due June 08, 2012**

Period: May 19, 2012 - Jun 07, 2012

☐ **Report #3 - Due October 16, 2012**

Period: Jun 08, 2012 - Oct 12, 2012

☒ **Report #4 - Due November 02, 2012**

Period: Oct 13, 2012 - Nov 01, 2012

☐ **Report #5 - Due January 15, 2013\***

Period: Nov 02, 2012 - Dec 31, 2012

☐ **Annual Filing - Due January 15, 2013**

Period: Jan 01, 2012 - Dec 31, 2012

\* Report #5 suffices for the 2013 Annual Filing only if Report #'s 1, 2, 3 and 4 are previously filed

**FILED**

Nov 2 2012

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 1,734.00	\$24,151.46
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 1,734.00	\$24,151.46

**AFFIRMATION**

MUST SELECT AT LEAST ONE:

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.☐ I Declare Under an Oath to God that the Forgoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

**Leonard**

Signature

**11/02/2012**

Date

**MONETARY  
CONTRIBUTIONS**Report Period **# 4****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE CONTRIBUTION</u>	<u>DATE OF CONTRIBUTION</u> ↑	<u>AMOUNT OF CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>



**WRITTEN COMMITMENTS**Report Period **# 4****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u>	<u>AMOUNT OF COMMITMENT</u>

**IN KIND CONTRIBUTIONS**Report Period **# 4**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

**WRITTEN COMMITMENTS FOR IN KIND  
CONTRIBUTIONS**Report Period **# 4**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

## WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS

[illegible]

## EXPENSE CATEGORIES

Report Period # 4

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**Expense Categories (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Other miscellaneous expenses	L

**NRS 294A.362 requires "In Kind" contributions and expenses to be reported separately.**

**MONETARY EXPENSES**Report Period **# 4****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>
<u>Kimmie Candy Co</u> 525 Reactor Way RENO, NV 89502	D, H	10/26/2012	\$102.50
<u>Comstock Chronicle</u> 1002 C Street Sparks, NV 89431	D, H	10/31/2012	\$715.00
<u>Virginia City News</u> P. O. Box 1174 Virginia City, NV 89440	D	11/01/2012	\$916.50

**IN KIND EXPENSES**Report Period **# 4****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>


Prescribed by Secretary of State  
NRS 294A.120, 294A.125,  
294A.140, 294A.150, 294A.160  
294A.200, 294A.210, 294A.220, 294A.362

**CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT**

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)



CANDIDATE



PAC



POLITICAL PARTY



INDEPENDENT EXPENDITURE



NONPROFIT CORP



LEGAL DEFENSE FUND



AMENDED



Annual Filing - Due January 15, 2012

Period: Jan 01, 2011 - Dec 31, 2011



Report #1 - Due May 22, 2012

Period: Jan 01, 2012 - May 18, 2012



Report #2 - Due June 08, 2012

Period: May 19, 2012 - Jun 07, 2012



Report #3 - Due October 16, 2012

Period: Jun 08, 2012 - Oct 12, 2012



Report #4 - Due November 02, 2012

Period: Oct 13, 2012 - Nov 01, 2012



Report #5 - Due January 15, 2013\*

Period: Nov 02, 2012 - Dec 31, 2012



Annual Filing - Due January 15, 2013

Period: Jan 01, 2012 - Dec 31, 2012

\* Report #5 suffices for the 2013 Annual Filing only if Report #'s 1, 2, 3 and 4 are previously filed

**FILED**

Oct 16 2012

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 21,163.32	\$22,417.46
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 21,163.32	\$22,417.46

**AFFIRMATION**

MUST SELECT AT LEAST ONE:



I Declare Under Penalty of Perjury That the Foregoing is True and Correct.



I Declare Under an Oath to God that the Foregoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

Leonard

Signature

10/16/2012

Date

## Report Period # 3

District (if applicable)

[illegible]



**CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT****State of Nevada****Leonard****County Commissioner, District**

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

- ☒ CANDIDATE ☐ PAC ☐ POLITICAL PARTY ☐ INDEPENDENT EXPENDITURE  
☐ NONPROFIT CORP ☐ LEGAL DEFENSE FUND ☐ AMENDED

☐ **Annual Filing - Due January 15, 2012**

Period: Jan 01, 2011 - Dec 31, 2011

☐ **Report #1 - Due May 22, 2012**

Period: Jan 01, 2012 - May 18, 2012

☒ **Report #2 - Due June 08, 2012**

Period: May 19, 2012 - Jun 07, 2012

☐ **Report #3 - Due October 16, 2012**

Period: Jun 08, 2012 - Oct 12, 2012

☐ **Report #4 - Due November 02, 2012**

Period: Oct 13, 2012 - Nov 01, 2012

☐ **Report #5 - Due January 15, 2013\***

Period: Nov 02, 2012 - Dec 31, 2012

☐ **Annual Filing - Due January 15, 2013**

Period: Jan 01, 2012 - Dec 31, 2012

\* Report #5 suffices for the 2013 Annual Filing only if Report #'s 1, 2, 3 and 4 are previously filed

**FILED**

Jun 8 2012

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

**CONTRIBUTIONS SUMMARY**

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
1. Total Monetary Contributions Received in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$ 0.00
2. Total Monetary Contributions in the Form of Loans Guaranteed by a 3rd-Party in Excess of \$100 (See page 1 of instruction sheet)	\$ 0.00	\$0.00
3. Total Monetary Contributions in the Form of Loans that were Forgiven in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
4. Total Amount of Written Commitments for Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
5. Total Value of In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

**EXPENSES SUMMARY**

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$1,254.14
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 0.00	\$1,254.14

**AFFIRMATION**

MUST SELECT AT LEAST ONE:

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.☐ I Declare Under an Oath to God that the Foregoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

**Leonard****06/08/2012**

Signature

Date


**MONETARY  
CONTRIBUTIONS**Report Period **# 2****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE CONTRIBUTION</u>	<u>DATE OF CONTRIBUTION</u> 	<u>AMOUNT OF CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

## WRITTEN COMMITMENTS

Report Period # 2

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u>	<u>AMOUNT OF COMMITMENT</u>

## IN KIND CONTRIBUTIONS

Report Period # 2

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND CONTRIBUTIONS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION</u>	<u>DATE OF IN KIND CONTRIBUTION</u>	<u>DESCRIPTION OF IN KIND CONTRIBUTION</u>	<u>VALUE OR COST OF IN KIND CONTRIBUTION</u>	<u>CHECK HERE IF LOAN</u>	<u>NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY</u>	<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR</u>

**WRITTEN COMMITMENTS FOR IN KIND  
CONTRIBUTIONS**Report Period **# 2**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

### WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS

[illegible]

## EXPENSE CATEGORIES

Report Period **# 2**

**Leonard**  
Name (print)

**County Commissioner, District**  
**Office (if applicable)**

District (if applicable)

**Expense Categories (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Other miscellaneous expenses	L

**NRS 294A.362 requires "In Kind" contributions and expenses to be reported separately.**

**MONETARY EXPENSES**Report Period **# 2****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>

**IN KIND EXPENSES**Report Period **# 2**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>

Prescribed by Secretary of State

NRS 294A.120, 294A.125,

294A.140, 294A.150, 294A.160

294A.200, 294A.210, 294A.220, 294A.362



# CAMPAIGN CONTRIBUTIONS AND EXPENSES REPORT

State of Nevada

Leonard

County Commissioner, District

Name

Office (if applicable)

District (if applicable)

Mailing Address

Telephone No.

E-Mail Address

Select Appropriate Box(es)

- ☒ CANDIDATE ☐ PAC ☐ POLITICAL PARTY ☐ INDEPENDENT EXPENDITURE  
☐ NONPROFIT CORP ☐ LEGAL DEFENSE FUND ☐ AMENDED

Annual Filing - Due January 15, 2012

Period: Jan 01, 2011 - Dec 31, 2011

Report #1 - Due May 22, 2012

Period: Jan 01, 2012 - May 18, 2012

Report #2 - Due June 08, 2012

Period: May 19, 2012 - Jun 07, 2012

Report #3 - Due October 16, 2012

Period: Jun 08, 2012 - Oct 12, 2012

Report #4 - Due November 02, 2012

Period: Oct 13, 2012 - Nov 01, 2012

Report #5 - Due January 15, 2013\*

Period: Nov 02, 2012 - Dec 31, 2012

Annual Filing - Due January 15, 2013

Period: Jan 01, 2012 - Dec 31, 2012

\* Report #5 suffices for the 2013 Annual Filing only if Report #'s 1, 2, 3 and 4 are previously filed

**FILED**

May 22 2012

**ROSS MILLER  
SECRETARY OF STATE**

FOR OFFICE USE ONLY

## CONTRIBUTIONS SUMMARY

	This Period	Cumulative From Beginning of Report Period #1 through End of This Reporting Period
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6. Total Value of Written Commitments for In Kind Contributions in Excess of \$100 (See page 2 of instruction sheet)	\$ 0.00	\$0.00
7. Total Amount of all Contributions of \$100 or less (See page 2 of instruction sheet)	\$ 0.00	\$0.00
8. Total Amount of All Contributions (Add Lines 1 through 7) (See page 2 of instruction sheet)	\$ 0.00	\$0.00

## EXPENSES SUMMARY

9. Total Monetary Expenses Paid in Excess of \$100 (See page 2 of instruction sheet)	\$ 1,254.14	\$1,254.14
10. Total Value In Kind Expenses in Excess of \$100 (See page 3 of instruction sheet)	\$ 0.00	\$0.00
11. Total Amount of all Expenses of \$100 or less (See page 3 of instruction sheet)	\$ 0.00	\$0.00
12. Total Amount of All Expenses (Add Lines 9 through 11) (See page 3 of instruction sheet)	\$ 1,254.14	\$1,254.14

## AFFIRMATION

MUST SELECT AT LEAST ONE:

☒ I Declare Under Penalty of Perjury That the Foregoing is True and Correct.

☐ I Declare Under an Oath to God that the Foregoing is True and Correct\*

\* A declaration under an oath to God is subject to the same penalties as declaration under penalty of perjury

Leonard

05/22/2012

Signature

Date

Report Period # 1

District (if applicable)

**WRITTEN COMMITMENTS**Report Period **# 1****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**WRITTEN COMMITMENTS**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE THE COMMITMENT</u>	<u>DATE OF COMMITMENT</u>	<u>AMOUNT OF COMMITMENT</u>

**IN KIND CONTRIBUTIONS**Report Period **# 1**

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

### IN KIND CONTRIBUTIONS

NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO MADE IN KIND CONTRIBUTION	DATE OF IN KIND CONTRIBUTION	DESCRIPTION OF IN KIND CONTRIBUTION	VALUE OR COST OF IN KIND CONTRIBUTION	CHECK HERE IF LOAN	NAME AND ADDRESS OF 3rd PARTY IF LOAN GUARANTEED BY 3rd PARTY	NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO FORGAVE THE LOAN, IF DIFFERENT THAN CONTRIBUTOR

WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS

Report Period # 1

Leonard

County Commissioner, District

Name (print)

Office (if applicable)

District (if applicable)

## WRITTEN COMMITMENTS FOR IN KIND CONTRIBUTIONS

[illegible]

## EXPENSE CATEGORIES

Report Period # 1

Leonard

**County Commissioner, District**

Name (print) \_\_\_\_\_

Office (if applicable)

District (if applicable)

**Expense Categories (NRS 294A.365)**

CATEGORIES	CODE
Office expenses	A
Expenses related to volunteers	B
Expenses related to travel	C
Expenses related to advertising	D
Expenses related to paid staff	E
Expenses related to consultants	F
Expenses related to polling	G
Expenses related to special events	H
Expenses related to legal defense fund	I
Goods and services provided in kind for which money would otherwise have been paid	J
Contributions made to: (i) another candidate; (ii) a nonprofit corporation that is registered or required to be registered pursuant to NRS 294A.225; (iii) a PAC that is registered or required to be registered pursuant to NRS 294A.230; or (iv) a Recall Committee that is registered or required to be registered pursuant to NRS 294A.250	K
Other miscellaneous expenses	L

**NRS 294A.362 requires "In Kind" contributions and expenses to be reported separately.**

**MONETARY EXPENSES**Report Period **# 1****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**MONETARY EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE PAYMENT FOR THE EXPENSE</u>	<u>CATEGORY (NRS 294A.365)</u>	<u>DATE OF EXPENSE</u>	<u>AMOUNT OF EXPENSE</u>
<u>Storey County Clerks Office</u> 26 S. B Street VIRGINIA CITY, NV 89440	G, L	03/08/2012	\$100.00
<u>Storey County Clerk</u> Courthouse Virginia City, NV 89440	D	03/09/2012	\$160.14
<u>Rich Crombie/ NV Shows</u> 819 Mill Street RENO, NV 89502	D	04/12/2012	\$150.00
	D	04/19/2012	\$175.00
	D	04/19/2012	\$280.00
	D	04/26/2012	\$389.00

**IN KIND EXPENSES**Report Period **# 1****Leonard****County Commissioner, District**

Name (print)

Office (if applicable)

District (if applicable)

**IN KIND EXPENSES**

<u>NAME AND ADDRESS OF PERSON, GROUP OR ORGANIZATION WHO RECEIVED THE IN KIND GOOD OR SERVICE</u>	<u>DESCRIPTION OF IN KIND EXPENSE</u>	<u>DATE OF IN KIND EXPENSE</u>	<u>VALUE OR COST OF IN KIND EXPENSE</u>


Prescribed by Secretary of State  
NRS 294A.120, 294A.125,  
294A.140, 294A.150, 294A.160  
294A.200, 294A.210, 294A.220, 294A.362



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1 11. I am well aware that I am a public official and public figure and I am used to suffering  
2 the "slings and arrows" from time to time in the public forum.

3 12. I have, perhaps more than any other public figure in Nevada, withstood  
4 some fairly vicious public attacks by political opponents in the press at times over the past two  
5 decades and I fully understand that attacks against me "come with the territory."

6 13. The Defendant's attacks on me with false and defamatory statements have been  
7 continuous, unrelenting, and constantly targeting me personally.

8 14. The false statements made by the Defendant are far beyond acceptable and legal  
9 conduct, and I felt compelled to take action to protect my reputation.

10 15. Because of the false unending stream of defamatory statements published by the  
11 Defendant about me, I filed a Complaint against the Defendant for Defamation Per Se.

12 16. As stated above, the Defendant published and publishes the Website. I  
13 have seen that the Home page of the Website and every other section contained therein,  
14 including the "News," "Editorial," "Letters to the Editor," "About the," and  
15 "Community News," sections, all contain the statement: "Support the and Keep Fact Based  
16 News about Ad Free." Since the filing of this suit, those words about the being Fact  
17 Based News no longer appear.

18 17. In writing about the instant matter, the Defendant mentions that I have a conflict of  
19 interest "as I wear hats on both sides of the negotiating table." This is completely false.

20 18. The Defendant further writes about me: "A conflict of interest that places the  
21 self-interest of the Marketing Manager and exclusive Real Estate Broker for above the  
22 interests of County Taxpayers, voters, and citizens." This is completely false.

23 19. I am and was a member of the Board of Commissioners for Nevada,  
24 an elected position, and I am a principal in and the Director of Marketing for the  
25 (hereinafter " ").

26 20. My company, Commercial Real Estate Services, is and has been the  
27 exclusive broker for , which is a massive 80,000 acre park that encompasses a 30,000 acre  
28 industrial complex approximately east of Nevada in County, Nevada, and

1 is the largest industrial park of its kind in the United States.

2 21. presently has over 16 million Square Feet of Industrial space in use by over 130  
3 different companies, with over 15,000 permanent and temporary jobs created in 15 years.

4 22. I have been instrumental in attracting such nationally recognized firms as  
5 Tesla/Panasonic, who is building a "gigafactory," a massive 6 million square foot manufacturing  
6 facility, SWITCH, who is building a huge data storage co-location campus comprised of a number  
7 of buildings totaling more than 7 million square feet under roof, GOOGLE, who just purchased 1200  
8 acres earlier in 2017, as well as other global companies such as eBay, Wal-Mart, Tire Rack, Jet.com,  
9 PetSmart, Blockchains, LLC, and US Ordinance, to name a few.

10 23. has provided thousands of jobs for Nevada and it is anticipated that  
11 Tesla/Panasonic and SWITCH alone will together generate 10,000 more jobs for Nevada  
12 and over \$400 million in payroll annually at full build out.

13 24. I have received a number of awards such as the Reno Small Business Entrepreneur  
14 of the year in 2009, Reno Man of the Year in 2000 and the Development Award for Environmental  
15 Excellence in Development in 1997.

16 25. In or around 2015, Governor Brian Sandoval personally presented me and my two  
17 partners, the EDAWN President's Award for completing what the Governor called the "The  
18 Deal of the Century" in landing and closing the Tesla deal.

19 26. I am the face of .

20 27. I also have decades of good service to Nevada.

21 28. Each year my businesses and I deliver and donate over \$100,000 in food donations  
22 and labor to needy seniors in County and to a school "food in a backpack" program for  
23 children from families in need.

24 29. Beginning in 2017, the Defendant in an effort to embarrass, discredit and impugn me,  
25 published a huge number blatantly defamatory statements about me on the Website.

26 30. On the Website, the Defendant published a series of statements accusing  
27 me of not living in my actual residence and even accusing me of committing perjury about my  
28 residence on official documents.

1 31. On or around April 7, 2017, the Defendant published the following on the  
2 Website:

3 Team would have never subjected the citizens to the polarizing effect of the  
4 recall effort had it not been for the County resident who thinks he knows  
5 what is best for the taxpayers who shoulder the tax burden of Don , Lance  
and the rest of the tax escapers at the Center. (Emphasis added).

6 32. The clear inference from the Defendant's statement is that I am not a resident of  
7 County.

8 33. On or around April 18, 2017, the Defendant wrote on the Website, the  
9 following:

10 The debacle we emerged from a week ago today is not the kind of thing our county  
11 should be making the news with. Sadly, the most equal member of County (if  
12 you believe he actually lives at ) cares more about himself  
than the county he represents. (Emphasis added).

13 34. The clear inference from the Defendant's statement is that I am not a resident of  
14 County.

15 35. Then, on or around May 20, 2017, the Defendant wrote the following on the  
16 Website:

17 "I want the people of County to know that I am a man of integrity and my  
18 word is more valuable than gold. This County has been very, very good to me and I  
19 want to deliver on promises I made over and over to the good people of  
County regarding the cash that would be gushing around here. I want to thank them  
20 along with the entire Team for helping Mr. and me becoming  
the wealthiest people who do business in County but don't actually live  
here" said Mr. . (Emphasis added).

21 36. The clear inference from the Defendant's statement is that I am not a resident of  
22 County. Also, I never made that statement nor any statement to that effect.

23 37. On or about October 16, 2017, the Defendant published the following statements on  
24 the Website accusing me of perjury:

25 The purpose of this complaint is to hold accountable County Commissioner  
26 and Planning Commissioner for committing perjury when they  
27 filed paperwork claiming to live somewhere it is illegal to live. Since they took office  
28 illegally and since they don't actually live at (or  
anywhere else in the county for that matter) and can't legally reside where they  
claimed they did, we conclude and insist they be prosecuted for perjury and  
removed from office. (Emphasis added).

1 38. In the same publication, the Defendant attaches what appears to be a letter to the  
2 Attorney General.

3 39. I have never been officially notified by any law enforcement or governmental  
4 organization about any investigation whatsoever challenging my residency in County.

5 40. On or around December 3, 2017, the Defendant wrote the following on the  
6 Website:

7 Special Interests

8 The Commissioner Lance — Special Interest merry-go-round that gives  
9 Mr. and access to the County check book, tax coffers, real  
property and special consideration regarding rules and regulations.

10 Failing to require Mr. to reside in the district he represents within  
11 County.

12 41. The clear inference from the Defendant's statement is that I am not a resident of  
13 County. In addition, I do not have access to County Checks, tax revenues or real  
14 property.

15 42. Contrary to the Defendant's assertions, I do live in County, Nevada. My  
16 address is and I have lived there for around twelve years or more.

17 43. I certainly never committed perjury as alleged by the Defendant. The Defendant's  
18 statements are not true.

19 44. On or about August 6, 2017, the Defendant published the following false and  
20 defamatory statements on the Website stating that I engaged in reverse graft:

21 Back to the Pipeline Hustle.

22 When this deal is approved by Marshall McBride and Jack McGuffey, will  
23 have accomplished another spectacular job of bamboozling County officials.  
24 It will mean that County and Nevada Taxpayers have dumped \$100 million  
dollars of what can only be described as "reverse graft" directly into the pockets of  
the band of merry sters.

25 45. In addition to the foregoing quote, the article was replete with several other false  
26 references to reverse graft on my part and my business associates.

27 46. The article then alludes to include some feeble attempt at diligence on the part of the  
28

1 Defendant to support his statements without any effort to really verify the truth.

2 47. First of all, there was and is no reverse graft as alleged by the Defendant and there  
3 is certainly no payment of \$100 million into my pockets and those of my business associates.

4 48. The Defendant's statements are not even remotely true.

5 49. The simple truth is that the       fronted the costs for the construction of certain  
6 infrastructure to the tune of around \$100 million free of charge and interest free.

7 50. The infrastructure included roads, drainage culverts, bridges, Interchanges, power  
8 lines, water, and sewer to name a few, all of which benefit       County.

9 51. Of this infrastructure,       dedicated at the time half to       County free of Charge.

10 52. Pursuant to certain formulas,       County is to reimburse       over a lengthy period  
11 of time for the portion of the infrastructure dedicated.

12 53. This payment is to come from any surplus that       County has from revenue  
13 generated by the       that includes revenues from Real and Personal Property Taxes, Room Taxes,  
14 Fuel Taxes, Franchise Fees and Business License Fees, among other types of reveunes.

15 54. The surplus or loss is calculated at the end of each year by an audit conducted by a  
16 licensed CPA.

17 55. After subtracting an agreed upon amount for expenses, which include the county  
18 payroll, maintenance costs, First Responders, and general administration, the surplus is divided with  
19 County receiving approximately 65% of the surplus and       getting approximately 35% of  
20 the surplus as repayment for       's outlays for the infrastructure.

21 56. If there is no surplus,       eats the expense it fronted for the infrastructure.

22 57. There is no interest for       to carry the \$50 million.

23 58. As for the pipeline,       County is not paying anything upfront for it nor paying  
24 for the bond processing nor offering.

25 59. It is a new, separate \$60 million project funded by state bonds sold on Wall Street.

26 60. It is my understanding that the bond payments from the Pipeline will be funded by  
27 real and personal property taxes on new construction projects generated because of the pipeline.

28 61. In addition, the State of Nevada covers some of the cost of the bond repayments.

1 62. Of particular import, these taxes that will be generated on new construction would  
2 not be there but for the pipeline.

3 63. If there is no money generated from new construction, as is my understanding,  
4 will have to cover the bond.

5 64. Contrary to the Defendant's assertion, in light of a massive recent deal where over  
6 64,000 acres was sold to a tech company called Blockchains, LLC, is done selling at (with  
7 the exception of a few hundred acres), there is no more money to be made by from land sales  
8 generated by the pipeline water.

9 65. On or about February 2, 2017, the Defendant published the following false and  
10 defamatory statements on the Website stating that I didn't follow the law when the  
11 was relicensed after a related brothel was closed and then reopened as the

12 Specifically, the Defendant published the following statement on the Website:

13 . . . . Funny thing is, the courts didn't agree and the investor won. But, in the  
14 meantime, because Lance had shut down the and reopened it as the  
15 he thought he didn't need to go through the investigation that the Nevada  
16 Revised Statutes require for the opening of a new brothel. He didn't want to follow  
17 the law. The County Commissioners even agreed with him. Why should Lance, the  
18 man who's been a virtual Santa Claus (at least he tries to convince people he is) for  
19 County, have to follow the law? Sheriff Antinoro said the law had to be  
20 followed and that the had to be closed for the required number of days, per  
21 state statute, for the investigation with which ALL brothels must comply.

22 66. The Defendant's statement is not true.

23 67. I had a lender (a company called TG Investments) who lent money in the mid 2000's.

24 68. As part of the loan payment terms, the lender was entitled to a percentage cut of the  
25 revenue from the Brothel (Cash Asset Management, LLC, hereinafter "CAM").

26 69. Under the County Code, the lender was supposed to get licensed.

27 70. When it came time to do so, the lender was unable or unwilling to get licensed.

28 71. This in turn required me to disclose this unlicensed lender relating to  
which I did indeed do to comply with the law.

72. The County Licensing Board rescinded the brothel License as it  
had a lender with an unlicensed financial interest, but then simultaneously granted an extension to

1 the license of Cash Processing Services, LLC ( ) to operate out of that facility as the  
2 was not impacted by that lender.

3 73. I did follow the legal requirements precisely.

4 74. I self-reported that my lender failed to get a brothel license.

5 75. I went through a complete licensing process to include a full background check and  
6 financial review by a local CPA, all of which was supervised by my longstanding political opponent,  
7 the Sheriff, Gerald Antinoro.

8 76. In truth and fact, I disclosed in order to comply the applicable law contrary to the  
9 assertions contained in the Defendant's publication.

10 77. On or about December 3, 2017, the Defendant wrote that I am receiving land from  
11 County with zero consideration. Specifically, the Defendant in the Website  
12 wrote:

13 Special Interests

14 The Commissioner Lance - Special Interest merry-go-round that gives  
15 Mr. and access to the County check book, tax coffers, real  
property and special consideration regarding rules and regulations.

16 Repeatedly reconveying County property to with zero consideration  
17 or payment that has turned around and included the free property into lucrative  
land deals, including the one that gave a portion of the to (for  
18 free) which Mr. and turned around and sold to NDOT for \$43 Million  
Dollars (without giving us a single penny or paying down the \$47 Million Dollar  
19 County Credit Card balance).

20 78. This is not true. I, Lance , have never received title to land from  
21 County in any transaction, never-not once.

22 79. In the first place, built the first 5 miles of and dedicated a part of  
23 the road and drainage facilities to the County.

24 80. In order to bring Tesla and its Gigafactory into County, agreed to give  
25 Tesla 1,000 acres of land free, and give the state of Nevada land for the right of way extension from  
26 the southern end of to .

27 81. received payment from NDOT for that extension right of way, which was  
28 required by law. As part of the transaction, County reconveyed a small segment (less than 2



1 mi) of which transferred in turn transferred to NDOT. This was a massive benefit  
2 for County as the County was getting the Tesla Gigafactory and the massive tax and fee  
3 revenue generated in the future after the abatements ended.

4 82. County was also getting a new State Highway, maintained in perpetuity by  
5 NDOT, and huge positive press, which later drew Tesla, Switch, and Google in to the County.

6 83. Out of all four parties (Tesla, , NDOT, County) County came out  
7 of the deal in a very good financial position - without paying a single cent out of pocket.

8 84. So gave up 1,000 acres of prime industrial land for free and a 400 ft wide right  
9 of way for approximately 15 miles and only received compensation for the 15 miles of right of way.  
10 The concept was that both County and would give up some consideration in order to  
11 secure the Tesla deal.

12 85. did not get the all of back from the County for free, as claimed  
13 by Defendant.

14 86. There have been a couple transactions over the last couple years where County  
15 deeded very small segments of land back to , but in each case the land was either exchanged with  
16 other land given to County, or was part of a deal where a landowner took over maintenance  
17 responsibility for a drainage area.

18 87. Further, in each case these transfers were to facilitate a company moving into  
19 which is of tremendous benefit to County, which would collect future tax and fee revenue  
20 from that company. Thus, the County received substantial consideration in each and every instance.

21 88. This is not a matter of opinion or conjecture as tax and/or fee revenue to the county  
22 is a certainty whenever a private owner takes title to land in , even if they don't build on site as  
23 they still have to pay property taxes.

24 89. For example, take the instance where the County has title to a drainage area, the  
25 county generates no revenue on that drainage area as it is County owned.

26 90. In order to facilitate a company coming in to who desires a pad or site that  
27 slightly encroaches into the drainage area, the county deeds the small encroached area back to  
28 (who initially dedicated it to the County in the first place) so that can include it in the sale to the

1 incoming company.

2 91. The incoming company takes title, and has to maintain the portion of the drainage  
3 facility on their property, and pays property taxes starting immediately.

4 92. Then if the company builds a facility, it generates many different forms of substantial  
5 revenue for the county, including real and personal property taxes, permit fees, business license fees,  
6 power franchise fees, etc.

7 93. The economic benefit to the County is far, far in excess of the minimal fair market  
8 value of the portion of the drainage area transferred to .

9 94. Notwithstanding the foregoing, the Defendant's statements that I as an individual,  
10 have received land for free from County, is a blatant and utter falsehood.

11 95. In two different posts, on or about April 29, 2017, and May 1, 2017, the Defendant  
12 on the Website wrote that my trip to Washington, D.C. partly paid for by County  
13 was not work related and was not a legitimate trip.

14 96. The Defendant also reiterated that the trip was not legitimate on the  
15 Website on or about May 2, 2017.

16 97. This is not true. The trip to Washington by me was on behalf of County and  
17 was taken by me and former County Commissioner and current County Lobbyist, Burn

18 .  
19 98. There was significant lobbying by Mr. and I regarding the zip code bill in  
20 Congress and meetings with Nevada Senator Dean Heller and Congressional staff regarding the  
21 same.

22 99. This was and is an issue where millions of dollars are at issue for County.

23 100. Moreover, the cost of the trip to the County was minimal compared to the potential  
24 gain.

25 101. In addition, Mr. and I had a lengthy private lunch and meeting with retired  
26 Congressman Jon , who is the County lobbyist in Washington, along with his staff.

27 102. In this meeting, Mr. and I covered all the major issues where action is wanted  
28 in Congress, including the zip code issue.

1 103. On or around April 18, 2017, the Defendant wrote on the Website that  
2 I receive special considerations regarding the rules and regulations; specifically, the Defendant  
3 wrote: "That's irked , who appears to believe that all citizens are created equal – but he  
4 should be treated more equal than others."

5 104. In addition, on or around December 3, 2017, the Defendant wrote on the  
6 Website:

7 Special Interests

8 The Commissioner Lance - Special Interest merry-go-round that gives  
9 Mr. and access to the County check book, tax coffers, real  
property and special consideration regarding rules and regulations.

10 105. This is not true. I neither expect nor receive any special consideration regarding rules  
11 and regulations.

12 106. The Defendant in his papers failed to mention a single incident where this occurred.  
13 I also don't have "access" to County Checks, tax revenue or property.

14 107. On or about May 20, 2017, the Defendant wrote that I represented to him that I would  
15 reimburse the expenses incurred by County, Nevada for the recall election of the Sheriff of  
16 County, held in 2017, and other expenses incurred by County, Nevada for the ethics  
17 investigation into the Sheriff of County.

18 108. Although the Defendant may argue that this is "satire," the statements are still false  
19 and defamatory. This supposed conversation never happened. I have never made such a statement.

20 109. It implies that I have directly and improperly caused County much unwarranted  
21 expense and basically embezzled funds by filing a false claim for expenses.

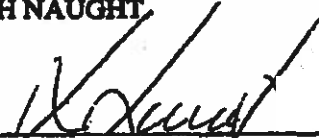
22 110. The Defendant's series of false and defamatory clearly impute that I am unethical and  
23 or criminally predisposed. They falsely accusing me of engaging in criminal behavior.

24 111. The Defendant's false and defamatory statements further impute my lack of fitness  
25 for trade, business or profession, falsely imputes my dishonesty, lack of fair dealing, want of fidelity,  
26 integrity or business ability, and or tend to injure me in my trade, business or profession.


27 112. Because I am the face of and other business ventures, there is no telling how  
28 much damage has been caused by the Defendant to my reputation.

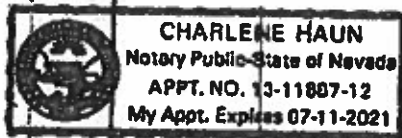
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FURTHER YOUR AFFIANT SAYETH NAUGHT

  
\_\_\_\_\_  
LANCE

SUBSCRIBED AND SWORN to before me  
on this 21<sup>st</sup> day of February, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for said  
County and State



## **Exhibit 2**

## **Exhibit 2**

All data on this form is for use by the

County Assessor for assessment purposes only.

Owner Information & Legal Description		Building Information	
APN	Card 1 of 1	Property Name:	
Situs		Quality	R30 Average
Owner 1	LANCE	Stories	SINGLE STORY
Owner 2 or Trustee		Year Built	1977
Owner 3 or Trustee		Square Feet	1,620
Mail Address Copy to Clipboard		Weighted Average Year	1977
Keyline Desc		Square Feet does not include Basement or Garage Conversion Area.	
Subdivision	SUBDIVISION	Bedrooms	3
	Section Range	Click here for Improvement Details (building sq ft, Yard Items, etc).	
Record of Survey Map : Parcel Map# : Sub Map#		Full Baths	2
Special Property Code		Half Baths	0
2018 Tax Dist	Prior APN - -	Fixtures	9
2017 Tax Dist	Additional Tax Info	Fireplaces	1
Tax Cap Status	Low Cap Qualified Primary Residence	Heat Type	FA
Last Activity/ Last Permit		2nd Heat Type	
		Exterior Walls	SIDING/FR
		2nd Ext Walls	
		Roof Cover	WOOD SHAKE
		% Complete	100
		Obso/Bldg Adj	0
		Construction Modifier	0
		Finished Bsmnt	0
		Unfin Bsmnt	0
		Bsmnt Type	
		Gar Conv Sq Feet	0
		Total Garage Area	442
		Garage Type	ATTACHED
		Detached Garage	2025
		Basement Gar Door	0
		Sub Floor	WOOD
		Frame	FRAME
		Units/Bldg	1
		Units/Parcel	1

Up to 7 Sales/Transfer Records/Recorded Document (additional information/records)							
Grantor	Grantee	Doc #	Doc Date	DDR	Value/Sale Price	Adjusted Sale Price	Code
FAMILY TRUST, LANCE	LANCE		06/15/2016		0	0	38GG
LANCE	FAMILY TRUST, LANCE		07/09/2008		0	0	38GG
LANCE & SHARON	LANCE		09/22/2003		0	0	3JNT
	LANCE & SHARON		06/26/1997		200,000	0	2D
		CHK	05/04/1993		153,000	0	2D
		CHK	04/01/1977		40,000	0	

To view sale/transfer/or other recorded documents use EagleRecorder on the Recorder's web site.

Land Information (additional land information)				Close Code 0				IG Neighborhoods Map	
Land Use	200	Sewer	Septic	Street	Paved	Zoning	HDR	Zoning Info	2018 Neighborhood
Size	2.744 Acres	Water	Well	Value Year	2018	Zoning Maps	Page 055-28	Book 055	2017 Neighborhood
									IGBG

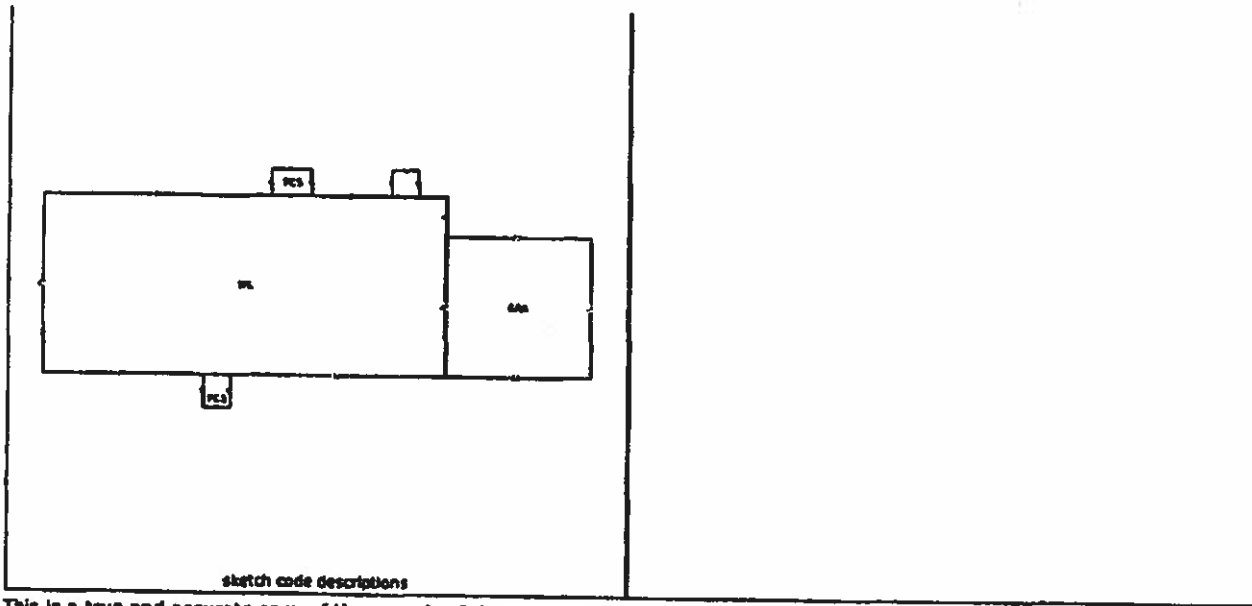
Zoning information should be verified with the appropriate planning agency.

Valuation Information (additional valuation information)									
2018 VN	Taxable Land	Taxable Improvement	Secured PP (rounded)	Taxable Total	Assessed Land	Assessed Improvement	Assessed Pers. Prop	Total Assessed	Supplemental New Const
2018/2019 NR	120,000	119,307	0	239,307	42,000	41,757	0	83,757	0
2017/2019 FV	110,000	121,121	0	231,121	38,500	42,392	0	80,892	0

The 2018/2019 Values are preliminary values and subject to change.

I, Cori Burke,  
 County Assessor, do  
 hereby certify that the  
 accurate and true and  
 correct records of the  
 County Assessor's Office.  
Cori Burke 5/17/18  
 Signature Date





This is a true and accurate copy of the records of the

County Assessor's Office as of 05/16/2018.

### **Exhibit 3**

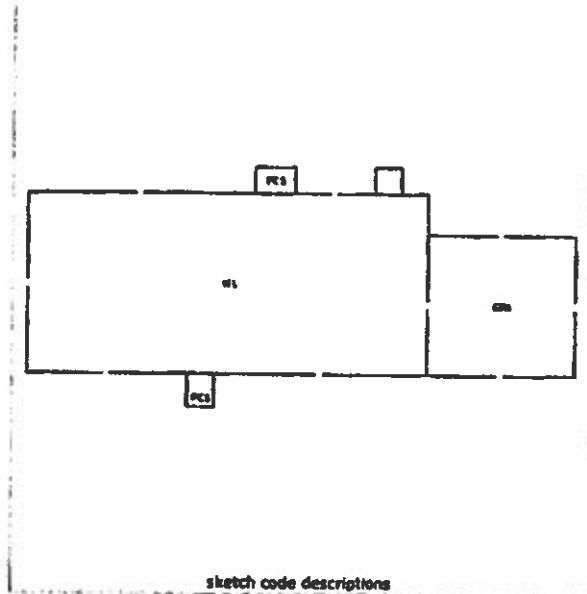
### **Exhibit 3**



COUNTY QUICK INFO (Summary data may not be complete representation of property) 02/22/2019

All data on this form is for use by the County Assessor for assessment purposes only.

Owner Information & Legal Description				Building Information					
APN	Card 1 of 1			Property Name:		Building Type			
Site				Quality	R30 Average	Sgl Fam Res			
Owner 1	FAMILY TRUST, LANCE			Stories	SINGLE STORY				
Owner 2 or Trustee	TRUSTEE, LEONARD			Year Built	1977	Square Feet 1,620			
Owner 3 or Trustee				Weighted Average Year	1977	Square Feet does not include Basement or Garage Conversion Area.			
Mail Address Copy to Clipboard				Bedrooms	3	Click here for Improvement Details (building sq ft, Yard Items, etc).			
Keyline Desc				Full Baths	2	Finished Bsmt 0			
Subdivision	SUBDIVISION			Half Baths	0	Unfin Bsmt 0			
	Section	Township		Flatures	9	Bsmt Type			
	Range			Fireplaces	1	Gar Conv Sq Feet 0			
Record of Survey Map : Parcel Map# : Sub Map#				Heat Type	FA	Total Garage Area 462			
668				2nd Heat Type		Garage Type ATTACHED			
	Special Property Code			Exterior Walls	SIDING/FR	Detached Garage 2025			
2019 Tax Dist	Prior APN			2nd Ext Walls		Basement Gar Door 0			
2018 Tax Dist	Additional Tax Info			Roof Cover	WOOD SHAKE	Sub Floor WOOD			
Tax Cap Status: Low Cap Qualified Primary Residence				% Complete	100	Frame FRAME			
Last Activity/ Last Permit: AH 11/07/2018				Class/Bldg Adj	0	Units/Bldg 1			
				Construction Modifier	0	Units/Parcel 1			
Up to 7 Sales/Transfer Records/Recorded Document (additional information/records)									
Grantor	Grantee	Doc #	Doc Date	DOR	Value/Sale Price	Adjusted Sale Price	Code Notes		
LANCE	FAMILY TRUST, LANCE		08/15/2018		0		0 3BGG		
FAMILY TRUST, LANCE	LANCE		06/15/2016		0		0 3BGG OUT OF TRUST		
LANCE	FAMILY TRUST, LANCE		07/09/2008		0		0 3BGG INTO TRUST		
LANCE & SHARON	LANCE		09/22/2003		0		0 3NTT		
	LANCE & SHARON		08/26/1997		200,000		0 2D		
		CHK	05/04/1993		153,000		0 2D		
		CHK	04/01/1977		40,000		0		
To view sale/transfer/or other recorded documents use EagleRecorder on the Recorder's web site.									
Land Information (additional land information)				DOR Code	200	Class Code	0		
Land Use 200	Sewer Septic	Street Paved	Zoning HDR	Zoning Info	IG Neighborhoods Map				
Size 2.744 Acre	Water Well	Value Year 2019	Zoning Maps	Page 055-28   Book 055	2019 Neighborhood IGBG AH				
					2018 Neighborhood IGBG				
Zoning information should be verified with the appropriate planning agency.									
Valuation Information (additional valuation information)									
2019 VN	Taxable Land	Taxable Improvement	Secured PP (rounded)	Taxable Total	Assessed Land	Assessed Improvement	Assessed Pers. Prop	Total Assessed	Supplemental New Const
2019/2020 VN	120,000	120,404	0	240,404	42,000	42,141	0	84,141	0
2018/2019 FY	120,000	119,307	0	239,307	42,000	41,757	0	83,757	0
The 2019/2020 Values are preliminary values and subject to change.									
				Keirsten Beck		Assessor, do hereby certify that this is a true and accurate copy of the Assessor's Office.			
				Keirsten Beck		2/22/19			
						Date			



This is a true and accurate copy of the records of the

County Assessor's Office as of 02/21/2019.

Keirsten Beck

Keirsten Beck 2/22/19

## **Exhibit 4**

## **Exhibit 4**

APN:

LOCATION:

NAME: LANCE

**FILING DEADLINE: JUNE 15, 2008**

Due to a change the 2008/2009 "tax cap" has been set to the "HIGH CAP" and may result in a higher tax bill. Please return this form to our office by JUNE 15, 2008 to ensure the correct abatement is applied to your tax bill.  
The High Cap for tax year 2008/2009 is 0.0%.

**FILL IN THE APPROPRIATE OVAL(S) (0) below regarding the status of the property as of July 1, 2008. The form will not be processed if oval(s) are not filled in. See instructions on reverse side.**

- ☒ This property will be occupied as my primary residence on July 1, 2008.  
(NOTE: Your mobile home that you occupy qualifies as your primary residence even if you do not own the land)
- ☐ This property is occupied as the primary residence of a family member that does not pay rent.
- ☐ This is a vacation home and I:  
☐ Do not own another home in Nevada.  
☐ Own another home in Nevada.  
☐ Rent it out when I am not using it.
- ☐ I also own an additional parcel(s) of land that connects or shares a boundary line with this parcel.  
Please provide the parcel number(s) of the parcel(s) that connect or share a boundary line with this parcel: \_\_\_\_\_

(OR)

☐ **THIS PROPERTY IS A RENTAL**

Provide the following information (see reverse side for further instructions)

# of Bedrooms	Number of Rental Units of this type on the parcel	Maximum monthly rent charged for this type of unit April 1, 2007 through March 31, 2008.	Mark an "X" if Heat & Electric are included in rent.
Studio (0)			
1 bedroom			
2 bedrooms			
3 bedrooms			
4 bedrooms			
5 bedrooms			
Mobile Home Space*			

\*Only complete information for Mobile Home Space if you own the land.

Cori Burke  
County Assessor, do hereby certify that the above information is true and accurate records of the County Assessor's Office.

(OR)

☐ **NONE OF THE ABOVE APPLY**

- ☐ This property is under construction and will not be occupied until after July 1, 2008.
- ☐ This property is abandoned and no longer usable as a dwelling.
- ☐ I will not own this property as of July 1, 2008.
- ☐ This property is unoccupied and is being renovated or up for sale.
- ☐ Other. Please explain: \_\_\_\_\_

Cori Burke 5/17/08  
Signature Date

I affirm and certify under penalties pursuant to law that I am the owner of this property, the above information is true and accurate, and I will notify the Assessor's Office if this property is no longer used as described above.

**SIGNATURE** \_\_\_\_\_

Date 7-1-08 Daytime Phone # \_\_\_\_\_

You will not receive the lower tax cap unless form is signed by the owner or their legal representative.  
You can verify your status at [www.county.wa/assessor/cama](http://www.county.wa/assessor/cama) or on your tax bill.

**DEADLINE TO APPEAL 2008/2009 ABATEMENT IS JANUARY 15, 2009.**

This section is for use by the Washoe County Assessor's Office only.

☐ QLC ☐ QHC ☐ QLCR ☐ QHCR ☐ DNO ☐ NS

2ND REQUEST. Another form will NOT be mailed for this property unless there is a change in ownership or mailing address.



A.P.N.:

File No:

R.P.T.T.: \$0

06/15/2016 11:04:02 AM  
Electronic Recording Requested By  
FIRST AMERICAN TITLE  
County Recorder

Fee: \$18.00 RPTT: \$0  
Page 1 of 2

When Recorded Mail To: Mail Tax Statements To:  
Lance

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Leonard , Trustee of the Lance Family Trust dated November 9,  
2007

do(es) hereby *GRANT, BARGAIN and SELL* to

Lance , an unmarried man

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

**LOT IN BLOCK , OF SUBDIVISION, COUNTY, NEVADA, ACCORDING  
TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF  
COUNTY, STATE OF NEVADA, ON OCTOBER 24, 1960, AS TRACT MAP NO.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/31/2016

Leonard  
of the Lance,

Trustee  
Family Trust dated November 9, 2007

Leonard

Trustee

STATE OF NEVADA

COUNTY OF

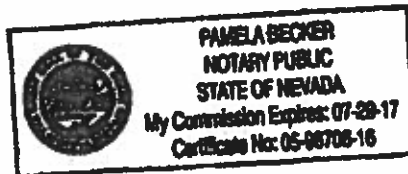
)  
:ss.  
)

This instrument was acknowledged before me on this:  
13 day of June, 2016

By: Lance

[Signature]

Notary Public  
(My commission expires: 7/29/17 )



**CERTIFIED COPY**

THE FOREGOING DOCUMENT IS A FULL,  
TRUE AND CORRECT COPY OF THE  
RECORD IN THE OFFICE OF THE COUNTY  
RECORDER, COUNTY, NEVADA.

WITNESS MY HAND AND SEAL THIS

17th DAY OF May, 20 16

LAWRENCE R. BURNESS, COUNTY RECORDER  
BY [Signature] DEPUTY

Per HRS 690B the SSN may be redacted, but in no way  
affects the legality of the document.



## FILES CRIMINAL COMPLAINT WITH DA, SHERIFF

👤 Editor 🕒 October 16, 2017 📁 News 👁 42 Views

On March 28th, 2017, The [REDACTED] filed a public record request with Assistant County Manager, Planning Director and all around busy guy Austin Osborne. In this request we asked for the zoning of the [REDACTED] Compound, specifically to see if any section of the property was zoned residential. This residential zoning inquiry was the result of previous requests filed with County Clerk Vanessa Stephens and County Assessor Jana Seddon.

We asked Clerk Stephens for the proof of legal residences claimed by Leonard [REDACTED] and Kris [REDACTED] required by Nevada State Law for anyone running for office or holding an appointed office. The request from County Clerk Stephens was fulfilled in one business day. It revealed that Leonard Gilman resides at [REDACTED] and Kris [REDACTED] resides at [REDACTED].

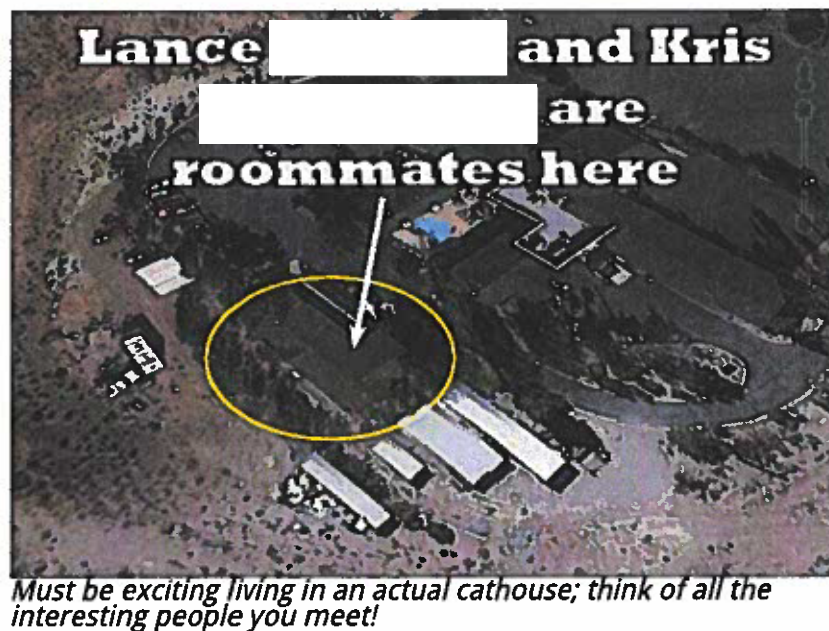


Since the United States Post Office does not show [redacted] or [redacted] as addresses in their system (they will return any correspondence sent there as "Address Unknown") we asked Assessor Jana Seddon where these addresses physically were. Her response, delivered in two business days, was remarkable; Lance and Kris reside in a dual wide mobile home located behind the swimming pool at the [redacted]

Let me say that again.

Lance [redacted], one of the wealthiest men in [redacted] Nevada, lives in a mobile home behind the swimming pool with his employee and roommate Kris [redacted]. At a the brothel.

While many [redacted] County Resident were born at night, none of us reading this were born last night. Suggesting this is a fact stretches credulity around the planet. Twice.



After I learned where County Commissioner [redacted] and Planning Commissioner [redacted] claim to live, I then sent my public record request to Mr Osborne. As stated above, this request was to determine the zoning of the [redacted] and was filed on March 28. After several back and forth emails, included below, the matter went cold. I saw Mr Osborne on multiple occasions and asked him about the inquiry. I got the usual dismissive reason, "We're in the midst of the Budget" or "I'm in the middle of revising a statute" or "My dog ate my keyboard".

During the months of delay on the simple request of what is the zoning of the [redacted], I decided to stroll into the Community Development Department and ask them. Within 5 minutes I was holding the printout containing the zoning of the [redacted].



September 28th, 2017

Ms. Anne Langer  
County District Attorney  
205 South C Street  
P.O. Box 496 .NV  
Mr. Paul Laxalt  
Nevada Attorney General  
100 North Carson Street Carson City, NV 89701  
Subject: Public Records Request and Obstruction Complaint  
against County

I am writing to you today on the six month anniversary of a public records request whose purpose is to verify the status of the residences of two County Officials. I have attached the email correspondence between myself and County regarding the zoning of the addresses supplied by Lance when he submitted required documents to run for County Commissioner and Kris to confirm his residence to qualify for being appointed to serve on the County Planning Commission.

According to various NRS statutes and County Code, in order for an elected or appointed official to hold office or be appointed to a board in County, the elected official or appointed board member must reside in County.

The purpose of my query was to confirm that the residence addresses supplied by Mr. and Mr. , two sides of a small double wide mobile home, located behind the swimming pool at the Brothel, are zoned as legal residence addresses by County Statute.

This request now has collected six months worth of dust and remains unanswered.

According to Mr. Austin Osborne, assistant County Manager, when I asked him about it he claimed "the matter was still under investigation".

Yet when I went into the County Community Development Department several weeks after the last email communication from County on this matter, I was able to leave with the zoning status of the property in less than 5 minutes. I discovered that there is no place on parcel zoned residential, not even a watchman's residence.

In other words neither and are legal residences, nobody can legally reside there or claim either address as their legal residence.

It is my contention that by supplying this address, both Mr. and Mr. appear to be guilty of perjury.

Further, as they do not reside in County, they are exempt and prohibited from holding office of any kind in County.

I further contend that by stonewalling this public records request, County, Mr. Pat Whitten and Mr. Austin Osborn are obstructing justice.

It is common knowledge to anyone paying attention that Lance [redacted], who has multiple residence properties in [redacted] county and is extremely wealthy, does not bunk with Kris [redacted] in a doublewide trailer. I respectfully request an immediate investigation into this matter in an effort to restore integrity in our elected and appointed officials and look forward to the fair and just application of law by removing these men from office.

Thank you for your kind attention to this matter.

Respectfully,

Sam [redacted] - Editor  
editor@ [redacted].online  
www [redacted].online















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Dean Haymore, first being duly sworn, deposes, and says:

2. Between 1998 and 2016 I worked as the head of the County Building Department, and Community Development Department. My department was in charge of grading and building permits and zoning checks on new construction and land use in the County.

4. In the early 2000's, the \_\_\_\_\_ County Licensing Board approved Lance \_\_\_\_\_'s request for the location for a brothel at the end of \_\_\_\_\_ to serve as a legal brothel. Lance brought on site a manufactured home which was referred to as the "mini-house" to serve as the brothel facility. I inspected and approved the structure from a code and safety standpoint.

6. In 2012, I became aware of Lance running for a seat on the County Commission. Early in the campaign season, both Sheriff Antinoro and the County Clerk called

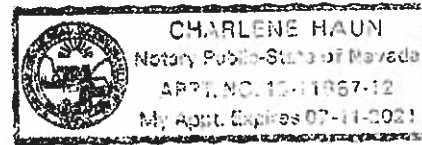
1 me and inquired whether Lance's residence at the resort was legal. I reviewed the matter and  
2 replied that his residence was legal in the mini house.


3 FURTHER YOUR AFFIANT SAYETH NAUGHT.


4  
5   
6 DEAN HAYMORE

8 SUBSCRIBED AND SWORN to before me

9 on this 27 day of February, 2018.



10  
11 ~~Lynn Nevada~~   
12 NOTARY PUBLIC in and for said  
County and State

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15 Notary Public in and for said  
16 County and State  
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NEVADA

COUNTY

[Assessor Home](#)[Personal Property](#)[Sales Data](#)[Secured Tax Inquiry](#)[Recorder Search](#)

## Parcel Detail for Parcel #

## Location

Property Location

Town

District

Subdivisor

Property Name

Lot Block

[Add'l Addresses](#)[Legal Description](#)

## Ownership

Assessed Owner Name

Mailing Address

[Ownership History](#)[Document History](#)

Legal Owner Name

Vesting Doc #, Date

Map Document #s

Year / Book / Page

## Description

Total Acres 9.530

Square Feet 0

Ag Acres .000

W/R Acres .000

## Improvements

Single-family Detached 0

Non-dwelling Units 0

Bedrooms / Baths 0 / .00

Single-family Attached 1

Mobile Home Hookups 0

Stories .0

Multiple-family Units 0

Wells 0

Garage Square Ft... 0

Mobile Homes 1

Septic Tanks 0

Attached / Detached

Total Dwelling Units 2

Buildings Sq Ft 0

Residence Sq Ft 0

Basement Sq Ft 0

Basement

Finished Basement SF 0

Bedrooms / Baths 0 / .00

[Improvement List](#)

## Appraisal Classifications

Current Land Use Code 440

[Code Table](#)

Zoning Code(s)

Re-appraisal Group 5

Re-appraisal Year 2015

Original Construction Year

Weighted Year

## Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	472,210	435,887	363,239
Improvements	803,828	835,066	804,902
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Assessed Value</b>	<b>1,276,038</b>	<b>1,270,953</b>	<b>1,168,141</b>

## Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

## Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	1,349,171	1,245,391	1,037,826
Improvements	2,296,651	2,385,903	2,299,720
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Taxable Value</b>	<b>3,645,823</b>	<b>3,631,294</b>	<b>3,337,546</b>

## Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

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APPEARANCES:

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Also Present: SAM



## I N D E X

## EXAMINATION:

PAGE

By Mr. Flangas

4

By Mr. Marshall

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## EXHIBITS:

## DESCRIPTION:

PAGE

Exhibit 1

Packet of documents labeled 1 of  
21 through 21 of 21.....

13

1                   PURSUANT TO NOTICE, and on Friday, the 11th  
2 day of May, 2018, at the hour of 9:00 a.m. of said day,  
3 at the offices of Bonanza Reporting & Videoconference  
4 Center, 1111 Forest Street, Reno, Nevada, before me,  
5 Susan E. Belingheri, a notary public, personally  
6 appeared AUSTIN OSBORNE.

7                                   -oOo-

8  
9                                   AUSTIN OSBORNE,  
10                               having been duly sworn,  
11                               was examined and testified as follows:

12  
13                                   EXAMINATION

14 BY MR. FLANGAS:

15           Q. Good morning, Mr. Osborne. Could you please  
16 state your name and spell it for the record, please.

17           A. Austin Osborne. A-u-s-t-i-n, O-s-b-o-r-n-e.

18           Q. Mr. Osborne, you just took an oath; is that  
19 correct?

20           A. Yes.

21           Q. And you -- do you understand that that oath has  
22 the same ramifications and solemnity as though you took  
23 it in a court of law?

24           A. Yes.

25           Q. What I mean by "ramifications," it has the same

1 ramifications for perjury. Do you understand that?

2 A. Yes.

3 Q. I know you've had your depo taken once before,  
4 but I'll go ahead and go over some ground rules again  
5 just to make sure that we have -- try to have a clean  
6 transcript and an easy time with this deposition.

7 First of all, again, if you'll notice, the lady  
8 to your right is -- to your left is the court reporter,  
9 and you'll notice -- I will tell you, she's taking down  
10 everything that's being said here today. And if you'll  
11 notice, she's doing that with fingers. The reason I  
12 point that out is because she cannot record us both  
13 speaking at the same time. So what that means for you  
14 and I is that you have to wait until I finish my  
15 question before you give me your answer. Okay?

16 A. Yes.

17 Q. I'll try to do the same for you, wait until you  
18 finish your answer before I start my next question. All  
19 right?

20 A. Yes.

21 Q. Often -- not often, but a few times during the  
22 course of this deposition the question may call for a  
23 yes or no answer, and if it does you need to audibilize  
24 "yes" or "no," because a nod of the head, a shake of the  
25 head, an "uh-huh" or an "uh-uh" will not come out clean

1 on the transcript. Do you understand that?

2 A. Yes.

3 Q. You might be nodding in the affirmative when you  
4 actually -- and it comes out on the transcript you did  
5 it in a negative, and it could, you know, cause you some  
6 consternation later on. Do you understand that?

7 A. Yes.

8 Q. I'm not here today to try and trick you with my  
9 questions; however, if you do answer my question it will  
10 be assumed that you understood it. All right?

11 A. Correct.

12 Q. If you don't understand my question, please tell  
13 me you don't understand and I'll rephrase it, I'll ask  
14 it again, break it down. I'll do whatever is reasonably  
15 necessary to facilitate your understanding. Okay?

16 A. Yes.

17 Q. During the course of this deposition the  
18 attorneys that are present here will register  
19 objections, and if they do you still -- that's usually  
20 for the record, so you'll still need to answer the  
21 question. Do you understand that?

22 A. Yes.

23 Q. Now, I believe you have counsel representing you  
24 here today?

25 A. Yes.

1 Q. So in terms of that objection, if she registers  
2 an objection, I just told you you have to answer it. If  
3 she gives you further -- you'll have to answer unless  
4 she gives you further instruction not to answer. Do you  
5 understand that?

6 A. Yes.

7 Q. During the course of the deposition if you need a  
8 break, just tell me you need one. All I ask is that you  
9 finish the question that's before you before going on  
10 the break. All right?

11 A. Correct.

12 Q. At the conclusion of this deposition, the court  
13 reporter is going to take everything that was said here  
14 today, transcribe it, put it into a booklet called a  
15 transcript. Do you understand that?

16 A. Yes.

17 Q. You're going to be given an opportunity to review  
18 that transcript, should you so desire. Do you  
19 understand that?

20 A. Yes.

21 Q. You will also be provided an opportunity to make  
22 changes to that transcript, should you desire. Do you  
23 understand that?

24 A. Yes.

25 Q. I need to caution you, though, that if you do

1 make changes to that transcript of a substantive nature,  
2 I will be able to comment upon it at any evidentiary  
3 hearing -- any evidentiary hearing or trial of this  
4 matter. Do you understand?

5 A. Yes.

6 Q. When I say "comment," what I mean is that I'll be  
7 able to bring your credibility into question. Do you  
8 understand that?

9 A. Yes.

10 Q. Also, should you testify differently at any  
11 evidentiary hearing or trial, as the case may be, than  
12 you do today, I will also be able to comment upon that  
13 as well. Do you understand that?

14 A. Yes.

15 Q. And again, what I mean by "comment" on it, I will  
16 be able to bring your credibility into question. Do you  
17 understand that?

18 A. Yes.

19 Q. And I, I hate to ask these questions, as usual,  
20 but are you on any type of medication today that would  
21 affect your ability to answer -- to understand my  
22 questions and answer them accurately?

23 A. No.

24 Q. Mr. Osborne, what's your occupation?

25 A. I'm a County planning director,

1 administrative officer, which is also human resources  
2 director.

3 Q. Any other titles?

4 A. No.

5 Q. What's your level of education?

6 A. I have a master's degree.

7 Q. In what?

8 A. It is in education leadership, or public  
9 administration.

10 Q. When did you get your master's degree?

11 A. About 2005. On or about that year.

12 Q. From where?

13 A. University of Nevada, Reno.

14 Q. What was your undergrad?

15 A. Education. Bachelor of Science.

16 Q. Where did you go to high school?

17 A. Dayton High School.

18 Q. Dayton, Nevada?

19 A. Yes.

20 Q. Now, as, as the planning director, what are your  
21 duties?

22 A. The full range of land use planning issues.

23 Q. And go ahead and elaborate on that some more, if  
24 you don't mind.

25 A. Zoning, master plan, land use, maps, codes.

1 Q. When you say "codes," building codes?

2 A. No.

3 Q. Ordinances?

4 A. Zoning codes.

5 Q. Zoning codes?

6 A. Zoning ordinances. And variances, special use  
7 permits, and entitled uses. Those sorts of things.

8 Q. Do you have anybody working for you?

9 A. Yes.

10 Q. Who and what are their titles?

11 A. Kathy Canfield. K-a-n-t-h-y. She is my planner.  
12 And Lyndi Renaud.

13 Q. Can you spell Wendy's last name for the court  
14 reporter?

15 A. L-y-n-d-i. And Renaud is R-e-n-a-u-d. She is my  
16 administrative assistant.

17 Q. Anybody else?

18 A. No.

19 Q. What is -- I think it's Kathy Canfield --

20 A. Yes. C --

21 Q. -- is your planner?

22 A. Canfield, correct.

23 Q. Canfield.

24 A. C-a-n-f-i-e-l-d.

25 Q. What's her duties?



1 A. She is a planner, so she has similar duties to  
2 mine. Ordinances, special uses, variances, land use  
3 entitlements.

4 Q. Any other duties?

5 A. She's working on floodplain manager.

6 Q. Excuse me?

7 A. She's working on floodplain management.

8 Q. Any others?

9 A. Anything else would be directly related to  
10 planning.

11 Q. Okay. And then Lyndi Renaud, what's her duties?

12 A. She is mostly administrative. So minutes,  
13 posting agendas, public noticing. She also does review  
14 of maps and legal descriptions for planning  
15 applications.

16 Q. Where is your office located?

17 A. In the County courthouse in .

18 Q. Ms. Canfield and Ms. Renaud's offices are there  
19 as well?

20 A. Yes.

21 Q. Where are the records kept for all the zoning and  
22 planning?

23 A. In the courthouse.

24 Q. Is there a front desk or anything?

25 A. Not really.

1 Q. Just offices?

2 A. It's pretty much offices, with our department.  
3 In my side. To be clear, I'm across the hall in another  
4 office, and there's somewhat of a -- you would walk into  
5 a suite and there would be an administrative assistant  
6 there. In their side, there would not. You walk right  
7 into their office.

8 Q. Do you know a Vanessa Stephens?

9 A. Yes.

10 Q. Who is she?

11 A. She's the County clerk/treasurer.

12 Q. Is that an elected position?

13 A. Yes.

14 Q. Where is her office?

15 A. Upstairs in the courthouse.

16 Q. Who do you report to?

17 A. Pat Whitten.

18 Q. He's the county manager?

19 A. Yes.

20 Q. Do you report to Ms. Stephens at all?

21 A. No.

22 Q. And who's Jana Seddon?

23 A. She's the County assessor.

24 Q. Her office in the courthouse as well?

25 A. Yes.

1 MR. FLANGAS: Okay. I'm going to have this  
2 marked as Plaintiff -- or just Exhibit No. 1.

3 (Exhibit 1 marked at this time.)

4 MR. FLANGAS: Here, I have a copy for you,  
5 if you want.

6 MS. BRUCH: Oh, thank you.

7 BY MR. FLANGAS:

8 Q. Okay. I'm showing you what is marked as Exhibit  
9 No. 1, and I want you to kind of look at the first page.  
10 Because I don't have these Bates stamped numbered yet,  
11 and so I want to just make sure we're identifying the  
12 document on the record. So if you'll bear with me, the  
13 first page has, at the bottom one-third, it says:

14 " Files Criminal Complaint with DA,  
15 Sheriff," and it's got the date October 16th. Is that  
16 what you're seeing?

17 A. I'm seeing that about halfway down?

18 Q. Yeah, about probably two-thirds of the way down,  
19 actually. Let me see what you -- look at the first  
20 page.

21 A. Oh, the first? Okay. Oh, okay. Yes.

22 Q. Okay. And then in the upper right-hand corner it  
23 says page 1 of 21 --

24 A. Yes.

25 Q. -- do you see that?

1 And if you'll go through it and make sure that  
2 the document's got all 21 pages in it. Does it?

3 A. There's 21 pages.

4 Q. Okay. Great. So let's look at page 2 of 21.  
5 Are you there?

6 A. Yes.

7 Q. Now, it's got a picture of three individuals, a  
8 man and two women. Do you recognize the man in the  
9 picture?

10 A. Yes.

11 Q. Who is it?

12 A. It looks like Lance .

13 Q. All right. Let's kind of look at some of the  
14 verbiage, here. It says:

15 "On March 28th, 2017, The filed a  
16 public -- a public record request with Assistant County  
17 Manager, Planning Director, and all around busy guy  
18 Austin Osborne."

19 Do you see that?

20 A. Yes.

21 Q. Did you ever receive a public record request from  
22 the, from ?

23 A. I received a public records request from Sam  
24 , who I believe is .

25 Q. That's probably a good thing to ask. Are you

1 familiar with ?

2 A. Yes.

3 Q. What is it?

4 A. It's a blog.

5 Q. And who is the author of the blog?

6 A. I believe it to be Sam .

7 Q. Do you know Mr. Sam personally?

8 A. I do know Mr. .

9 Q. How long have you known him?

10 A. Two years? Something about two years. Maybe  
11 three.

12 Q. And how did you come to know Mr. .?

13 A. He's come into the picture of attending  
14 County commission meetings and other such events, and  
15 submitting requests.

16 Q. Why would he, by attending County  
17 commission meetings, be coming into the picture? Is he  
18 vocal, or do you just see him there? Or what do you  
19 mean by that?

20 A. I see him there, and he does vocalize things.

21 Q. And what do you mean by "vocalizing things"?  
22 What does he say in some of these meetings?

23 A. I don't know specifically, but he asks questions  
24 of the commissioners and things like that during public  
25 comment.

1 Q. And you said something about submitting. What is  
2 he submitting?

3 A. To me, public document -- or public records  
4 requests.

5 Q. Are you friends with Mr. ?

6 A. No.

7 Q. Have you ever socialized with him?

8 A. No.

9 Q. Have you ever --

10 A. Let me clarify that. So for the record to be  
11 very clear, I have on at least one occasion socialized  
12 with my friends at their residence, at a later time in  
13 which he arrived and was there present with us. And  
14 during that time I did not socialize with him.

15 Q. That was actually going to be my next question,  
16 have you ever attended social events where he was  
17 present. Other than the one you just told me, any  
18 others?

19 A. The other ones would be -- I can't remember all  
20 of them, but let's say, like, a county Christmas party,  
21 for example, where the public was there and all kinds of  
22 people were there, I was there and Sam would be  
23 there.

24 Q. Do you like Mr. ?

25 MR. MARSHALL: Objection. Irrelevant.

1 BY MR. FLANGAS:

2 Q. Go ahead and answer.

3 A. I don't know.

4 Q. Do you have an opinion about Mr. ?

5 MR. MARSHALL: Again, irrelevant and outside  
6 the stope of the authorized discovery in this matter.

7 THE WITNESS: In one or more areas, yes.

8 BY MR. FLANGAS:

9 Q. Okay. What are those areas?

10 MR. MARSHALL: Again, objection based on  
11 this is significantly outside any authorized discovery  
12 and relevance.

13 THE WITNESS: My opinion would be at least  
14 on one other occasion that he said false things about me  
15 on his blog.

16 BY MR. FLANGAS:

17 Q. Such as?

18 A. It had to do with a case involving my  
19 investigation of a sexual harassment case.

20 Q. What sexual harassment case is that?

21 MR. MARSHALL: I'm going to object again.  
22 This is significantly outside any authorized discovery  
23 about the matter at hand.

24 MR. FLANGAS: I'll give you a standing  
25 objection, counsel, if you'd like.

1 MR. MARSHALL: Okay.

2 THE WITNESS: Okay. May I ask you if  
3 there's any confidentiality --

4 MS. BRUCH: Well --

5 THE WITNESS: -- when we talk about this  
6 other case?

7 MR. FLANGAS: I'm not going to go into it  
8 other than just have you identify it, is all. Unless  
9 there's --

10 THE WITNESS: That's a significant --

11 MR. FLANGAS: Okay.

12 MS. BRUCH: Well, so what I would instruct  
13 you is not reveal any kind of names of anyone who was  
14 involved in the, the matter that you're talking about.  
15 So beyond that there was a sexual harassment  
16 investigation, I would instruct you not to answer.

17 THE WITNESS: Okay.

18 MR. FLANGAS: That's fine.

19 THE WITNESS: Thank you.

20 BY MR. FLANGAS:

21 Q. What false things did he say about you?

22 A. That I took an inordinately long period of time  
23 to initiate a sexual harassment investigation, and that  
24 I did not do my job.

25 Q. Okay. Any other things about Mr. and you



1 personally?

2 MR. MARSHALL: I'm going to object. I'm  
3 unclear what the actual question is.

4 THE WITNESS: Not that I can remember at  
5 this time.

6 BY MR. FLANGAS:

7 Q. All right. Now, going back to what I just read  
8 in the record a few minutes ago -- I'll just read it  
9 again.

10 "On March 28th, 2017, filed a  
11 public record request with assistant county manager,  
12 planning director, and all around busy guy Austin  
13 Osborne."

14 And I think you told me that Mr. was the one  
15 that filed that public records request; right?

16 A. Correct.

17 Q. What was the -- what was he requesting?

18 A. On which public records request? There were  
19 several. I may not remember all of them.

20 Q. Okay. Let's, let's read on here, and this will  
21 probably narrow it down. It says:

22 "In this request we asked for the zoning of the  
23 compound, specifically to see if any  
24 section of the property was zoned residential. This  
25 residential zoning inquiry was the result of previous

1 requests filed with county clerk Vanessa Stephens and  
2 county assessor Jana Seddon."

3 Okay. Did Mr. ever file a public records  
4 request pertaining to the zoning of the  
5 compound?

6 A. Yes.

7 Q. When did he file that?

8 MR. MARSHALL: I'm going to object. There  
9 is no Mr. .

10 MR. FLANGAS: All right. You're right.  
11 Mr. .

12 THE WITNESS: I would say within the year of  
13 2017.

14 BY MR. FLANGAS:

15 Q. What did the records request specifically seek?

16 A. Specifically I cannot remember the entire  
17 contents of that request.

18 Q. What was the gist, then?

19 A. The general request was regarding zoning of that  
20 property.

21 Q. Was there a specific request that was asking  
22 whether or not it was zoned for residential?

23 A. I believe there was a request of that.

24 Q. Was there a reason stated for the request?

25 A. I would remember yes.

1 Q. What was the reason stated?

2 A. Mr. would have asked if the property is  
3 allowed to be lived upon as a residence.

4 Q. Is the property allowed to be lived upon as a  
5 residence?

6 MS. BRUCH: Objection, calls for a legal  
7 conclusion. And also to the extent that any information  
8 that you have came from legal counsel, I would instruct  
9 you not to answer.

10 BY MR. FLANGAS:

11 Q. You're the, you're the planning director for the  
12 county; right?

13 A. Correct.

14 Q. Okay. So you have to know county ordinances for  
15 planning purposes; right?

16 A. Correct.

17 Q. You have to know the zoning ordinances; correct?

18 A. Correct.

19 Q. And, as you mentioned earlier, it's what your  
20 duties are; correct?

21 A. Correct.

22 Q. All right. So is the -- is any part of that  
23 compound out there zoned for residential?

24 MS. BRUCH: Same objection.

25 MR. MARSHALL: I'm also going to object as

1 to relevancy.

2 THE WITNESS: I'm going to go ahead and  
3 answer, though, for anything that's not attorney-client?

4 MS. BRUCH: Yes.

5 THE WITNESS: For anything that's not  
6 attorney-client, that property is not zoned residential.

7 BY MR. FLANGAS:

8 Q. Does it allow people to live on it?

9 MS. BRUCH: Same objection.

10 MR. MARSHALL: Same objection.

11 THE WITNESS: So I may not answer. There's  
12 some attorney-client privilege in this.

13 MS. BRUCH: Okay. And I'm going to instruct  
14 you not to answer that. Any information you may have  
15 gotten from an attorney, you shouldn't answer. If you  
16 have an opinion without benefit of legal counsel, you  
17 can -- you should answer.

18 THE WITNESS: I won't be able to answer  
19 that, then.

20 MS. BRUCH: Okay.

21 MR. FLANGAS: I'm not quite sure how this is  
22 attorney-client privilege, given that he's the planning  
23 director and I'm asking him a question about zoning and  
24 planning.

25 MS. BRUCH: Well, if he sought, if he sought

1 counsel with, with an attorney in maybe a decision about  
2 whether something -- how something is zoned, then I  
3 think that's attorney-client privilege.

4 BY MR. FLANGAS:

5 Q. Who makes the determination about zoning issues  
6 for, for County?

7 A. Zoning maps are interpreted by me, the planning  
8 commission and board can be involved under certain  
9 circumstances.

10 Q. And you have to -- you're called upon sometimes  
11 by the county commission to interpret how the zoning  
12 should be?

13 A. Yes.

14 MR. FLANGAS: You know, counsel, I don't  
15 quite understand how he -- how this would be  
16 attorney-client privilege on how he answers a question  
17 about zoning.

18 MS. BRUCH: Well, can you repeat the  
19 question so that I can orient myself again and be able  
20 to respond?

21 MR. FLANGAS: Okay.

22 BY MR. FLANGAS:

23 Q. Is -- are people allowed to live out there at the  
24 compound?

25 MS. BRUCH: So, so my question to you is:

1 Have you -- did you seek counsel from an attorney with  
2 regard to that topic?

3 THE WITNESS: Yes.

4 MS. BRUCH: And so I don't want you to share  
5 anything that you -- any information that you got based  
6 on that counsel with an attorney.

7 THE WITNESS: Okay.

8 MR. MARSHALL: And I would also object, that  
9 calls for a legal conclusion.

10 MS. BRUCH: And so -- yeah, same objection  
11 that I had before.

12 BY MR. FLANGAS:

13 Q. Were you asked specifically by Mr. about the  
14 residence of Lance ?

15 A. Yes.

16 Q. What were you specifically asked?

17 A. I don't remember the details, but the question  
18 would have been does Lance live at this site and  
19 can Lance live at this site.

20 Q. What answers did you give -- first of all, did  
21 you answer those questions?

22 A. I did not answer those questions.

23 Q. Why not?

24 A. It's not a public document request.

25 Q. So what type of request was this?

1 A. An opinion or an information request that is not  
2 a document.

3 Q. So you didn't answer any part of this?

4 A. I did not. Not that question.

5 Q. Okay. You said not that question. What question  
6 did you answer?

7 A. I provided him all public documents that he  
8 requested, such as zoning maps, et cetera.

9 Q. And zoning maps of what?

10 A. Of the subject area in , including the,  
11 the properties area.

12 Q. Did you say in ?

13 A. Yeah. is the area that we're talking  
14 about.

15 Q. What is the, the rough boundaries of ?

16 A. Mostly the Center and its  
17 outlying areas.

18 Q. So you gave him a map that showed the  
19 area?

20 A. I gave him a map showing the zoning of the area  
21 that he had concerns about, which would have been the  
22 Northwestern area, mostly, of .

23 Q. Did you show him anything else?

24 A. I believe that I provided him zone text that he  
25 requested.

1 Q. Do you know where Mr. lives?

2 A. I do.

3 Q. Where does he live?

4 MR. MARSHALL: I'm going to object, calls  
5 for a, I think a legal conclusion, and it's also  
6 irrelevant to the questions before the Court, and  
7 outside the scope of authorized discovery.

8 MR. FLANGAS: Where somebody lives is a  
9 legal conclusion, counsel?

10 MR. MARSHALL: I think you're getting at  
11 where his identified residence is.

12 BY MR. FLANGAS:

13 Q. Go ahead and answer the question.

14 A. I believe him to live at the residence at the  
15 back of the property.

16 Q. What do you base that on?

17 MR. MARSHALL: Same objections.

18 THE WITNESS: It's been told, it's been  
19 said, and on one Pictometry aerial image you can see his  
20 car parked in front of that house.

21 BY MR. FLANGAS:

22 Q. What type of car?

23 A. I believe it was the white county Yukon.

24 Q. That residence of Mr. 's that you just  
25 testified about, is it, is it zoned for that type of



1 residence?

2 A. It is not zoned for residential use.

3 Q. What is it zoned for?

4 A. It's questionable, at least on maps.

5 Q. So it could, could be residential or it couldn't  
6 be residential?

7 MS. BRUCH: Objection, it calls for a legal  
8 conclusion. But go ahead.

9 THE WITNESS: Residential zoning is R-1, or  
10 just R, residential. It is not fully clear whether the  
11 property is zoned agriculture or industrial.

12 BY MR. FLANGAS:

13 Q. What uses are allowed under agriculture?

14 A. Agriculture uses, animal, farms, and residences.  
15 Meaning single-family residence.

16 Q. Industrial, what uses are allowed under  
17 industrial?

18 A. Warehousing, manufacturing, R&D. Stuff like  
19 that.

20 Q. R&D being what?

21 A. Research and development. Typical industrial  
22 uses.

23 Q. Who is your predecessor?

24 A. For -- you're going to have to be more specific  
25 than that.

1 Q. Okay. Who was your predecessor as the planning  
2 director?

3 A. Dean Haymore.

4 Q. Can you spell his name, please?

5 A. D-e-a-n, H-a-y-m-o-r-e.

6 Q. Did Mr. Haymore ever talk to you about the zoning  
7 for Mr. 's residences?

8 A. I don't remember.

9 Q. Did he ever give you a letter?

10 A. No. Before -- I want to make sure. Recently I  
11 did receive a letter, not directly from him. I'm trying  
12 to think what the letter said.

13 Q. Did it pertain to Mr. 's zoning?

14 A. Yes. Well, it pertained either to the zoning or  
15 to the -- a residential nature or use allowance on that  
16 property. I don't remember the specifics of that  
17 letter.

18 Q. The letter stated that Mr. 's use of the  
19 property was proper; correct?

20 MR. MARSHALL: I'm going to object. There's  
21 no evidence of the date, whatever the letter is, and  
22 again, my standing objections as to relevancy and beyond  
23 the scope of discovery.

24 THE WITNESS: I'm going to say the letter  
25 did -- was in that direction, yes.

1 BY MR. FLANGAS:

2 Q. And the letter stated that Mr. 's use of --  
3 let me scratch that.

4 The letter did state, though, that Mr. 's  
5 use was proper pursuant to the zoning?

6 MS. BRUCH: Do you have a copy of the letter  
7 that you can put in front of him? It would make this a  
8 whole lot easier.

9 MR. FLANGAS: Not right now.

10 MS. BRUCH: Okay. Don't guess.

11 THE WITNESS: I'm going to disagree with  
12 that entire statement.

13 BY MR. FLANGAS:

14 Q. Okay. What did it say about his use?

15 A. Just what I described a moment ago.

16 Q. Now, you mentioned under agriculture  
17 single-family dwellings are allowed?

18 A. Yes.

19 Q. What is a -- the description of a single-family  
20 dwelling?

21 A. A typical residence that's not an apartment where  
22 you have more than one family living in a building.

23 Q. It's not where you have to have a mom and a dad  
24 and kids; right?

25 A. It is not.

1 Q. It's strictly about the way the building is  
2 constructed?

3 A. Not by the way it's constructed, by its nature  
4 and what it would typically house.

5 Q. So what is the -- so when I asked you about  
6 single-family dwellings, you mentioned it's not an  
7 apartment. Is there any other definition for  
8 single-family dwelling?

9 MR. MARSHALL: I'm going to object. You  
10 mischaracterized his testimony.

11 THE WITNESS: I think I said it.

12 BY MR. FLANGAS:

13 Q. What's that?

14 A. I think I said it, a single-family residence is a  
15 dwelling intended to house a single family. Not more  
16 than one family, like an apartment.

17 Q. So under a single-family dwelling you could have  
18 roommates that aren't related?

19 MS. BRUCH: Objection, calls for a legal  
20 conclusion. You can answer.

21 THE WITNESS: The way the definition I'm  
22 recalling in the zoning is that people that are related  
23 to one -- in a family, would be able to live in that  
24 dwelling unit, that house. I don't believe that our  
25 zoning ordinance talks about -- goes into roommates and

1 other such situations. But a family can include a wife,  
2 husband, girlfriend, boyfriend. You know, those types  
3 of arrangements. To go any further, I believe I would  
4 be speculating. I would have to look at that definition  
5 again to make sure.

6 BY MR. FLANGAS:

7 Q. All right. Outside the window right here there's  
8 a house across the street, and if you want to look at  
9 it, you can take a look. Would you classify that house  
10 across the street as a single-family dwelling?

11 MS. BRUCH: Objection, calls for speculation  
12 and a legal conclusion.

13 THE WITNESS: I do agree that that's  
14 speculative. I don't know the zoning, I don't know how  
15 that house is divided up.

16 BY MR. FLANGAS:

17 Q. All right. Let's just take a typical house in  
18 County. Are you with me so far?

19 A. Okay.

20 Q. All right. And I want you to -- under this  
21 hypothetical, the house is in a single-family dwelling  
22 area. Are you with me so far?

23 A. Yes.

24 Q. And it's just a house, it stands alone in a  
25 single-family dwelling area. Right? Are you with me on

1 the hypothetical?

2 A. Okay.

3 Q. Okay. If I'm living in there with my wife, it  
4 remains a single-family dwelling?

5 MR. MARSHALL: I'm going to object, it calls  
6 for speculation.

7 MS. BRUCH: Same objection.

8 THE WITNESS: Okay. I would suggest yes.

9 BY MR. FLANGAS:

10 Q. All right. I live in there with my girlfriend.  
11 Does it remain a single-family dwelling?

12 MS. BRUCH: Same objection.

13 THE WITNESS: I would suggest yes.

14 BY MR. FLANGAS:

15 Q. If I live in there with a friend, does that  
16 change the nature of the single-family dwelling?

17 MS. BRUCH: Same objection.

18 THE WITNESS: I don't believe it changes the  
19 nature.

20 BY MR. FLANGAS:

21 Q. So then the logical conclusion is it's okay to  
22 have a roommate in a single-family dwelling; correct?

23 MR. MARSHALL: I'm going to object. It  
24 calls for a legal conclusion, and also my standing  
25 objections regarding relevancy and the scope.

1 THE WITNESS: I'm going to suggest that,  
2 yes, you could live in a single-family dwelling with a  
3 friend.

4 BY MR. FLANGAS:

5 Q. Okay. Let's turn to page 3 of 21. You got a  
6 picture, it says:

7 "Lance and Kris are roommates  
8 here."

9 Do you see that?

10 A. I do see that.

11 Q. And then at the bottom there it says this  
12 following verbiage, if you'll read along with me. It  
13 says:

14 "After I learned where County Commissioner  
15 and Planning Commissioner claimed to live, I  
16 then sent my public record request to Mr. Osborne. As  
17 stated above, this request was to determine the zoning  
18 of the and was filed on March 28th. After  
19 several back and forth emails, included below, the  
20 matter went cold. I saw Mr. Osborne on multiple  
21 occasions and asked him about the inquiry. I got the  
22 usual dismissive reason, 'We're in the midst of the  
23 budget' or 'I'm in the middle of revising a statute' or  
24 'My dog ate my keyboard.'"

25 Any of that true?

1 A. Not all of it is true.

2 MS. BRUCH: Object as to form. Go ahead.

3 THE WITNESS: Okay.

4 MS. BRUCH: If you understand this question.

5 BY MR. FLANGAS:

6 Q. Not all is true?

7 A. Not all of it is true.

8 Q. Okay. So what's true and what's not true in  
9 that, in that paragraph?

10 A. That he sent a public records request to Mr.  
11 Osborne, that is true. That the request was to  
12 determine zoning of the , that is true.  
13 That -- there may have been one or more back and forth  
14 email communications, that's true. And that he had  
15 passed me on occasions in person and asked about this is  
16 true.

17 Q. Is there anything false in this?

18 A. Yes.

19 Q. What's false?

20 A. The obvious.

21 Q. The what?

22 A. The obvious. "The dog ate my keyboard" is false.  
23 "We're in the midst of the budget," I don't recall  
24 saying that and I don't believe that I would have said  
25 that. And "I'm in the middle of revising a statute" is



1 likely to have occurred, but not in the context of this  
2 conversation. That "the matter went cold" is not  
3 correct.

4 Q. I might have missed something here, so let's go  
5 back to page 2 of 21. And I apologize if, if my memory  
6 is serving me wrong on this. It says:

7 "On March 28th, 2017, filed a  
8 public record request with Assistant County Manager,  
9 Planning Director, and all around busy guy Austin  
10 Osborne. In this request we asked for zoning of the  
11 compound, specifically to see if any  
12 section of the property was zoned residential."

13 And I thought I asked you about that and you said  
14 it wasn't a public records request, and then now  
15 you're --

16 A. Will you restate your question that you asked at  
17 that time?

18 Q. At that time I asked, looking at page 2 of 21,  
19 when I read that in the record, I asked you if it was a  
20 public record request. You told me it wasn't from

21 , but it was from Sam . Is that  
22 correct?

23 A. Yes.

24 Q. And I thought you told me that it wasn't a public  
25 records request that he filed with you.

1 A. He has filed several requests with me. Some of  
2 them contain public records requests, some of them  
3 contained a request to discuss matters.

4 Q. All right. So looking on page 2 of 21, where he  
5 says, "On March 28th, 2017, I filed a public record  
6 request," was that a public record request or was that  
7 a -- what was it? That's probably the best way to ask  
8 that.

9 A. The context of your question that you asked  
10 earlier is answered truthfully. What happened -- I  
11 don't remember an exact March 28 request, and I'm  
12 truthful in answering that either this one or ones  
13 around it, or like it, that there were public records  
14 requests and there are public requests -- or requests  
15 for discussion.

16 Q. And you told me, I believe -- I'm looking still  
17 on page 2 of 21 -- that you didn't respond to that  
18 request but provided him documents. Am I correct in  
19 categorizing your testimony?

20 A. I do recall my telling you that I did provide him  
21 public documents when requested, and that I did do.

22 Q. But you didn't give him any interpretation as to  
23 what the zoning meant?

24 A. Correct.

25 Q. So going back to page 3 of 21, at that bottom bit

1 of language that we were looking at before, and in that  
2 bottom paragraph -- and I'll just read it so we're on,  
3 on track, here. It says:

4 "As stated above, this request was to determine  
5 the zoning of the and was filed on  
6 March 28th. After several back and forth emails,  
7 included below, the matter went cold."

8 Do you agree or disagree with what he's saying  
9 there?

10 A. I --

11 MS. BRUCH: Objection, asked and answered.

12 THE WITNESS: You want me to answer?

13 MS. BRUCH: Yes. You already have, but go  
14 ahead.

15 THE WITNESS: I disagree that the matter  
16 went cold.

17 BY MR. FLANGAS:

18 Q. Okay. And why is it that you disagree that the  
19 matter went cold?

20 A. Because at least on one or more occasions -- I  
21 don't know if that's the occasion he's describing  
22 exactly right here -- Mr. had asked for public  
23 documents, and I provided him those public documents.

24 Q. If somebody's coming to your office to ask about  
25 a zoning matter, can I build this on the -- a certain

1 piece of property on the way it's zoned, who answers  
2 that question for that person?

3 A. It would be me or my planner, my team.

4 Q. Your team. You had the team; right?

5 A. What do you mean?

6 Q. You're the leader of the team, the --

7 A. Yes.

8 Q. -- boss?

9 Kind of also just pause a little second longer  
10 before you give me your answer, because you were giving  
11 me your "yes" before I was quite done with my question.  
12 Okay?

13 A. Sorry.

14 Q. No problem. It's hard not to do. I understand.

15 Now, you said -- all right. Let's go on to page  
16 4 of 21. I'm going to start at the top. It says:

17 "During the months of delay on the simple request  
18 of what is the zoning of the , I decided to  
19 stroll into the community development department and ask  
20 them -- ask them. Within five minutes I was holding the  
21 printout containing the zoning of the ."

22 First of all, the community development  
23 department, is that under you?

24 A. No.

25 Q. Who is that under?

1 A. Gary Hames.

2 Q. Can you spell Gary's last name?

3 A. Yes. H-a-m -- as in Mickey -- e-s.

4 Q. What's Mr. Hames' title?

5 A. Community development director.

6 Q. What are his duties?

7 A. He is in charge of building officials, building  
8 codes, and fire prevention codes, and business license,  
9 and nuisance.

10 Q. Have you looked at the map of the area  
11 and also the area where the is zoned?

12 A. Yes.

13 Q. What was the purpose of you looking at that map?

14 A. In what context?

15 Q. First of all, when did you first look at it?

16 A. First?

17 Q. Yes.

18 A. 2008.

19 Q. Okay. So you've probably looked at it many  
20 times, it would probably be safe to say; right?

21 A. Yes.

22 Q. And what, what are some of the reasons you would  
23 be looking at that map?

24 A. To determine what zoning applies to a property.

25 Q. And where Mr. 's residence is located, you

1 said the zoning was kind of questionable there; right?

2 A. It appears to be.

3 Q. Okay. Because you're not sure whether it 's  
4 agricultural or industrial?

5 A. That is somewhat correct.

6 Q. And if it's agricultural, a residence is allowed  
7 there; correct?

8 A. Yes.

9 Q. If it's industrial, is a residence allowed?

10 A. A residence is not allowed in an industrial zone  
11 under the zoning ordinance.

12 Q. Has there been any investigations, that you're  
13 aware of, pertaining to Mr. 's residency?

14 A. Can you elaborate on "investigations"?

15 Q. I just want to know if you know of any, and then  
16 I'll ask you about them. Are there any investigations,  
17 that you're aware of, pertaining to Mr. 's  
18 residency?

19 A. Are you including Mr. 's investigation in  
20 this question?

21 Q. We'll come to Mr. 's, but I'm talking about  
22 anybody else besides Mr. 's investigation.

23 A. No, I'm not.

24 Q. Do you know whether or not the DA has ever  
25 investigated Mr. 's residency?

1 A. In -- I do recall that the DA's office is in fact  
2 investigating this matter, and I correct my prior answer  
3 to you a moment ago with that.

4 Q. The DA's office is investigating what, Mr .  
5 's residency?

6 A. I believe that is a portion of the investigation  
7 into potential matters.

8 MS. BRUCH: And I'm going to instruct you --  
9 I don't know what's confidential or not confidential.  
10 If, potentially, anything that you know going on at the  
11 DA's office is confidential, I'm going to instruct you  
12 not to answer.

13 THE WITNESS: Okay.

14 BY MR. FLANGAS:

15 Q. How do you know the DA's investigating this  
16 matter?

17 MS. BRUCH: Objection.

18 THE WITNESS: That is an attorney-client.

19 MS. BRUCH: Yeah.

20 BY MR. FLANGAS:

21 Q. Any information you have about whether or not the  
22 district attorney is investigating this matter would be  
23 secondhand?

24 A. I'm not going to answer that, because I believe  
25 it's attorney-client privilege.

1 Q. I'm not quite sure that that is.

2 MS. BRUCH: Well, even if he thinks it might  
3 be, I'm going to instruct him not to answer.

4 BY MR. FLANGAS:

5 Q. You're not involved in the investigation, are  
6 you?

7 A. I don't believe that I am.

8 Q. What do you know -- you said something about Mr.  
9 's investigation. What do you know about Mr. 's  
10 investigation?

11 A. What's being talked about today and what has been  
12 brought to me thirdhand by others in the community, and  
13 by Mr. 's inquiry to me on public document requests.

14 Q. All right. So what have you been told about his  
15 investigation from third parties?

16 A. That he has an interest in whether Lance lives at  
17 this property.

18 Q. Other than he has an interest on whether or not  
19 Mr. lives at the property, did they tell you  
20 anything else about Mr. 's investigation of whether  
21 or not Mr. resides at the property?

22 A. Not that I can remember.

23 Q. Who are some of these third parties?

24 A. I don't remember the individuals, but it would  
25 have been people in a small town talking with people.



1 Q. What are all the requests that you -- what are  
2 all the requests that you've received from Mr.  
3 pertaining to his so-called investigation of Mr.

4 's property?

5 A. Can you clarify that? I don't know how to answer  
6 it.

7 Q. Well, you gave me two reasons -- you gave me two  
8 things about Mr. 's investigation, what you had  
9 heard from third parties and what was requested of you  
10 by Mr. . So my question is what has been requested  
11 of you by Mr. . We know he's asked for documents;  
12 right?

13 A. Correct.

14 Q. What else has he asked for?

15 A. For me to engage in discussion with him.

16 Q. About what?

17 A. About the zoning or the residential allowances at  
18 the subject property.

19 Q. And did you answer or give him any answers or  
20 information about that?

21 A. No.

22 Q. None?

23 A. None.

24 Q. Did you tell him that you believe Mr. \_\_\_\_\_  
25 lived there?

1 A. I don't remember.

2 Q. Would you have?

3 MS. BRUCH: Objection, calls for  
4 speculation.

5 THE WITNESS: I don't remember if that's  
6 happened.

7 BY MR. FLANGAS:

8 Q. Did you ever tell him that you didn't believe  
9 Mr. lived there?

10 MS. BRUCH: Same objection.

11 THE WITNESS: No. And can you repeat that  
12 question? I want to make sure I answered it correctly.

13 BY MR. FLANGAS:

14 Q. Certainly. Did you ever tell Mr. that you  
15 did not believe Mr. lived --

16 A. No.

17 Q. -- on the property on ?

18 A. No.

19 Q. Earlier in this deposition when I asked you where  
20 Mr. lived, you told me the property behind the  
21 ; right?

22 A. Yeah. When I say "property," I mean the house.

23 Q. The house.

24 A. Correct.

25 Q. Okay. And so if Mr. had asked you whether

1 or not Mr. lived there, or where Mr.

2 lived, would you have told him the house behind the  
3 property -- the house behind the ?

4 MS. BRUCH: Objection, asked and answered,  
5 misstates his testimony. Go ahead.

6 THE WITNESS: Go ahead. Can repeat that  
7 question?

8 BY MR. FLANGAS:

9 Q. If Mr. -- given that you have already testified  
10 that you believe Mr. lives in the house behind  
11 the , had Mr. asked you where Mr.  
12 lived -- where Mr. lives, would you have told him  
13 the house behind the ?

14 A. That would be a somewhat typical answer.

15 Q. Let's turn to page 5 of 21. Now, this page and  
16 the following page, which is 6 of 21, purports to be a  
17 letter that was written by Mr. to Ms. Anne Langer,  
18 the County district attorney. And it's also to  
19 Mr. Paul Laxalt, Nevada attorney general. Do you see  
20 that in the upper left-hand corner?

21 A. Yes.

22 Q. Now, about halfway down, it's in -- I'm going to  
23 try to help you. It starts with the sentence, "The  
24 purpose of my query." Are you there?

25 A. Yes.

1 Q. I'm going to read it now.

2 "The purpose of my query was to confirm that the  
3 residence addresses supplied by Mr. and Mr.  
4 , two sides of a small double-wide mobile home,  
5 located behind the swimming pool at  
6 brothel, are zoned as legal residence addresses by  
7 Storey County statute.

8 "The request has now collected six-months' worth  
9 of dust and remains unanswered.

10 "According to Mr. Osborne -- Mr. Austin Osborne,  
11 assistant County manager, when I asked him about  
12 it he claimed," quote, "'The matter was still under  
13 investigation,'" unquote.

14 Do you agree with what's been said there?

15 A. I agree with the sentence that says the matter is  
16 still under investigation, something to that effect. I  
17 would have responded with something like that.

18 Q. Was it six-months' worth of dust, as stated in  
19 the previous sentence?

20 A. I would disagree that six months went by without  
21 Mr. getting what he requested, what's required of  
22 me.

23 Q. Then let's go down further in the letter. It  
24 says:

25 "In other words, neither and

1                   are legal residences. Nobody can legally  
2                   reside there or claim either address as their legal  
3                   residence."

4                   Do you agree with that statement?

5                   MR. MARSHALL: I'm going to object. It  
6                   calls for a legal conclusion.

7                   MS. BRUCH: I join.

8                   THE WITNESS: And that is an area that is,  
9                   like I stated earlier, attorney-client privilege, I  
10                  believe. I don't believe I can answer that.

11                  BY MR. FLANGAS:

12                  Q. You're the zoning director, the planning director  
13                  for the county. You can't render an opinion as to the  
14                  appropriate use of property without an attorney  
15                  consultation?

16                  MS. BRUCH: Objection, argumentative. And  
17                  that's a different question than the first question, so  
18                  object to the form. Go ahead.

19                  THE WITNESS: Okay. This -- if I --

20                  BY MR. FLANGAS:

21                  Q. And let me, let me just -- I'm going to re-ask  
22                  the question. You're not allowed to make objections,  
23                  your attorney is. Okay? So I'm going to ask you this  
24                  question again.

25                  "In other words, neither or

1                   are legal residences. Nobody can legally  
2                   reside there or claim either address as their legal  
3                   residence."

4                   Do you agree with that statement?

5                   MR. MARSHALL: I'm going to object based on  
6                   calling for a legal conclusion and my list of standing  
7                   objections.

8                   MS. BRUCH: Same objection.

9                   THE WITNESS: And this is an attorney-client  
10                  privilege.

11                  MS. BRUCH: And that's, you know, that's my  
12                  standing instruction, is that any of this information  
13                  that you have by way of communications with an attorney,  
14                  I would instruct you not to answer.

15                  MR. FLANGAS: For the record, I'm not quite  
16                  sure, in doing his job, he can hide behind the shield of  
17                  an attorney by saying I consulted with an attorney to do  
18                  my job. Meaning you're the person that's responsible  
19                  for making the decisions on whether or not zoning is  
20                  appropriate or not. And then asking whether or not this  
21                  zoning is appropriate and saying I talked to an attorney  
22                  about it, I don't think that gives him the, I don't  
23                  think that gives him the privilege.

24                  THE WITNESS: This is not a zoning question.

25                  MS. BRUCH: Same objection.

1 MR. MARSHALL: It's also not a question,  
2 it's a statement.

3 MS. BRUCH: And just looking at the judge's  
4 order, I think it's outside the scope of what the judge  
5 has allowed. And you have that standing objection,  
6 so...

7 BY MR. FLANGAS:

8 Q. At the bottom of this it says:

9 "I further contend by stonewalling this public  
10 records request, County, Mr. Pat Whitten, and Mr.  
11 Osborne are obstructing justice."

12 Do you agree with that statement?

13 A. No, I do not.

14 Q. That sentence I just read to you, how do you  
15 respond to that?

16 A. Which one?

17 Q. It says:

18 "I further contend that by stonewalling this  
19 public records request, County, Mr. Pat Whitten,  
20 and Mr. Austin Osborne are obstructing justice."

21 MR. MARSHALL: I'm going to object. That is  
22 far beyond any allowable scope of this --

23 MS. BRUCH: And it's asked and answered. He  
24 told you he disagrees. Go ahead. Do you have anything  
25 else to say?

1 THE WITNESS: I can't speak to Pat Whitten,  
2 I'm not Pat Whitten, but as far as myself, I have not  
3 stonewalled Mr. 's public document request. The  
4 records that he requested were provided to him.

5 BY MR. FLANGAS:

6 Q. Let's turn to page 7 of 21. At the top it  
7 purports to be an email -- let's go kind of down to the  
8 second part. Page 7 of 21 purports to be two emails;  
9 right?

10 A. An email with a response, correct.

11 Q. All right. So now let's look at the first email,  
12 which appears to have been sent on March 29th, 2017, at  
13 12:35 p.m. It's from Editor [mailto:editor@

14 .online]. And it's sent to you; is that correct?

15 A. Yes.

16 Q. It says:

17 "Greetings Mr. Osborne.

18 "This email represents a public records request  
19 for the zoning of two County addresses. I was  
20 advised that your office handles this request from  
21 Cynthia at Community Development.

22 "These addresses are

23 and

24 "Thank you for your kind attention to this  
25 matter.



1 "Sam -- editor."

2 Did you receive that email?

3 A. I don't remember it specifically, but I believe  
4 that I did.

5 Q. And that's the public records request you  
6 received from Mr. ?

7 A. Yes. And I will clarify, to be honest, based on  
8 my response I would say yes, I did receive this.

9 Q. Okay. And then the next email, which was sent  
10 later that day at 5:42, it says:

11 "Sam, Lyndi will look into this and get back with  
12 you on the zoning with the -- within the NRS period.

13 "Thank you, Austin."

14 Now, you wrote that; right?

15 A. Yes.

16 Q. Now, who is Lyndi?

17 A. She's my administrative assistant in planning.

18 Q. And the last name again, just so we're clear?

19 A. .

20 Q. Okay. Now, did you get back with Mr. on the  
21 zoning within the NRS period?

22 A. I believe that I did.

23 Q. Let's turn to page 8 of 21. It says, "From Kathy  
24 Canfield." And she's your planner?

25 A. Yes.

1 Q. And it says: "To: editor@  
2 .online;" right?

3 A. It's hard to see, but it appears so.

4 Q. And that was on March 31st, 2017?

5 A. It appears so.

6 Q. Now, that would have been the zoning information  
7 you supplied, or your office supplied, in response to  
8 Mr. 's public records request?

9 A. Yes. And I believe there were more documents  
10 supplied to him as well, but this is -- appears to be  
11 one of them.

12 Q. What other documents would have been supplied to  
13 him?

14 A. The actual zone maps for the area property. This  
15 is, this is, I can't really tell exactly what's behind  
16 it, it's grainy, but this would be an excerpt of that  
17 map or a map of zoning, or of the property.

18 Q. Now, let's look at page 9 of 21. This is another  
19 email chain. And I apologize, the bottom part got a  
20 little bit left off on this, but we can still get the  
21 gist of it. At the bottom it says from the editor@  
22 .online, and it's directed towards Ms. Kathy  
23 Canfield. It says:

24 "Kathy, thank you for your prompt reply.

25 "Yes, that is the location, APN (detail

1 of the complex below via Google Earth).

2 "Somewhere in that complex there are two physical  
3 addresses, and ."

4 And then I can't -- I apologize, I can't read  
5 these two next sentences, but then it goes on to say:

6 "Are there any nooks and crannies somewhere in  
7 there designated residential, specifically and  
8 ?

9 "According to public documents, there are two  
10 residences located somewhere in the  
11 complex ( and " --

12 MS. BRUCH: Sorry. He wasn't following  
13 along. He didn't flip the page, so...

14 BY MR. FLANGAS:

15 Q. All right. I want you to look at the bottom, and  
16 there is an email that purports to be from the editor  
17 @ sent to Kathy Canfield, dated  
18 March 31st, 2017. Are you there?

19 A. I'm on page ten, which appears to be --

20 Q. I want you to be 9 out of 21.

21 A. I'm on page nine.

22 Q. Okay. At the bottom again there's an email that  
23 purports to be from the editor@ to Kathy  
24 Canfield. Do you see that?

25 A. Uh-huh. Yes.

1 Q. It's dated March 31st, 2017; correct?

2 A. Yes.

3 Q. It says:

4 "Kathy, thank you for your prompt reply.

5 "Yes, that is the location, APN (detail  
6 of the complex below via Google Earth).

7 "Somewhere in that complex there are two physical  
8 addresses, and ."

9 And the next sentence, you can't read it, it's  
10 kind of illegible, so we'll go over to page ten. It  
11 says:

12 "Are there any nooks and crannies somewhere in  
13 there designated residential, specifically and  
14 ?

15 "According to the public documents, there are two  
16 residences located somewhere in the  
17 complex ( and ) and, if so,  
18 they would require residential zoning.

19 "That is the focus of my query. Is there any  
20 location within that parcel that is zoned residential,  
21 is legally approved for people to reside?

22 "I appreciate your time and effort on this  
23 inquiry."

24 Then it's -- then there's a -- go back to page 9  
25 of 21. This one says -- another one, it says from the

1 editor to Kathy Canfield. And this was cc'ed to you.  
2 It says Tuesday, April 25th, 2017, at 6:57 p.m.; right?  
3 Are you there?

4 A. Yes.

5 Q. It says:

6 "Kathy, have you been able to uncover the  
7 disposition of residential zoning on the parcel APN

8 ? I have highlighted in red the area identified  
9 by the assessor as the location of , , and

10 ."

11 Do you see that?

12 A. Yes.

13 Q. Okay. Did you receive that email?

14 A. Yes.

15 Q. Okay. Then let's go up here to the very top on  
16 page nine. This is another email from Austin Osborne to  
17 the editor of -- . And  
18 it's also to Kathy Canfield as well; right?

19 A. Yes.

20 Q. It's dated April 27th at -- 2017 at 7:46 a.m. Is  
21 that right?

22 A. Yes.

23 Q. It says:

24 "Hello, Sam.

25 "I am still looking into the matter and will get

1 you an answer. We have a lot on our plate right now, so  
2 thank you for your patience. Please direct your  
3 follow-up questions directly to me so Kathy can focus on  
4 her other priorities. Thank you for your understanding  
5 and have a good day."

6 You wrote that; right?

7 A. Yes.

8 Q. What was, specifically, was Mr. asking you?

9 A. He's asking two questions: One, if the subject  
10 parcel is zoned residential; secondly, if it's legally  
11 approved for people to reside there.

12 Q. Did you ever answer Mr. and those questions?

13 A. I provided Sam the public documents that  
14 would have shown the zoning of the property.

15 Q. Did you ever give him any verbal confirmation one  
16 way or the other?

17 A. Not that I remember, and I believe not.

18 Q. So you gave him just the zoning documents;  
19 correct?

20 A. Zoning and whatever other documents he requested,  
21 that would have been maps and text.

22 Q. Has there ever been a determination one way or  
23 the other on whether or not Mr. 's -- the house  
24 where Mr. is living is appropriately zoned?

25 MS. BRUCH: Objection. Just the same

1 caution, that any information you may have in response  
2 to that question comes from an attorney, I instruct you  
3 not to answer.

4 THE WITNESS: There hasn't been an absolute  
5 final determination that the subject property is or is  
6 not properly zoned.

7 BY MR. FLANGAS:

8 Q. Have you been asked to make that determination?

9 A. I've been asked to assist in that determination  
10 and --

11 Q. Asked by who, Mr. \_\_\_\_\_?

12 A. No.

13 Q. Who?

14 A. By our, our district attorney's office.

15 Q. Have you made the determination?

16 MS. BRUCH: Same objection.

17 THE WITNESS: I don't believe I have  
18 attorney-client on this question.

19 MS. BRUCH: That's fine. Go ahead and  
20 answer.

21 THE WITNESS: Can you restate the question,  
22 make sure I answer it properly?

23 BY MR. FLANGAS:

24 Q. Certainly. Have you made the determination on  
25 whether or not the zoning is appropriate for the

1 residences located where Mr. 's residence is  
2 located?

3 MR. MARSHALL: I'm going to object. His  
4 testimony was that he was to assist in the  
5 determination.

6 THE WITNESS: The final determination of how  
7 the zoning applies to the property is not made yet. I  
8 have provided determination on in which zones residences  
9 can be located pursuant to the zoning ordinance.

10 BY MR. FLANGAS:

11 Q. And as it pertains to Mr. 's residence,  
12 what have you concluded?

13 MR. MARSHALL: I'm going to object. That's  
14 already been asked and answered, together with my other  
15 standing objection.

16 THE WITNESS: That the zoning of the  
17 property is not conclusive.

18 BY MR. FLANGAS:

19 Q. And, again, counsel is right, I already asked. I  
20 just thought there was a different context. So it has  
21 already been asked and answered.

22 Has anybody else made a determination on this  
23 yet, or is it still pending?

24 MS. BRUCH: Objection, calls for  
25 speculation.



1 MR. FLANGAS: Let me rephrase the question.

2 BY MR. FLANGAS:

3 Q. Has anybody from County made an official  
4 determination on the zoning of that property?

5 MS. BRUCH: Same objection.

6 THE WITNESS: There has been determinations  
7 of the zoning maps, and the zoning maps that do apply to  
8 that property.

9 BY MR. FLANGAS:

10 Q. And it's the same determination that it's not  
11 clear-cut?

12 A. It is my opinion that it's not clear-cut.

13 Q. And has anybody made an official finding that's  
14 contrary to what your opinion is?

15 A. Regarding the zoning of the property, I don't  
16 remember exactly what was said in that letter that you  
17 were talking about earlier in this meeting, so I have to  
18 answer that I don't know.

19 Q. Okay. Have you or anybody from your department  
20 ever told Mr. that the zoning wasn't proper for  
21 Mr. 's residence?

22 A. I can't speak to the other people in my  
23 department, because I'm not aware, necessarily, of every  
24 conversation that may have happened between them, but  
25 myself, I do not remember saying anything like that.

1 But I would believe no, that I would not have provided  
2 that kind of a comment.

3 Q. To provide such a comment -- let's scratch that.

4 You would agree with me determining whether or  
5 not the zoning is proper for a residence would be,  
6 especially this one, would be an important matter?

7 A. I'm not a hundred percent in agreement with that.

8 Q. You don't think --

9 A. Zoning is important. It may not be the only  
10 important matter.

11 Q. I didn't say it's the only, I said you would  
12 agree with me it's an important matter?

13 A. In regard to what specific context? I need you  
14 to clarify that for me to provide a proper answer.

15 Q. I'm not sure I can give you any more context.

16 I'm just asking you whether or not Mr. 's  
17 residence is properly zoned. Would you agree with me  
18 that that's an important matter?

19 MS. BRUCH: Asked and answered.

20 THE WITNESS: I would agree that zoning is  
21 an important matter to a property.

22 BY MR. FLANGAS:

23 Q. Somebody making an inquiry to your office on  
24 whether or not Mr. 's property is appropriately  
25 zoned, that would be something for you to answer, would

1 something that you would convey to anybody inquiring  
2 about it, or would you turn it over to one of your  
3 minions?

4 MS. BRUCH: Objection to the term "minion."  
5 It's argumentative.

6 THE WITNESS: Knowing that there's -- I  
7 would answer to a public request asking if zoning is  
8 appropriate in any context, or in any property, or any  
9 property.

10 BY MR. FLANGAS:

11 Q. So is it safe to say that the two ladies that  
12 work for you, Ms. or Ms. , would not  
13 answer a question like that if Mr. asked them?

14 MR. MARSHALL: Object, mischaracterizes the  
15 testimony.

16 MS. BRUCH: I'll join in that objection.

17 THE WITNESS: Most -- Ms. Canfield, the  
18 planner, would be the qualifying person to provide a  
19 response to a zoning question.

20 BY MR. FLANGAS:

21 Q. Would she inform you that she responded to such a  
22 question?

23 A. It depends. If we get a lot of questions that  
24 come in, she may not go to me on every one of them, so  
25 it's possible that she wouldn't.

1 Q. Would she go to you on this one?

2 A. I think she would treat it pretty similarly to  
3 others.

4 Q. You've got someone questioning the residence of a  
5 county commissioner, she would treat it just like any  
6 other question?

7 A. In that regard she probably would come to me and  
8 ask for some assistance.

9 MR. FLANGAS: I have no further questions.

10 MR. MARSHALL: Can we take a short break and  
11 then come back?

12 MR. FLANGAS: Sure.

13 MR. MARSHALL: Thank you.

14 (A short break was taken at this time.)  
15

16 EXAMINATION

17 BY MR. MARSHALL:

18 Q. Mr. Osborne, my name is John Marshall and I  
19 represent Sam \_\_\_\_\_ in this matter.

20 Who is your employer?

21 A. \_\_\_\_\_ County.

22 Q. And who controls and sets the budget in \_\_\_\_\_  
23 County?

24 A. The county commissioners.

25 Q. And who is on the county commission?

1 A. Marshall McBride, Lance , and Jack  
2 McGuffey.

3 Q. And it's your understanding that Lance is  
4 the plaintiff in this litigation that you're here to  
5 give your deposition in?

6 A. Yes.

7 Q. Thank you.

8 You've referenced a letter a number of times, and  
9 I think you said a recently received letter that  
10 regard -- regarding the residence of Mr. . Can  
11 you describe that letter, please? Who it's from, who  
12 it's to.

13 A. I don't remember all the details of it, but it  
14 came to me from -- I believe Kris sent it to me  
15 directly.

16 Q. Was it a letter that Kris wrote?

17 A. No.

18 Q. Do you know who wrote the letter?

19 A. I think it was a, like a transcript, but I could  
20 be wrong. I think the actual author may have been some  
21 kind of transcript, but the letter was a statement by  
22 Dean Haymore.

23 Q. And so you received this document at your county  
24 address?

25 A. Yeah.

1 Q. Email address?

2 A. Yeah. I'm pretty sure it was brought to me by  
3 email.

4 Q. Okay. And would you consider that a public  
5 document that you would provide at a public records  
6 request?

7 A. I would.

8 Q. Thank you.

9 When did you receive that letter?

10 A. It wasn't that long ago. I don't remember, but  
11 within the last, I want to say month, but it may have  
12 been a little earlier than that.

13 Q. Okay. You've testified that in an agricultural  
14 zone a single-family residence use is allowed. Would  
15 that be an appropriate characterization of your  
16 testimony?

17 A. Yes.

18 Q. And can you -- and, and I believe you defined a  
19 single-family residence -- which I'm going to abbreviate  
20 SFR. Is that okay with you?

21 A. Yes.

22 Q. That an SFR is generally a single building with a  
23 single family or family members in it. Is that an  
24 accurate representation?

25 MR. FLANGAS: Objection, calls for a legal

1 conclusion.

2 THE WITNESS: Yes.

3 BY MR. MARSHALL:

4 Q. And I believe you, in an answer to one of your --  
5 one of the questions, you indicated that an apartment  
6 building would not be within a single-family  
7 residence -- would not be considered a single-family  
8 residence; is that accurate?

9 A. That's correct.

10 Q. And why is that?

11 A. Our zoning ordinance defines the different types  
12 of uses. Multi-family is more than one family living in  
13 a building, single-family is one family living in a  
14 building.

15 Q. And so an apartment building would be one  
16 building with multiple units within it, so therefore it  
17 would not be a single-family residence.

18 A. Correct.

19 Q. And would a duplex be an example of that?

20 A. A duplex that's a rental on both sides would be.

21 Q. And a duplex that's not a rental?

22 A. That could be considered a single-family  
23 attached. Like a townhouse.

24 Q. But you, you would have to know the exact details  
25 of that situation?

1 A. You would.

2 Q. Okay. And what -- would multiple addresses to  
3 the same building indicate, or be an indication that  
4 there might be more than one unit associated with that  
5 building?

6 MR. FLANGAS: Objection, calls for a legal  
7 conclusion.

8 MS. BRUCH: I join.

9 THE WITNESS: I think that's reasonable.  
10 I'm just trying to think about -- we don't do a lot of  
11 townhouses, so you can have addresses for the property  
12 as 100, and then there's a unit A or B. Possibly a  
13 single-family attached you could have a 100 and a 101.

14 MR. MARSHALL: Okay. I have no further  
15 questions.

16 MR. FLANGAS: I have no follow-up. Counsel?

17 MS. BRUCH: I have no questions.

18 MR. FLANGAS: Thank you. We're done.

19 Mr. Osborne, thank you for coming.

20 THE WITNESS: Thank you.

21 (Deposition concluded at 10:30 a.m.)

22 -oOo-

23

24

25



-oOo-

I, AUSTIN OSBORNE, hereby declare under penalty of perjury that I have read the foregoing pages 1 through 67; that any changes made herein were made and initialed by me; that I have hereunto affixed my signature.

Dated: \_\_\_\_\_

\_\_\_\_\_  
AUSTIN OSBORNE

## ERRATA SHEET/CORRECTIONS

1

2

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PAGE

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1 STATE OF NEVADA )  
2 ) ss.  
3 COUNTY OF )  
4

5 I, SUSAN E. BELINGHERI, a Certified Court  
6 Reporter for the State of Nevada, do hereby certify;

7 That on Friday, the 11th day of May, 2018, at the  
8 hour of 9:00 a.m. of said day, at the offices of Bonanza  
9 Reporting & Videoconference Center, 1111 Forest Street,  
10 Reno, Nevada, personally appeared AUSTIN OSBORNE, who  
11 was duly sworn by me, was thereupon was deposed in the  
12 matter entitled herein, and that before the proceeding's  
13 completion the reading and signing of the deposition has  
14 been requested by the deponent or party;

15 That the foregoing transcript, consisting of  
16 pages 1 through 71, is a full, true, and correct  
17 transcript of my stenotype notes of said deposition to  
18 the best of my knowledge, skill, and ability.

19 I further certify that I am not an attorney or  
20 counsel for any of the parties, nor a relative or  
21 employee of any attorney or counsel connected with the  
22 action, nor financially interested in the action.

23 DATED: At Reno, Nevada, this 17th day of May,  
24 2018.

25   
SUSAN E. BELINGHERI, CCR #655

1 May 17, 2018

2

3 Rebecca Bruch, Esq  
4 Erickson, Thorpe & Swainston, Ltd.  
5 99 West Arroyo Street  
6 Reno, Nevada 89509

7 Re: v. , et al.

8

9 Dear Ms. Bruch:

10

11 Please find enclosed the original deposition transcript  
12 of Austin Osborne taken in the above-entitled matter on  
13 May 11, 2018.

14

15 We have enclosed the transcript in order for your client  
16 to review.

17

18 Thank you for your prompt attention to this matter.

19

20

21 Bonanza Reporting & Videoconference Center

22

23

24 cc: Deposition transcript

25

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2009)

#### **5.16.020 Definitions.**

When used in this chapter, the following words and terms are defined as follows:

"Applicant" means any person, including a trustee of an inter vivos trust, a director, officer or shareholder of a corporation, or a member or manager and owner of a limited liability company applying to the board for a license under the provisions of this chapter.

"Board" means the brothel licensing board of \_\_\_\_\_ County consisting of the board of county commissioners and the sheriff of \_\_\_\_\_ County.

"Brothel" means a business engaged in prostitution, sex-for-hire services, and all associated activities allowed and approved under this chapter.

"Escort" means any person who, for compensation of any type, accompanies any other person to or about social affairs, places of entertainment or amusement, or who consorts with others about any place of public resort or within any private quarters outside of a brothel.

"Escort service" includes any person, business or agency which, for compensation of any type, furnishes or offers to furnish escorts, also known as "outdating."

"Licensed operation" means a brothel duly licensed and operated in accordance with the provisions of this chapter.

"Operational control" means the control of or the ability to control any substantial business decision involving a brothel.

"Premises" means the brothel building, accessory buildings used by customers, and area within the fenced enclosure, if any, of the building.

"Work card" means the card issued by the sheriff to each employee and to each prostitute authorizing them to work at a licensed operation. (Ord. No. 14-261, § 1, 3-17-2015; Ord. No. 09-227, § 1, 12-15-2009)

#### **5.16.030 Prostitution permitted.**

The operation of a licensed brothel within the county in accordance with the provisions of this chapter does not constitute a public nuisance or an offense to public decency. (Ord. No. 14-261, § 1, 3-17-2015; Ord. No. 09-227, § 1, 12-15-2009)

#### **5.16.040 Powers of the licensing board.**

A. The board has the sole authority to grant a permit to operate a brothel, and the sole authority to make, alter and rescind all necessary regulations setting forth the terms and conditions under which permits may be applied for, the terms and conditions under which permits may be granted, transferred, revoked or canceled, where brothels may be located within the county, and any and all other regulations necessary regarding the conditions under which the brothels may be allowed to operate.

B. It is the duty of the board to carry out terms of the provisions of this chapter, and to see that this chapter is enforced.

C. Powers of the board include, but are not limited to, the power to:

1. Receive all license and general manager applications.
2. Investigate all applicants.



NEVADA COUNTY


[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

### Parcel Detail for Parcel #

#### Location

Property Location

Town

District

Subdivision

Property Name

[Add'l Addresses](#)

Lot Block

[Legal Description](#)

#### Ownership

Assessed Owner Name

Mailing Address ATTN: LANCE

[Ownership History](#)
[Document History](#)

Legal Owner Name

Vesting Doc #, Date

Map Document #s

Year / Book / Page

#### Description

Total Acres 4.360

Square Feet 0

Ag Acres .000

W/R Acres .000

##### Improvements

Single-family Detached 0 Non-dwelling Units 0 Bedrooms / Baths 0 / .00

Single-family Attached 0 Mobile Home Hookups 0 Stories .0

Multiple-family Units 0 Wells 0 Garage Square Ft. 0

Mobile Homes 0 Septic Tanks 0 Attached / Detached

Total Dwelling Units 0 Buildings Sq Ft 0

Residence Sq Ft 0

Basement Sq Ft 0

Basement

Finished Basement SF 0 Bedrooms / Baths 0 / .00

[Improvement List](#)

#### Appraisal Classifications

Current Land Use Code

[Code Table](#)

Zoning Code(s)

Re-appraisal Group

Original Construction Year

Re-appraisal Year 2015

Weighted Year

#### Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	43,207	39,884	33,236
Improvements	58,224	61,006	61,975
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Assessed Value</b>	<b>101,431</b>	<b>100,890</b>	<b>95,211</b>

##### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

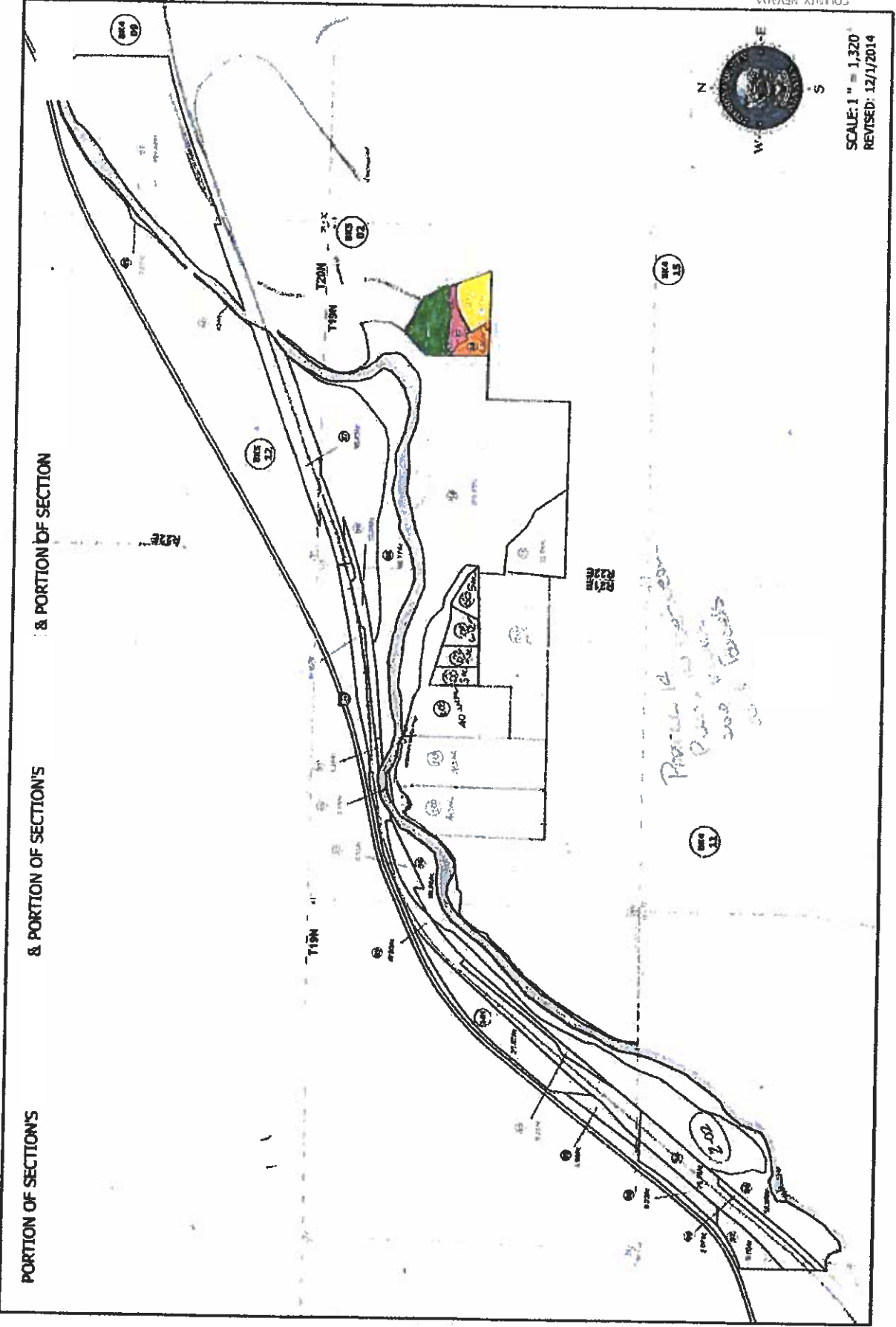
#### Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	123,449	113,954	94,960
Improvements	166,354	174,303	177,071
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
<b>Net Taxable Value</b>	<b>289,803</b>	<b>288,257</b>	<b>272,031</b>

##### Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)



COUNTY, NEVADA

This map is prepared for the use of the County Assessor for assessment and distribution purposes. It does not represent a survey. The validity of the data indicated herein is to the satisfaction of the County Assessor.

<b>Land Use Codes for 2015-16 and later</b>
---

Vacant

- 100 - Vacant - Unknown/Other
- 108 - Vacant - Patented Mining Claim, Not Mined
- 110 - Vacant - Splinter and Other Unbuildable
- 117 - Vacant - Roads/Easements
- 120 - Vacant - Single Family Residential
- 130 - Vacant - Multi-Residential
- 140 - Vacant - Commercial
- 150 - Vacant - Industrial
- 160 - Vacant - Mixed Zoning
- 190 - Vacant - Public Use Lands

Single Family Residential

- 200 - Single Family Residence
- 201 - Single Family Residence Under Construction
- 210 - Individual Residential Unit in a Multiple Unit Building - Condominium
- 211 - Individual Residential Unit in a Multiple Unit Building - Condominium Under Construction
- 220 - Manufactured Home Converted to Real Property
- 222 - Manufactured Home (Converted) with Site Built Additions
- 230 - Personal Property Manufactured Home on the Unsecured Roll
- 231 - Manufactured Home Conversions Pending
- 232 - Manufactured Home - Unsecured with Site Built Additions
- 233 - Secured Manufactured Home with Site Built Additions (Not Converted)
- 236 - Personal Property Manufactured Home Secured
- 240 - Individual Residential Unit - Townhouse or Row House
- 241 - Individual Residential Unit - Townhouse or Row House Under Construction
- 260 - Single Family Residential Auxiliary Area
- 270 - Single Family Residential Common Area
- 280 - Single Family Residential with Minor Improvements
- 282 - Single Family Residential with Minor Improvements - No livable structures
- 290 - Mixed Use with Single Family Residential as primary use

Multi-Family Residential

- 300 - Duplex
- 301 - Duplex Under Construction
- 310 - Two Single Family Units
- 311 - Two Single Family Units Under Construction
- 313 - Multi-Family Residence with Manufactured Home Conversion
- 320 - Three to Four Units



- 321 - Three to Four Units Under Construction
- 330 - Five or More Units - Low Rise
- 331 - Five or More Units - Low Rise Under Construction
- 333 - Exempt or Partially Exempt Apartment Building
- 340 - Five or More Units - High Rise
- 341 - Five or More Units - High Rise Under Construction
- 350 - Manufactured Home Park - Ten or More Manufactured Home Units
- 360 - Multi-Family Residential Auxiliary Area
- 370 - Multi-Family Residential Common Area
- 380 - Multi-Family Residential with Minor Improvements
- 382 - Multi-Family Residential with Minor Improvements - No livable structures
- 390 - Mixed Use with Multi-Family Residential as primary use

### Commercial

- 400 - General Commercial
- 401 - General Commercial Under Construction
- 402 - Parking and/or Parking Structures
- 403 - Restaurants
- 404 - Convenience Stores
- 408 - Bars or Taverns without Restaurants
- 410 - Offices, Professional and Business Services
- 411 - Offices, Professional and Business Services Under Construction
- 412 - Residence used as Commercial Business
- 420 - Casino or Hotel Casino
- 421 - Casino or Hotel Casino Under Construction
- 430 - Commercial Living Accommodations
- 431 - Commercial Living Accommodations Under Construction
- 432 - Bed and Breakfast
- 440 - Commercial Recreation
- 441 - Commercial Recreation Under Construction
- 450 - Golf Course
- 460 - Commercial Auxiliary Area
- 470 - Commercial Common Area
- 480 - Commercial with Minor Improvements
- 482 - Commercial with Minor Improvements - with structures insufficient to determine intended use
- 490 - Mixed Use with Commercial as primary use

### Industrial

- 500 - General Industrial - light industry, trucking and warehousing, service, repair, etc.
- 501 - General Industrial - light industry, trucking and warehousing, service, repair, etc. Under Construction
- 510 - Commercial Industrial - retail or office use combined with Industrial use
- 511 - Commercial Industrial - retail or office use combined with Industrial use Under Construction
- 512 - Mini-Warehouses
- 513 - Truck Stops
- 514 - Truck Stops with Motels

- 520 - Heavy Industrial
- 521 - Heavy Industrial Under Construction
- 560 - Industrial Auxiliary Area
- 570 - Industrial Common Area
- 580 - Industrial with Minor Improvements
- 582 - Industrial with Minor Improvements - with structures insufficient to determine intended use
- 590 - Mixed Use with Industrial as primary use

## Rural

- 600 - Agricultural Qualified per NRS 361A - Vacant
- 610 - Agricultural Not Qualified per NRS 361A for deferment - Vacant
- 612 - Agricultural Not Qualified per NRS 361A for deferment - with Residence
- 613 - Agricultural Not Qualified per NRS 361A for deferment - with Manufactured Home
- 614 - Agricultural Not Qualified per NRS 361A for deferment - with Commercial
- 615 - Agricultural Not Qualified per NRS 361A for deferment - with Minor Improvements, No livable structures
- 616 - Agricultural Not Qualified per NRS 361A for deferment - with Industrial
- 618 - Agricultural Not Qualified per NRS 361A for deferment - with Multiple Residences
- 620 - Open Space
- 622 - Sites designated as Historic - Residential
- 624 - Sites designated as Historic - Commercial
- 625 - Sites designated as Historic - Industrial
- 660 - Rural Use Auxiliary Area
- 670 - Rural Use Common Area
- 680 - Rural Use with Minor Improvements
- 682 - Rural Use with Minor Improvements - No livable structures
- 690 - Mixed Use with Rural as primary use
- 692 - Agricultural Deferred with Residence
- 693 - Agricultural Deferred with Manufactured Home
- 694 - Agricultural Deferred with Commercial
- 695 - Agricultural Deferred with Improvements but no Residences
- 696 - Agricultural Deferred with Industrial
- 697 - Agricultural Deferred with Residential Land Value but No Residence currently in existence
- 698 - Agricultural Deferred with Multiple Residences

## Communication, Transportation, and Utilities

- 700 - Operating Communication, Transportation, and Utility Property of an Interstate or Intercounty Nature
- 710 - Communication, Transportation, and Utility Property of a Local Nature
- 711 - Communication, Transportation, and Utility Property of a Local Nature Under Construction
- 720 - Communication, Transportation, and Utility Property of an Interstate or Intercounty Nature, Not Used in Operations (Locally Assessed)
- 731 - Alternative Energy - Solar
- 732 - Alternative Energy - Wind
- 733 - Alternative Energy - Biomass
- 780 - Locally Assessed Utility Use with Minor Improvements
- 790 - Mixed Use with Locally Assessed Utility as primary use

**Mines**

- 800 - Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by State
- 810 - Mining Property - Extractive Mineral, Valuation of Improvements by State, Land Valuation by County
- 820 - Mining Property - Oil and Gas, Valuation of Improvements by State, Land Valuation by County
- 830 - Mining Property - Geothermal, Valuation of Improvements by State, Land Valuation by County
- 840 - Aggregates, Quarries, etc. - Locally Assessed
- 880 - Locally Assessed Mine with Minor Improvements
- 882 - Locally Assessed Mine with Minor Improvements - No livable structures
- 890 - Mixed Use with Mine as primary use

**Special Purpose or Use**

- 900 - Parks for Public Use
- 910 - Cemeteries
- 920 - Hospitals
- 921 - Hospital or Skilled Nursing Home Under Construction
- 922 - Skilled Nursing Homes
- 930 - Special Use - Limited-Market Properties
- 960 - Special Purpose Auxiliary Area
- 970 - Special Purpose Common Area
- 980 - Special Purpose with Minor Improvements
- 990 - Mixed Use with Special Purpose as primary use

[Go Back](#)



CHICAGO TITLE

Enter Address, Intersection, City or County and ZIP Sector



Property Search

Place an Order Office Locator

More Info

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**LIVE HELP**  
Monday - Friday  
8 am - 6:30 pm  
Weekends  
10 am - 5:30 pm  
CHICAGO  
TITLE CALL



Hide Panel

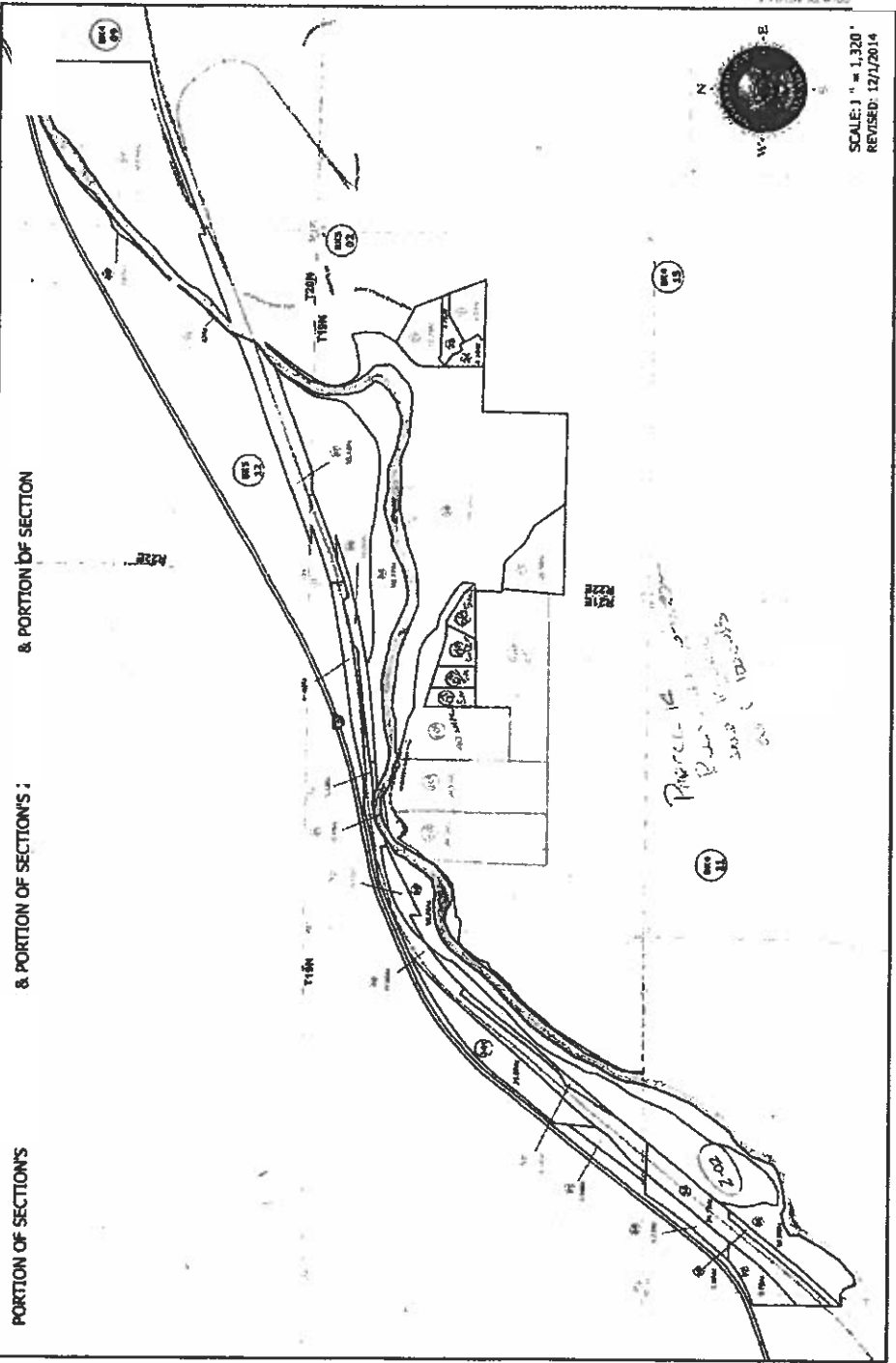
Center Selected Property

Toggle Split Screen

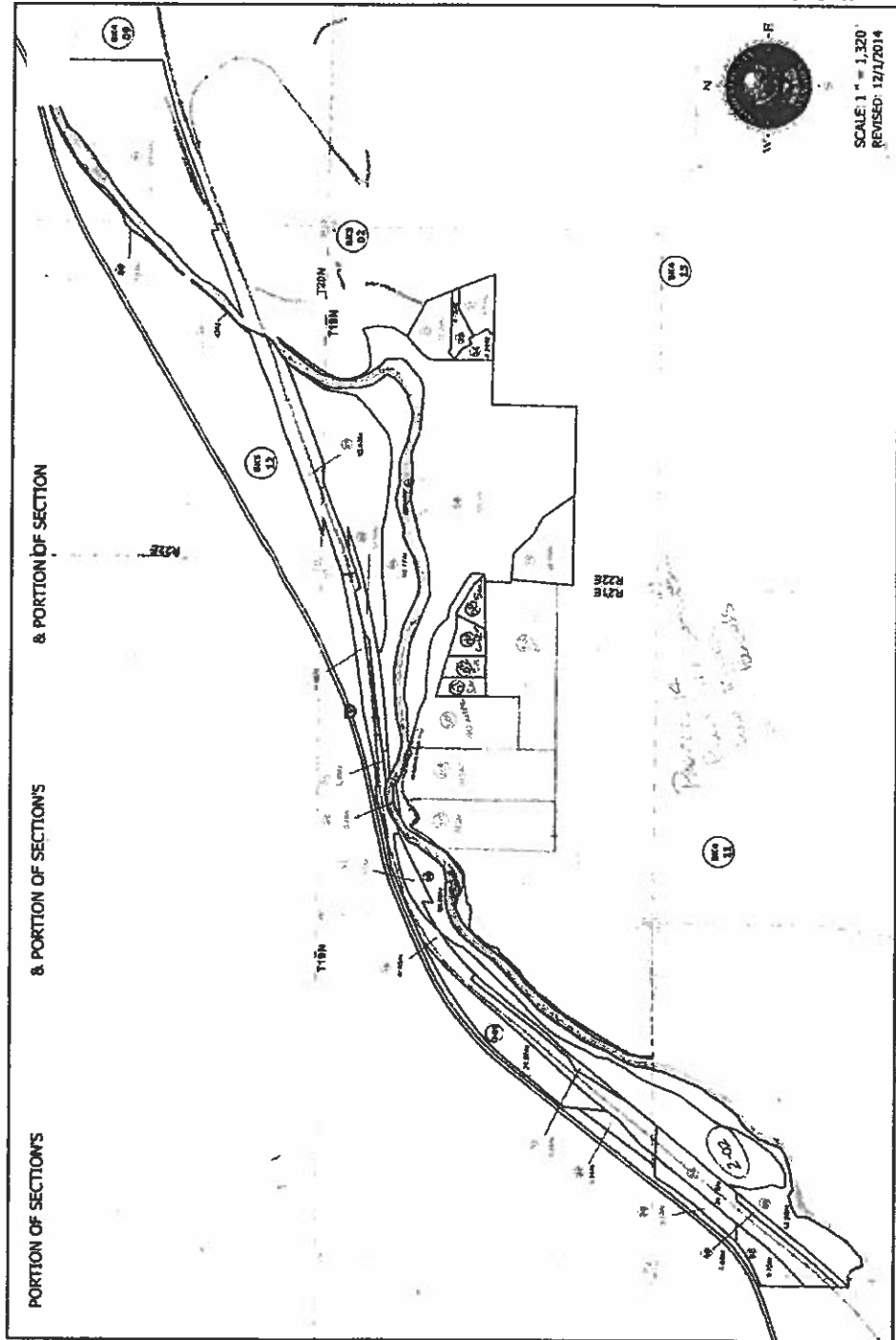
Advanced Search

Recent Requests

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

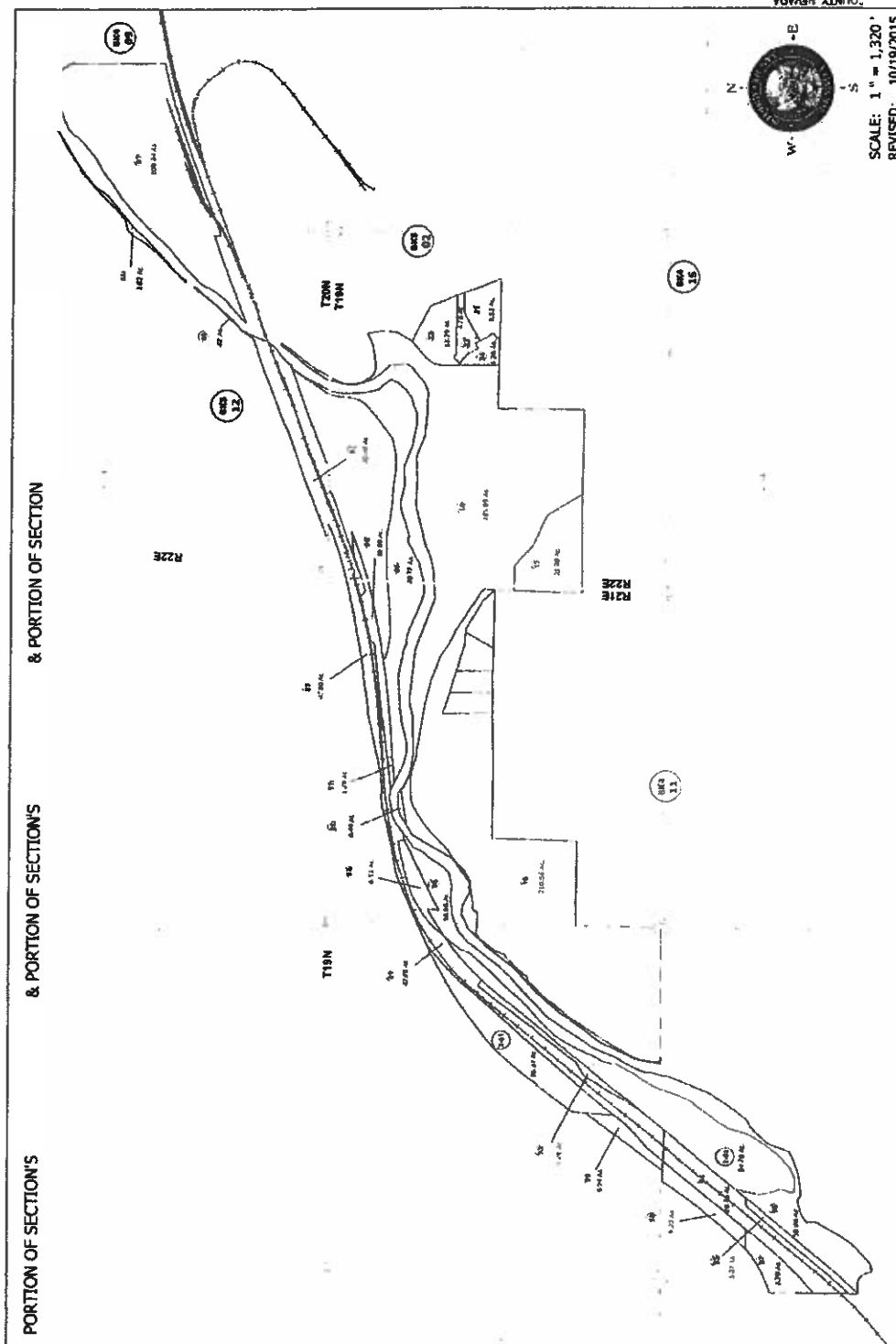


this map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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COUNTY, NEVADA

SCALE: 1" = 1,320'  
REVISED: 10/19/2015



18I000440

Section 6



## Damon Earl

---

**From:** Kris <k 2011@yahoo.com>  
**Sent:** Friday, October 19, 2018 8:02 AM  
**To:** Damon Earl; Lance ; Dean Haymore; Gus Flangas  
**Subject:** Haymore declaration  
**Attachments:** dean haymore declaration final.pdf

Detective Earl,

Regarding the complaint filed by Sam and Sheriff Antinoro's office concerning the residence of Lance, please find attached a declaration signed by Dean Haymore, former head of the County Building Department, addressing the matter.

It should be noted that both and Antinoro are defendants in separate defamation lawsuits filed by Lance. Antinoro and, as you are probably aware, are political associates and both have a long history of retaliating against Lance for political gain. Should you need any information on these lawsuits, or want to see their deposition transcripts taken in the lawsuits which provide details on their history of trying to politically destroy Lance, please feel free to contact Mr. 's attorney, Gus Flangas of Las Vegas, who I'm also copying with this email.

I'm also copying Dean at the last email I have for him.

Thank you Detective for your time and consideration on this matter.

Kris  
Project Manager

## Damon Earl

---

**From:** Kris <kp\_2011@yahoo.com>  
**Sent:** Friday, October 19, 2018 8:11 AM  
**To:** Damon Earl; ; Dean Haymore; Gus Flangas  
**Subject:** Re: Haymore declaration  
**Attachments:** Order Denying Defendant's antinoro's MSJ.pdf

Detective Earl,

Sir, also please find a court order issued in the \_\_\_\_\_ v. Antinoro defamation lawsuit where the court found there was sufficient evidence to go to trial that Antinoro made false and defamatory claims about Lance \_\_\_\_\_, and that such statements were made with malice.

Thank you, Sir.

Kris  
Project Manager

On Friday, October 19, 2018, 8:01:44 AM PDT, Kris <kp\_2011@yahoo.com> wrote:

Detective Earl,

Regarding the complaint filed by Sam \_\_\_\_\_ and Sheriff Antinoro's office concerning the residence of Lance \_\_\_\_\_, please find attached a declaration signed by Dean Haymore, former head of the \_\_\_\_\_ County Building Department, addressing the matter.

It should be noted that both \_\_\_\_\_ and Antinoro are defendants in separate defamation lawsuits filed by Lance \_\_\_\_\_. Antinoro and \_\_\_\_\_, as you are probably aware, are political associates and both have a long history of retaliating against Lance \_\_\_\_\_ for political gain. Should you need any information on these lawsuits, or want to see their deposition transcripts taken in the \_\_\_\_\_ lawsuits which provide details on their history of trying to politically destroy Lance \_\_\_\_\_, please feel free to contact Mr. \_\_\_\_\_'s attorney, Gus Flangas of Las Vegas, who I'm also copying with this email.

I'm also copying Dean at the last email I have for him.

Thank you Detective for your time and consideration on this matter.

Kris  
Project Manager

## Damon Earl

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:23 PM  
**To:** Damon Earl  
**Subject:** Antinoro Investigation  
**Attachments:** Ltr to US Atty - NV Atty General - Co DA - San Joaquin DA.pdf

Hello:

As promised earlier today, here is a copy of the letter I sent to the various agencies. The exhibits will follow in subsequent emails. Talk to you later.

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
Las Vegas, Nevada 89146  
Phone: (702) 307-9500  
Fax: (702) 382-9452

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**Damon Earl**

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:24 PM  
**To:** Damon Earl  
**Subject:** Antinoro  
**Attachments:** Exhibit 3 Melanie Keener Written Statement.pdf; Exhibit 4 Deposition of Anthony Dosen.pdf

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
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**Damon Earl**

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:24 PM  
**To:** Damon Earl  
**Subject:** Antinoro  
**Attachments:** Exhibit 5 Sexual Assault Report.pdf; Exhibit 6 Gerald Antinoro Deposition.pdf

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
Las Vegas, Nevada 89146  
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## **Damon Earl**

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:25 PM  
**To:** Damon Earl  
**Subject:** Antinoro  
**Attachments:** Exhibit 7 FILED Complaint in County Removed to Federal Court.pdf; Exhibit 8  
Conclusions and Findings from County.pdf

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
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**Damon Earl**

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:25 PM  
**To:** Damon Earl  
**Subject:** Antinoro  
**Attachments:** Exhibit 9 Deposition Transcript Austin Osborne.pdf; Exhibit 10 Deposition Vol I Kenneth Quirk.pdf

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
Las Vegas, Nevada 89146  
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**Damon Earl**

---

**From:** Gus Flangas <gwf@fdlawlv.com>  
**Sent:** Thursday, January 31, 2019 4:23 PM  
**To:** Damon Earl  
**Attachments:** Exhibit 1 Deposition April Enloe.pdf; Exhibit 2 Deposition of Kenneth Quirk Vol I.pdf

**GUS W. FLANGAS, ESQ.**  
FLANGAS DALACAS LAW GROUP  
3275 South Jones Blvd., Suite 105  
Las Vegas, Nevada 89146  
Phone: (702) 307-9500  
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18I000440

Section 7

Nevada Department of Public Safety  
Property Report  
**RENO PROPERTY ROOM**

Case Number: 18I000440

Incident Type: OTHER FELONY


Cite Number:

Division: INVESTIGATION DIVISION

County:

Suspect(s): , LEONARD; , KRIS

Collecting Officer: EARL, DAMON (50779)

BarCode	Pkg #	Item Type	Description	Current Location
 188312	1	COMPUTER DISKETTE	ONE (1) USB STORAGE DEVICE CONTAINING EVIDENCE ITEMS DE-1 THROUGH DE-9 AND ADDITIONAL FOLDERS	INTAKE