

LATE MATERIAL

Kaja Anderson-Howard

From: Roger Moellendorf
Sent: Wednesday, November 05, 2014 1:54 PM
To: Kaja Anderson-Howard
Subject: Fwd: Schulz LMD - Meeting Follow-Up [FC-Email.FID5478807]

Sent from my iPhone

Begin forwarded message:

From: "FIELDER, ELIZABETH" <EFIELDER@FCLAW.com>
Date: November 5, 2014 at 1:36:34 PM PST
To: Susan Dorr Pansky <SPansky@carson.org>, Jennifer Mayhew <jmayhew@carson.org>, Roger Moellendorf <RMoellendorf@carson.org>, "Scott Fahrenbruch" <SFahrenbruch@carson.org>
Cc: "Dean Wingert (dwingert@crowwest.com)" <dwingert@crowwest.com>, "Chris Baker (CBaker@manhard.com)" <CBaker@manhard.com>, "Douglas Flowers (DFlowers@hollandhart.com)" <DFlowers@hollandhart.com>, "Bobbie@Ryderhomes.com" <Bobbie@Ryderhomes.com>
Subject: Schulz LMD - Meeting Follow-Up [FC-Email.FID5478807]

Per our discussions at the meeting yesterday afternoon, and for the meeting tonight, below are the changes to the Landscape Maintenance District Documents (Petition and Development Agreement) that we discussed.

1. Page numbers will be added to the submittal package
2. A table of contents will be added to the submittal package
3. Effort will be made to achieve consistency between the Petition and the Development Agreement
4. Assessments begin with respect to the whole project upon final project acceptance of the Phase 1 LMD improvements; provided, no land is subject to the assessment until a lot is created by a subdivision map, at which time the lot is subject to its assessment amount and must begin to pay that assessment amount.
5. Carson City will assume the maintenance obligation for the LMD land and LMD improvements for an LMD phase of the project upon the final project acceptance for such phase (with the phases shown on Exhibit C-2 to the Petition)
6. The obligation of the Developer on the warranty for an LMD phase will be one (1) year from final project acceptance of that LMD phase of the project
7. The billing cycle for the assessments will be the same as the billing cycle for real property taxes; assessment amounts will be prorated for partial years (e.g., a lot is created by a subdivision map in the middle of the fiscal year, the lot is only responsible to pay for the time period from and after creation of the lot). The Petition and Exhibit G (Financial Plan) to the Petition will be revised to reflect this.
8. Exhibit C-2 will be revised to include greater specificity for dimensions about the LMD area and improvements.
9. Recital G in the Petition will be revised to state that the LMD land in subsequent phases will be clearly delineated on subsequent maps as either (i) landscaped areas within the street right of ways, or (ii) Common Area.

Best,

Elizabeth Fielder | Fennemore Craig Jones Vargas
300 E. Second St, 15th Floor | Reno, NV 89501
Tel: 775.788.2262 | Fax: 775.786.1177 | Mobile: 775.224.2666