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Case No. 95-CV-0159

FILED
NO. AUG 19 1996

Department No. II

DOUGLAS COUNTY
DISTRICT COURT CLERK
96 AUG 20 P 3:55

BARBARA REED
CLERK

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
BY _____ DEPUTY
IN AND FOR THE COUNTY OF DOUGLAS

DOUGLAS COUNTY, a political
subdivision of the State of
Nevada,

Plaintiff,

FINAL JUDGMENT OF CONDEMNATION

vs.

FREDERIC APCAR, DOES 1-3,
A, B and C COMPANIES,

Defendants. /

Pursuant to Stipulation of the parties, the Court being duly
informed and apprised, and good cause appearing therefor,

IT IS HEREBY ORDERED that final judgment of condemnation be
entered in the within action, as follows:

1. That the real property commonly known as 245 Cedar
Ridge, Zephyr Cove, Nevada, shall be condemned in fee simple
absolute to the Plaintiff, DOUGLAS COUNTY, a political
subdivision of the State of Nevada. The subject real property is
more particularly described as follows:

Lot 40, as shown on the Official Map of Lakeridge
Estates Subdivision, Unit No. 2, filed in the office of
the County Recorder on June 13, 1957, as Document No.
12301, Official Records of Douglas County, Nevada.

Including an easement for the use and maintenance of an
existing roadway which serves Lots 40, 41 and 42; and
subject to a non-exclusive easement to the Cave Rock
Water Company and Richard M. Doud, et ux, over and
across the existing driveway on Lot 40 which serves Lot
39.

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1 Together with all tenements, hereditaments and
2 appurtenances thereunto belonging or in anywise
3 appertaining, including TRPA "coverage," and any
4 reversion, remainders, rents, issues or profits. (APN
5 03-172-16.)

6 2. That the use for which the property is sought to be
7 condemned is authorized by law and is a public use and the taking
8 in condemnation by Plaintiff is necessary for that public use.

9 3. That Defendant, FREDERIC APCAR, shall have final
10 judgment against Plaintiff, DOUGLAS COUNTY, for the following:

11 (a) The sum of \$200,000.00, plus interest from October 13,
12 1995, through March 8, 1996, at the statutory rate of 5.47% in
13 the amount of \$4,615.78, with credit for sums of \$202,965.91 and
14 \$3,000.00, previously paid, leaving a credit of \$1,350.13 against
15 sums due Defendant as hereinafter set forth;

16 (b) The sum of \$7,680.00 for mitigation fees paid to the
17 Tahoe Regional Planning Agency;

18 (c) Attorney's fees in the amount of \$2,500.00;

19 (d) Costs from October 1, 1995, through July 31, 1996 of
20 \$188.92.

21 4. That Findings of Fact and Conclusions of Law and Notice
22 of Entry of Judgment may be and the same are hereby waived.

23 DATED: Aug. 20, 1996.

24 
25 _____
26 DISTRICT JUDGE
27
28

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BK 0896 PG 3969

No. 95-CV-0159

Dept. No. II

In the NINTH Judicial District Court Of the State of Nevada, in and for the County of Douglas

DOUGLAS COUNTY, a political
subdivision of the State of
Nevada, **Plaintiff,**

vs.

FREDERIC APCAR,
Defendant.

MEMORANDUM of COSTS

Sheriff's or Process Fees	_____	\$ _____
Clerk's Fees	_____	\$ _____
Jury Fees	_____	\$ _____
Witness Fees	_____	\$ _____
Reporter's Fees - Trial	_____	\$ _____
Reporter's Fees - Depositions	_____	\$ _____
Expert Witness Fees	_____	\$ _____
Bond Costs	_____	\$ _____
Travel	_____	\$ 111.93
Photocopying	_____	50.34
Facsimile	_____	\$ 15.00
Telephone	_____	11.65
STATE OF NEVADA	} ss.	Total \$ 188.92
COUNTY OF WASHOE		

THOMAS J. HALL

being duly sworn, deposes and says that the items contained in the above memorandum are correct, to the best of my knowledge and belief, and that the said costs have been necessarily incurred in said action or proceeding by FREDERIC APCAR. (NRS 18.010)
(Party's Name)

Subscribed and sworn to before me this 14th
of August, 19 96

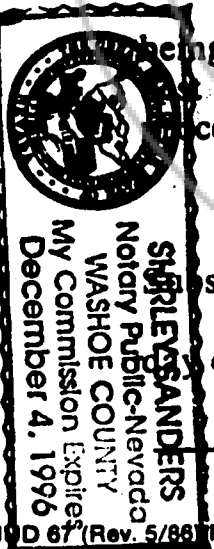
Shirley Sanders
NOTARY PUBLIC

CLERK OF THE COURT

394797

BY _____
DEPUTY CLERK

BK 0896 PG 3970



COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE: Aug 20, 1996
Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By: [Signature] Deputy

SEAL

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BK 0896 PG 3971

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 AUG 22 P3:08

LINDA SLATER
RECORDER

\$ 0 PAID 2 DEPUTY