



THE STATE OF NEVADA

PERMIT TO CHANGE THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

Name of Permittee: STAGECOACH GENERAL IMPROVEMENT DISTRICT
Source: UNDERGROUND
Basin: DAYTON VALLEY
Manner of Use: COMMERCIAL
Period of Use: JANUARY 1ST THROUGH DECEMBER 31ST
Priority Date: 05/06/1971

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit, to change the point of diversion, place and manner of use of a portion of the waters of an underground source as heretofore granted under Permit 77279, is issued subject to the terms and conditions imposed in said Permit 77279 and with the understanding that no other rights on the source will be affected by the change proposed herein. This well shall be equipped with a two (2) inch opening for measuring depth to water and a totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of the water begins or before the proof of completion of work is filed. If the well is flowing, a valve must be installed and maintained to prevent waste. This source is located within an area designated by the State Engineer pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

The approval of this permit reduces the total combined duty of water under Permit 56450, Certificate 14701; Permits 57841, 58067, 61078, 62517, 62518, 62869, Certificate 18026; Permits 63643, 68189, 68190, 68191, 68192, 70312, 72185, 77279, 77282, 81042, 81637, 81755, 81756, 81757 and 81966 from 808.022 acre-feet annually by 5.0 acre-feet annually to 803.022 acre-feet annually.

The approval of this permit expires Temporary Permit 82948T.

The point of diversion and place of use are as described on the submitted application to support this permit.

(Continued on Page 2)

A total of 5.0 acre-feet annually is abrogated from the base right. However, pursuant to NRS 533.3703 only 4.125 acre-feet (the net consumptive use amount) at 0.0265 cubic feet per second can be diverted annually. Additional duty up to the total may be granted if it can be shown that this additional duty will not cause the consumptive use amount to be exceeded.

Work must be prosecuted with reasonable diligence and proof of completion of work shall be filed on or before:

September 30 2015

Water must be placed to beneficial use and proof of the application of water to beneficial use shall be filed on or before:

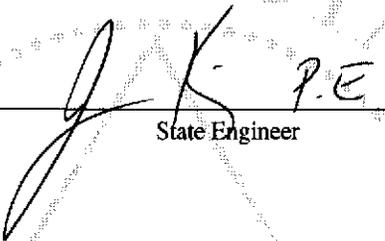
September 30 2017

Map in support of proof of beneficial use shall be filed on or before:

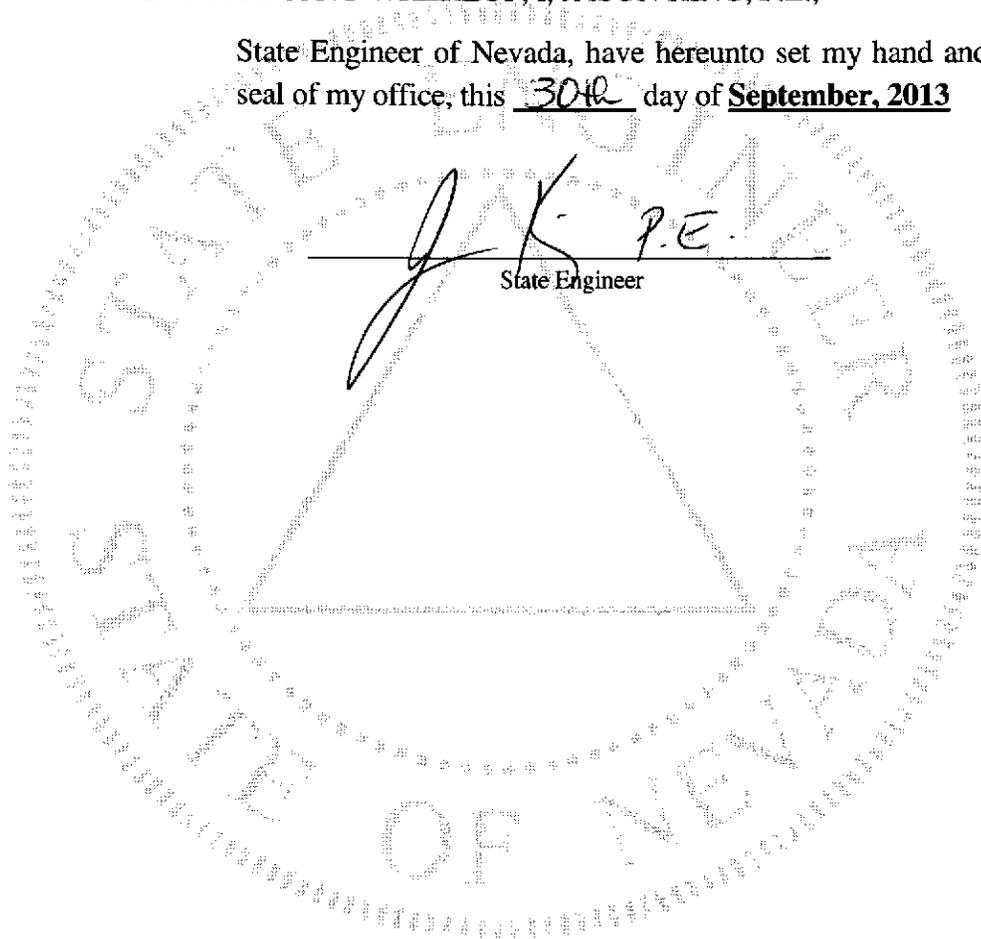
N/A

IN TESTIMONY WHEREOF, I, JASON KING, P.E.,

State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 30th day of September, 2013



State Engineer



APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY

Date of filing in State Engineer's Office MAY 29 2013

Returned to applicant for correction _____

Corrected application filed _____ Map filed MAY 29 2013

The applicant Stagecoach General Improvement District
5000 Navajo Trail of Stagecoach
Street Address or PO Box City or Town
Nevada 89429 hereby make(s) application for permission to change the
State and ZIP Code

- Point of diversion Place of use Manner of use of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 77279

1. The source of water is Underground
Name of stream, lake, underground, spring or other sources.
2. The amount of water to be changed 0.0265 c.f.s. (5 acre-feet)
Second feet, acre-feet. One second foot equals 448.83 gallons per minute.
3. The water to be used for Commercial - Nursery
Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use
4. The water heretofore used for Quasi-municipal
If for stock, state number and kind of animals.
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
Lot 3, Section 18, T.17N., R.23E., M.D.B. & M., or at a point from which the W1/4 corner of said Section 18 bears N. 60 degrees 23' 55" W., a distance of 706 feet.
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
SE1/4 NW1/4 Section 2, T.17N., R.23E., M.D.B. & M., or at a point from which the N1/4 corner of said Section 2 bears N. 29 degrees 31' 49" E., a distance of 2,268.29 feet. Use Map filed under Permit 63643.

*Dayton Valley
8 - 103
L4*

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)
A portion of Lot 3, Section 18, T.17N., R.23E., M.D.B. & M., Lyon County, Nevada (APN 015-362-20)

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)
See attached Exhibit "A". Also use map filed under Permit 63643.

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)
Drilled and cased well, pump, motor and pipelines to places of use.

12. Estimated cost of works \$16,000

13. Estimated time required to construct works 3 Years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use 5 Years

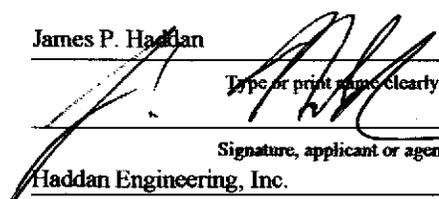
15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)
Develop 8.5 acres into a nursery and farm. Land brushing, grading and construction of 2 ea. - 35' x 96' green houses, 1 ea. - 30' x 72' hoop house (Grant from NRCS), 24' x 72' pole barn, 8'x10' worm growing house and 10'x10' cold storage shed. Fence entire 8.5 acres; installation of a 6344 watt solar system to supply green energy to the project. Also see attached Excel spreadsheet for estimate of water usage.

16. Miscellaneous remarks:

Use Map filed under Permit 63643 for existing point of diversion and place of use under Permit 77279. See attached Water Lease Agreement between Sbragia Enterprises and Iron Mountain Nursery and letter from Stagecoach General Improvement District.

chukar@gmail.com
E-mail Address
775.883.6595
Phone No. Ext.

James P. Haddan
Type or print name clearly


Signature, applicant or agent

Haddan Engineering, Inc.
Company Name

Post Office Box 2300
Street Address or PO Box
Dayton, Nevada 89403
City, State, ZIP Code

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EXHIBIT "A"

Item #8 ~~EXISTING~~ Place of Use

All of Sections 30 and 31, T.18 N., R.24 E.; all of Section 6, T.17 N., R.24 E.; all of Sections 25, 26, 27, 28, 32, 33, 34, 35, 36, and portions of Sections 29, 30, and 31 which lie within Lyon County, T.18 N., R.23 E.; all of Sections 1 through 5, 7 through 30 and 33, the portion of Section 6 which lies within Lyon County, and portions of Sections 31, 32, 34, 35, and 36 which lie north of the Carson River, T.17 N., R.23 E.; portions of Sections 3 through 5 which lie north of the Carson River, T.16 N., R.23 E.; portions of Sections 1 and 12 which lie within Lyon County, all of Sections 13, 24, and 25, and the portion of Section 36 which lies north of the Carson River, T.17 N., R.22 E., MDM.

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Water Lease Agreement

Nancy, Joseph and Alberta Sbragia DBA as Sbragia Enterprises do hereby agree to lease Ron Trunk dba Iron Mountain Nursery located at 7575 Iron Mountain Blvd, Stagecoach Nevada (parcel number 15-362-20), 5 acre feet of water that is currently lodged with Stagecoach General Improvement District. The lease term will be for five years. The stagecoach GID Base water right number is 77279. A new number will be issued by the Division of Water Resources when the application to change is filed by Iron Mountain Nursery.

The lease amount is \$300.00 per acre-foot per year, payable annually in advance. The first payment of \$1,500.00 shall be made with-in 30 days of the effective date of this agreement or if ti occurs later, the state engineer's approval of the water application to change granting a water right in the proposed Iron Mountain Nursery we, and annually by that same day thereafter.

If payment in full to Sbragia Enterprises is n ot made within 30 days of the annual due date, the parties agree that Sbragia has the right under this agreement to cause the permit for use by Iron Mountain Nursery to be transferred or withdrawn by stagecoach GID and relocated to its former location in the SGID's Central Well.

This lease term and amount may be upon the approval of both parties.

This lease agreement may be extended with the approval of Ron Trunk dba as Iron Mountain Nursery for up to 5 each 5-year periods in order to meet the requirements of the Farm Service Agencies. If Ron Trunk dba Iron Mountain Nursery elects not to renew the lease at any period, he will then give a 1-year notice of non-renewal to Sbragia Enterprises.

This agreement will become effective upon approval of the Farm Service Agency loan. If loan approval by Farm Service Agency or the water rights transfer by SGID do not occur within 12 months of the last Sbragia signature on this lease, this lease shall be nul and void.

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Signed and dated:


Nancy Sbragia 12/7/2012
Date

Joseph Sbragia Date
 12/06/12

Alberta Sbragia Date

Ron Trunk / Iron Mountain Nursery Date
 12/7/12

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STAGECOACH

GENERAL IMPROVEMENT DISTRICT

8000 Navajo Trail • Stagecoach, Nevada 89429

(775) 629-0849 • Fax: (775) 629-0433

Email: SGID@pyramid.net • Web: Stagecoachgnd.com

December 7, 2012

Division of Water Resources
901 So. Stewart Street, Ste. 2002
Carson City, NV 89701

Re: 77279

To Whom It May Concern:

Please be advised that the water rights under this permit number are not dedicated to any specific parcels within the boundaries of the Stagecoach General Improvement District. Therefore, the lease agreement entered into between Sbragia Enterprises and Iron Mountain Nursery is agreeable with the SGID.

If you require further information from this District, please do not hesitate to contact us.

Sincerely,

Lynne Arndell
Lynne Arndell
Manager, SGID

Cc: Ron Trunk, Iron Mountain Nursery

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