

APN:

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Recorded 5/1/2023 11:33 AM

Requested By: CARSON CITY CLERK
TO THE BOARD

Carson City - NV

William "Scott" Hoen Clerk-Recorder

Pg 1 of 37 Fee: \$0.00

Recorded By: CM

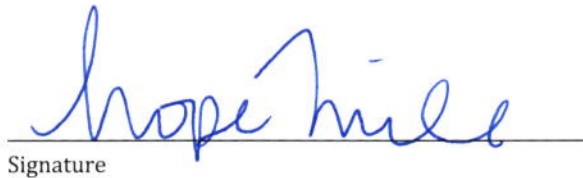
FOR RECORDER'S USE ONLY

RESOLUTION NO. 2023-R-9

Adopting a provisional order to amend the ordinance establishing the South Carson Neighborhood Improvement District ("SCNID") under NRS Chapter 271, and reporting the City Engineer's estimated Fiscal Year 2024 assessment roll for the SCNID

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____


Signature

Hope Mills- Chief Deputy Clerk
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City
885 E. Musser Street, suite 1032
Carson City, NV 89701

RESOLUTION NO. 2023-R-9

A RESOLUTION REPORTING THE CITY ENGINEER'S ESTIMATED FISCAL YEAR 2024 ASSESSMENT ROLL FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT; IDENTIFYING THE COST TO BE PAID BY THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT; DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK'S OFFICE; FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT; DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271; AND ADOPTING A PROVISIONAL ORDER TO DIRECT THE AMENDMENT OF THE ORDINANCE ESTABLISHING THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT;

WHEREAS, the Board of Supervisors adopted Ordinance No. 2021-8 establishing the South Carson Neighborhood Improvement District ("SCNID") on June 17, 2021, to help pay for the ongoing maintenance of the street beautification project known as the South Carson Street Complete Streets Project, and that resolution provides for the baseline property assessment as well as other requirements in accordance with NRS Chapter 271; and

WHEREAS, NRS 271.280 establishes the procedures to amend a Neighborhood Improvement District ordinance by provisional order of the Board of Supervisors and the Board of Supervisors desires to amend the ordinance establishing the SCNID; and

WHEREAS, NRS 271.375 requires the City Engineer to report the SCNID Assessment Roll to the Board of Supervisors prior to adopting the Assessment Roll; and

WHEREAS, NRS 271.325 and 271.375 require the Board of Supervisors to file the City Engineer's Assessment Roll with the Clerk's office; and

WHEREAS, NRS 271.305, 271.310 and 271.380 require the adoption of a resolution to fix the time and place to hear complaints, protests and objections regarding the assessment and order notice of that public hearing.

NOW, THEREFORE, the Board of Supervisors hereby resolves that:

Annual Assessments

1. The base SCNID assessment for Fiscal Year ("FY") 2024 is \$155,678.
2. The estimated assessment to be paid by the SCNID property owners in FY 2024 for the purpose of paying for maintenance of the South Carson Street Complete Streets Project is \$86,761 based on a reduction in the assessment of \$68,916 from the base assessment amount, \$24,406 of

which represents the City's FY 2024 contribution for the maintenance of the South Carson Street corridor and \$44,510 of which is the amount estimated to be contributed to the SCNID from anticipated City right-of-way licensing fees from properties within the SCNID. The corresponding assessments for each property are set forth in the FY 2024 SCNID assessment roll, which is attached as EXHIBIT B.

3. City staff shall file the City Engineer's Assessment Roll with the Clerk's office.

4. A hearing of complaints, protests and objections will be held on May 18, 2023, at the regularly scheduled meeting of the Board of Supervisors beginning at 8:30 a.m., at 851 East William Street, Carson City, Nevada; and

5. City staff shall publish and provide notice of the public hearing in accordance with NRS 271.380 and 271.390, including the provision of notice to each owner of property located within the SCNID.

Amendment of SCNID Ordinance

1. This provisional order directs staff to bring an ordinance amending Ordinance No. 2021-8, the ordinance that established the SCNID, before the Board of Supervisors on May 18, 2023, in accordance with the provisions of NRS Chapter 271 and this resolution. The ordinance provisions must include substantially the following provisions. The boundaries of the SCNID are as described in Exhibit A.

2. The base assessment and the total maintenance costs for the SCNID for FY 2024 are \$155,678. The City's contribution to the SCNID is \$24,406. The amount contributed to the SCNID from anticipated City right-of-way licensing fees from properties within the SCNID is \$44,510. These contributions reduce the estimated assessment to be assessed to property owners within the SCNID in FY 2024 to \$86,761. This amount will be distributed among the properties within the SCNID as follows: 50 percent will be distributed among the properties within the SCNID based on the total square footage of the property relative to the total square footage of properties within the SCNID, and 50 percent will be distributed among the properties within the SCNID based on the properties' lineal frontage length abutting South Carson Street or abutting a City right-of-way property fronting on South Carson Street relative to total property frontage of all properties within the SCNID abutting South Carson Street or abutting a City right-of-way property fronting on South Carson Street.

3. The total annual maintenance cost estimate to be assessed to the property owners shall be reduced each year by the projected amount that will be collected through City right-of-way licensing agreements for City real property, easements, or other interests comprising right-of-way adjacent to properties located within the SCNID for the fiscal year in which the assessment is collected. After this reduction in total assessment is calculated, as described in paragraph 2, the assessment shall be distributed among each property within the SCNID in accordance with formula described in paragraph 2. The SCNID assessment roll, which sets forth the assessment for each property within the SCNID, is attached as Exhibit B.

4. The SCNID expenditures for each year must be equal to the actual projected maintenance cost for the SCNID. Expenditures, including maintenance costs, and revenues must be projected each year for at least five years, and maintenance costs must include projections for any periodic maintenance that does not occur annually. The expenditures must include amounts set aside for any periodic maintenance that occurs once every two years or more to avoid sudden increases in the annual assessment when such maintenance is scheduled to occur. A reserve account must be maintained to provide a buffer against sudden increases in expenditures and annual assessments. In FY 2024, the required reserve amount must be equal to 20 percent of the average annual expenditures over five years. The required reserve amount must increase to 30 percent in FY 2025 and following years. The percentage or amount required to be maintained in a reserve account may be changed by the Board of Supervisors not more than once a year during the process to set the annual assessment. The roll-forward amounts for periodic maintenance may not be designated as part of the reserve account.

5. The assessment must be equal to the expenditures for the SCNID, including the actual projected maintenance cost for the SCNID, plus additional amounts necessary to maintain or establish the roll-forward accounts and reserve accounts and pay any administrative fees and other incurred costs, less the City's contribution to the SCNID and the contribution from the City's collection of right-of-way license fees along South Carson Street. The City's contribution to the SCNID will increase or decrease in the same manner as provided for the annual assessment. Unless otherwise approved by the Board of Supervisors, the City's contribution will not increase if the board of any nonprofit association administering the SCNID or 66 and 2/3 percent or more of the property owners in the SCNID specifically request an increase in the amount of the assessment. Once the required reserve account balance has been reached, the assessment must be adjusted to an amount designed to maintain the required reserve account balance. If the expenditures in any given year exceed the assessed amount plus any available reserve account balance and the City incurs the cost to meet contractual maintenance obligations, the assessment must be increased the following year to reimburse the City for those additional maintenance expenditures and replenish the reserve account. The total expenditures of the SCNID must not in any event increase more than five percent on a year-over-year basis, unless otherwise approved by the Board of Supervisors or requested by the board of any nonprofit association administering the SCNID or 66 and 2/3 percent or more of the property owners in the SCNID.

6. The SCNID assessment must be paid by each property owner in conjunction with the owner's property taxes for the year, divided into quarterly payments. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes.

7. The City shall prepare the annual assessment estimate to be considered by the Board of Supervisors in conformance with the requirements of NRS Chapter 271. After the assessment is confirmed, the Clerk's Office must submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Treasurer is authorized to reduce or waive the amount for good cause pursuant to NRS 361.483 and NRS 361.4835;

8. In conjunction with any nonprofit association administering the SCNID, the City must itemize and document any alleged increased maintenance costs, which may include actual costs of

maintenance or the cost of contracting the maintenance to a private company, as applicable;

9. The City has established a procedure for obtaining a hardship determination based on a property owner's ability to pay the assessment pursuant to NRS 271.357.

10. The Project improvements that are to be maintained through the SCNID assessment are shown in Exhibit C.

11. The Project improvements will be maintained in accordance with the maintenance plans described in Exhibit D.

12. The assessments to be made upon all parcels benefited by the project as described in this resolution are hereby declared to be proportional to the benefits received.

13. A hearing will be held on May 18, 2023, at the regularly scheduled meeting of the Board of Supervisors beginning at 8:30 a.m., at 851 East William Street, Carson City, Nevada. At the hearing, owners of tracts to be assessed, or any other interested persons, may appear before the Board of Supervisors to present any complaints, protests and objections and to be heard as to the propriety and advisability of amending the SCNID ordinance as provisionally ordered.

14. This resolution provisionally amending the SCNID ordinance must be furnished to the Clerk-Recorder and filed, recorded and numbered in the office of the Clerk-Recorder.

15. City staff shall publish and provide notice of the public hearing in accordance with NRS 271.305, 271.380 and 271.390, including the provision of notice to each owner of property located within the SCNID.

16. The officers and employees of Carson City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this provisional order and resolution.

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Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Lisa Schuette, the foregoing resolution was passed and adopted this 20th day of April 2023 by the following vote:

AYES: Supervisor Stacey Giomi
Supervisor Maurice White
Supervisor Curtis Horton
Supervisor Lisa Schuette
Mayor Lori Bagwell

NAYES: None

ABSENT: None

ABSTAIN: None

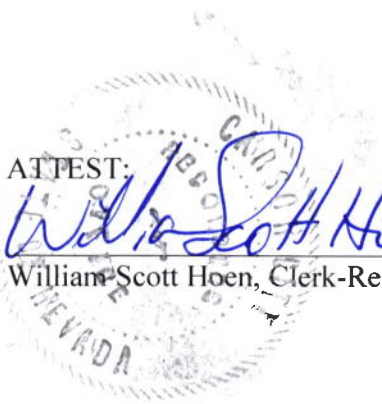


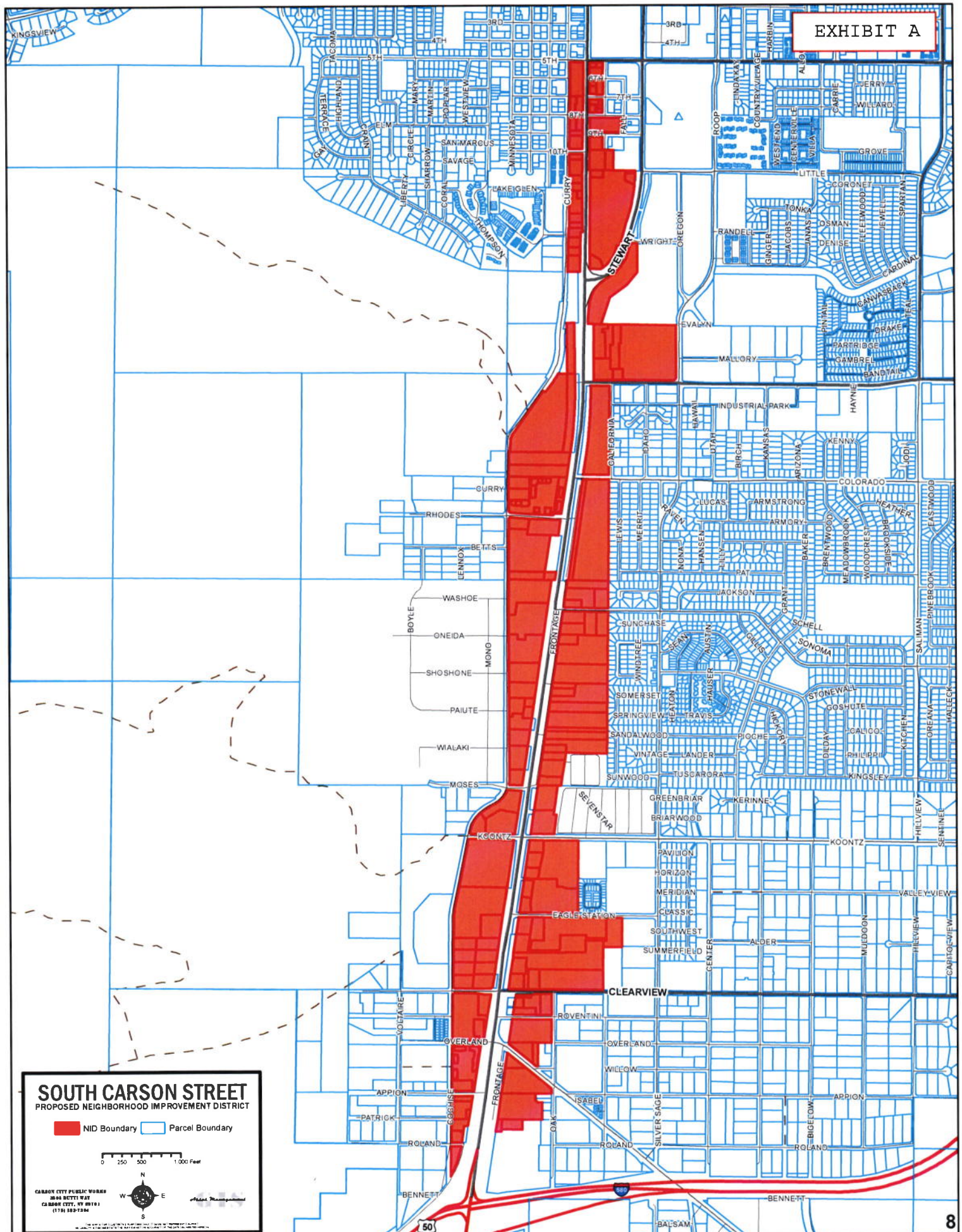
Lori Bagwell, Mayor
Carson City, Nevada

ATTEST:



William Scott Hoen, Clerk-Recorder



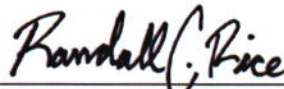


South Carson Neighborhood Improvement District
FY 2024
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Randall Rice, PE, City Engineer

Dated at Carson City, Nevada, _____ April 11, 2023.

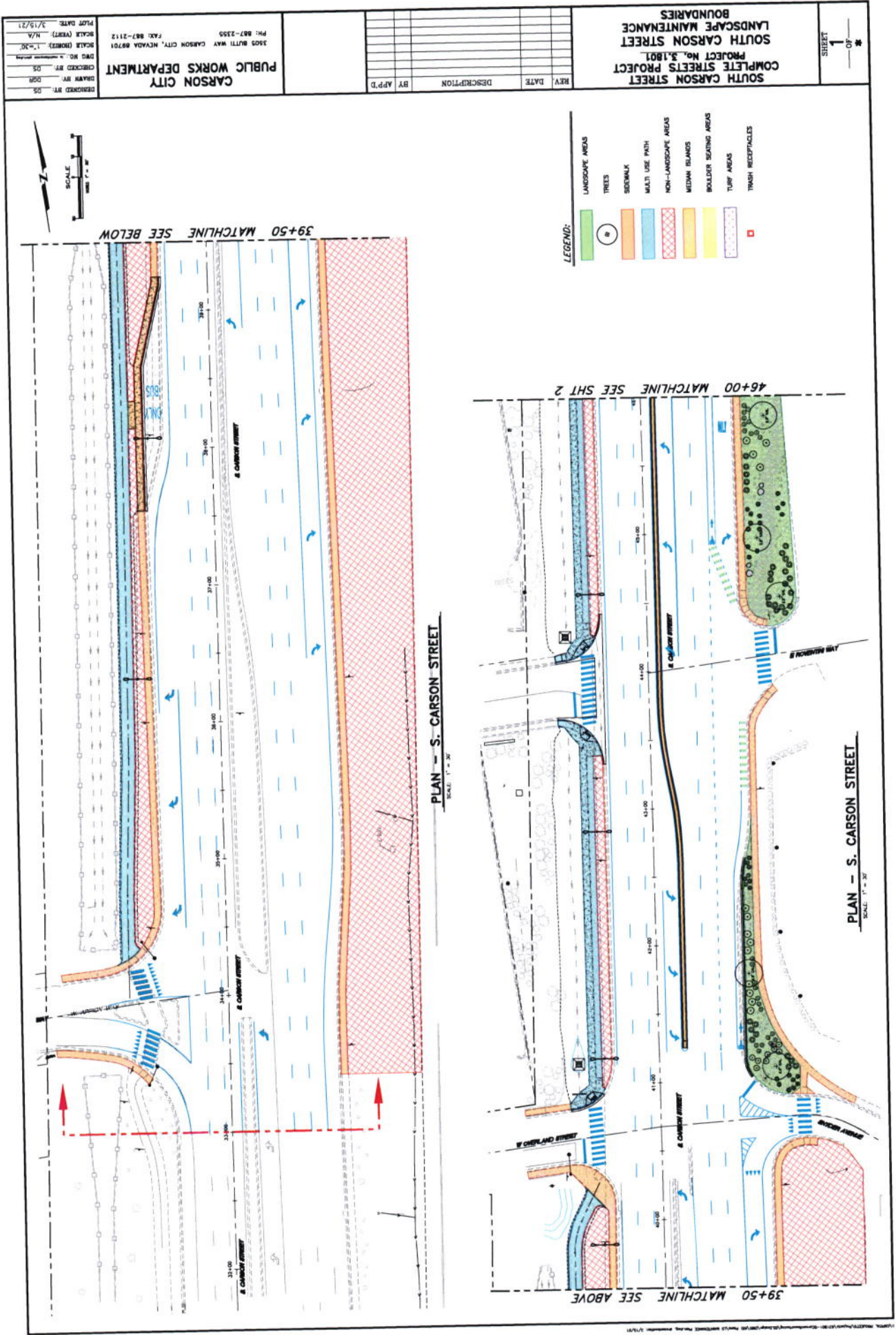
SCNID Base Assessment = \$155,678
 Existing City Cost to Maintain South Carson Street Corridor = (\$24,406)
 Estimated Annual South Carson License Fee Revenue = (\$44,510)
 Annual Assessment Cost to SCNID = **\$86,761**

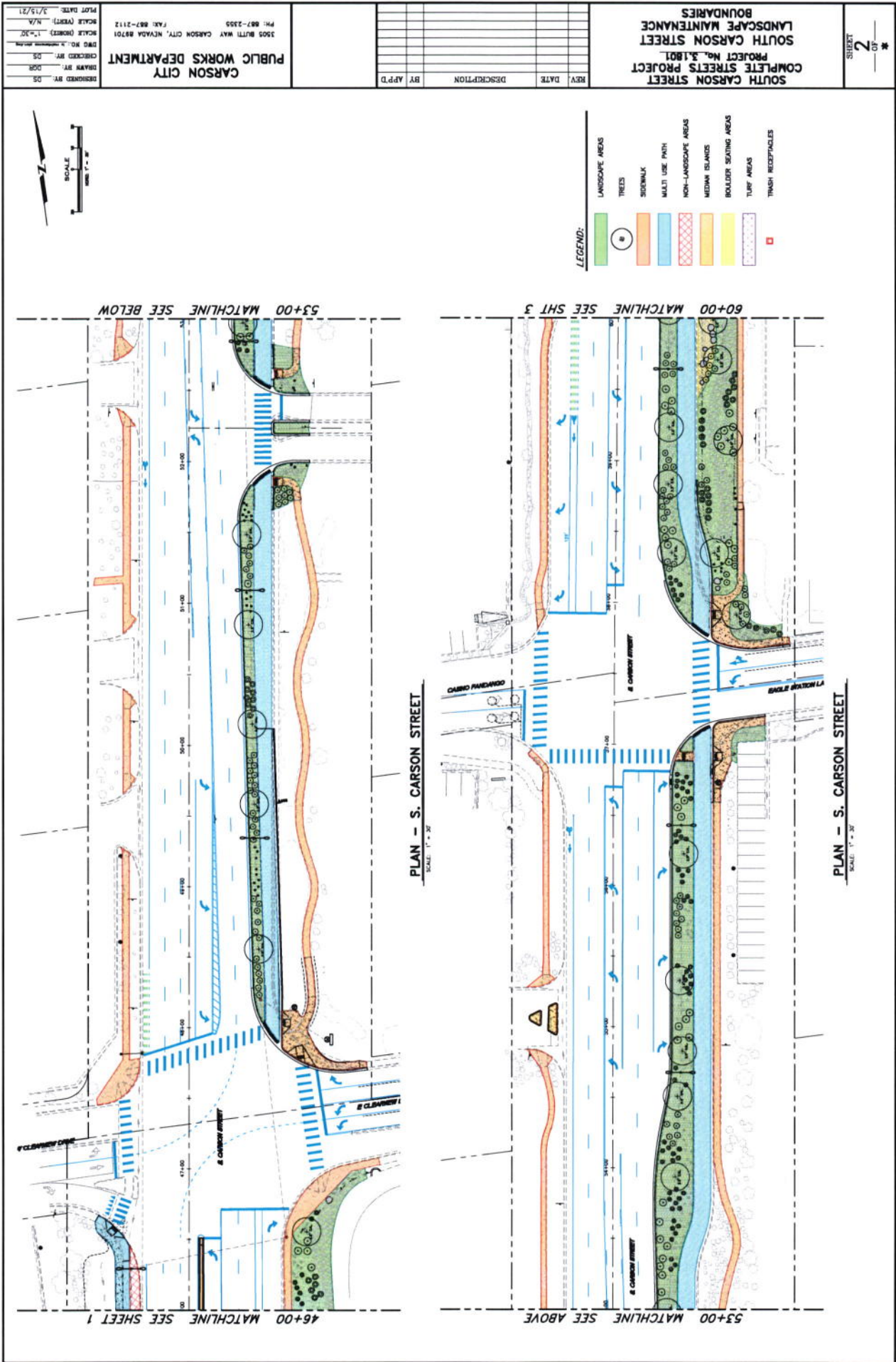
Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	GENOA FLATS LLC	DESERT HILLS MOTEL	1010 S CARSON ST	34,674	204	\$508
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$179
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$303
306306	CARSON PETROLEUM INC	VALERO	1360 S CARSON ST	20,038	130	\$316
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$242
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$521
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$169
306311	VAULTED LLC		1100 S CARSON ST	16,553	99	\$246
306312	1122 SOUTH CARSON LLC	ARBY'S ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$244
306313	DBB HOLDINGS LLC		1218 S CARSON ST	6,534	95	\$701
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,392
306318	DBB HOLDINGS INC	ARNULFO MEXICAN FOOD	1250 S CARSON ST	42,079	196	\$521
306319	1280 S CARSON LLC	PINK ELEPHANT	1280 S CARSON ST	19,123	113	\$281
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$53
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$370
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$160
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$421
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$1,095
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$460
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$58
330201	STATE OF NEVADA DEPT OF TRAN		2180 S CARSON ST	443,876	0	\$1,640
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$372
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	1	\$1,175
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	0	\$1,882
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$238
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$3,722
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$462
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$58
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$228
401207	CCPD PROPERTIES LLC		230 FAIRVIEW DR	18,295	0	\$68
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$740
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$1,845
401229	JAMES J STEVENSON, A CORP		250 FAIRVIEW DR	63,031	0	\$233
401231	RLS 2021 TRUST		222 FAIRVIEW DR	67,954	443	\$1,076
401232	CARSON OUTPARCEL LLC	OFFICE DEPOT	236 FAIRVIEW DR	35,719	0	\$132
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$625
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$101
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$654
405513	LAKE71 LLC	LANDER/PIONEER	907 S CARSON ST	28,750	170	\$423
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$149
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$258
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$21
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$144
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$224
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$98
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$161
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$13

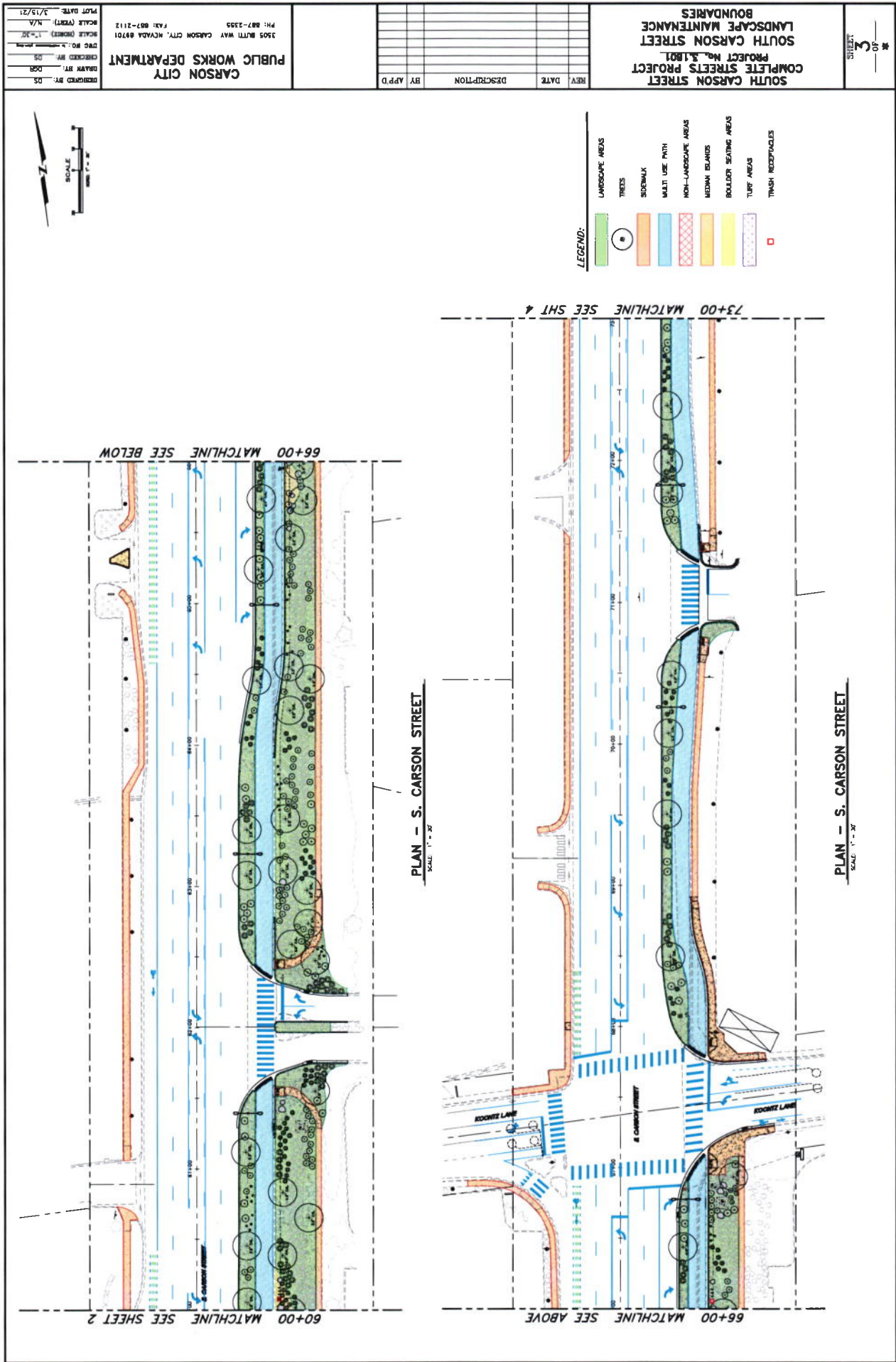
Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$10
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$15
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$5
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$221
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$1,837
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$672
905119	CAMPAGNI PROPERTIES LTD PARTNER		2443 S CURRY ST	43,037	0	\$159
905121	D&P REAL ESTATE GROUP LLC	MICHAEL'S CYCLE WORKS	2680 S CARSON ST	55,565	103	\$397
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$708
905209	RNE CAPITAL LLC	PRECISION AUTO	2250 S CARSON ST	127,691	163	\$775
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$29
905211	COFFEE ROAD INVESTMENT LLC	COMMON GROUND	2310 S CARSON ST #1	9,148	0	\$34
905212	COMMON GROUND CARSON	SIERRA HEALTH	2310 S CARSON ST #4	7,405	0	\$27
905215	CHEN, HUAYOU & ZHANG, PING REV TR		2330 S CARSON ST	5,663	0	\$21
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$26
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$594
905220	SUNRISE LLC		2310 S CARSON ST #5	3,049	0	\$11
905221	BLUE HORIZONS LLC		2310 S CARSON ST #6	2,614	0	\$10
905222	SUMMIT INVESTMENT HOLDINGS LLC		2310 S CARSON ST #7	3,485	0	\$13
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$16
905224	2350 CARSON LLC		2350 S CARSON ST #3	3,572	0	\$13
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST #2A	4,356	0	\$16
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$999
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$29
905228	DOGGIE DAYS INVESTMENTS LLC		2405 CURRY ST	37,405	0	\$138
905229	SGCI HALEN FAM TRUST 6/19/2002		2321 CURRY ST	41,639	0	\$154
911108	MDALE LLC	CUSTOM TRUCK ACCESSORIES	3212 S CARSON ST	13,068	112	\$257
911126	SFP-8 LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$821
911128	CAPITOL CARWASH LLC		3390 S CARSON ST	66,647	311	\$826
911129	SARA M DONNAN TRUST 6/10/87		3300 S CARSON ST	54,014	215	\$600
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$502
911134	EDWARD & SONG LLC	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$621
911142	THEO PROPERTIES LLC	MICHAEL HOHL HONDA	2910 S CARSON ST	152,896	448	\$1,399
911141	THEO PROPERTIES LLC		2800 S CARSON ST	180,774	328	\$1,279
911137	SIR BUILDING INC		3270 S CARSON ST	49,266	147	\$456
911140	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3217 S CURRY ST	58,804	158	\$512
911139	CARSON CITY NISSAN RE, LLC		2750 S CARSON ST	173,369	296	\$1,192
911201	STIVER LLC		3479 S CARSON ST	34,848	129	\$369
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$622
911206	TEIXEIRA FAM LIV TRUST 9/21/17	MILL HOUSE INN	3301 S CARSON ST	39,204	47	\$232
911207	APARTMENTS 801 LLC		3251 S CARSON ST	153,331	200	\$939
911208	TUMBLEWEEDS 4 KIDS INC		3201 S CARSON ST	96,703	130	\$599
911209	SMILEY GORDON L		3179 S CARSON ST	121,532	247	\$909
911210	APARTMENTS 801 LLC	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$297
911211	KASSELS ANDREW S		3101 S CARSON ST	20,909	70	\$208
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$472
911222	INGRAM CLARK PROPERTIES LLC		3355 S CARSON ST	30,492	101	\$301
911223	MARRON FAMILY TRUST 5/9/2002		3349 S CARSON ST	114,127	73	\$558
911225	NORTHERN NEVADA COMSTOCK INV	NEW CONSTRUCTION	2811 S CARSON ST	42,689	146	\$430
911227	YEAGER FAMILY TRUST 8/26/96		187 SONOMA ST	44,562	0	\$165
911231	HITTENMILLER-DEAN TRUST		3389 S CARSON ST	29,621	100	\$296
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$338
911233	CARSON DODGE-CHRYSLER, INC		2929 S CARSON ST	210,830	373	\$1,474

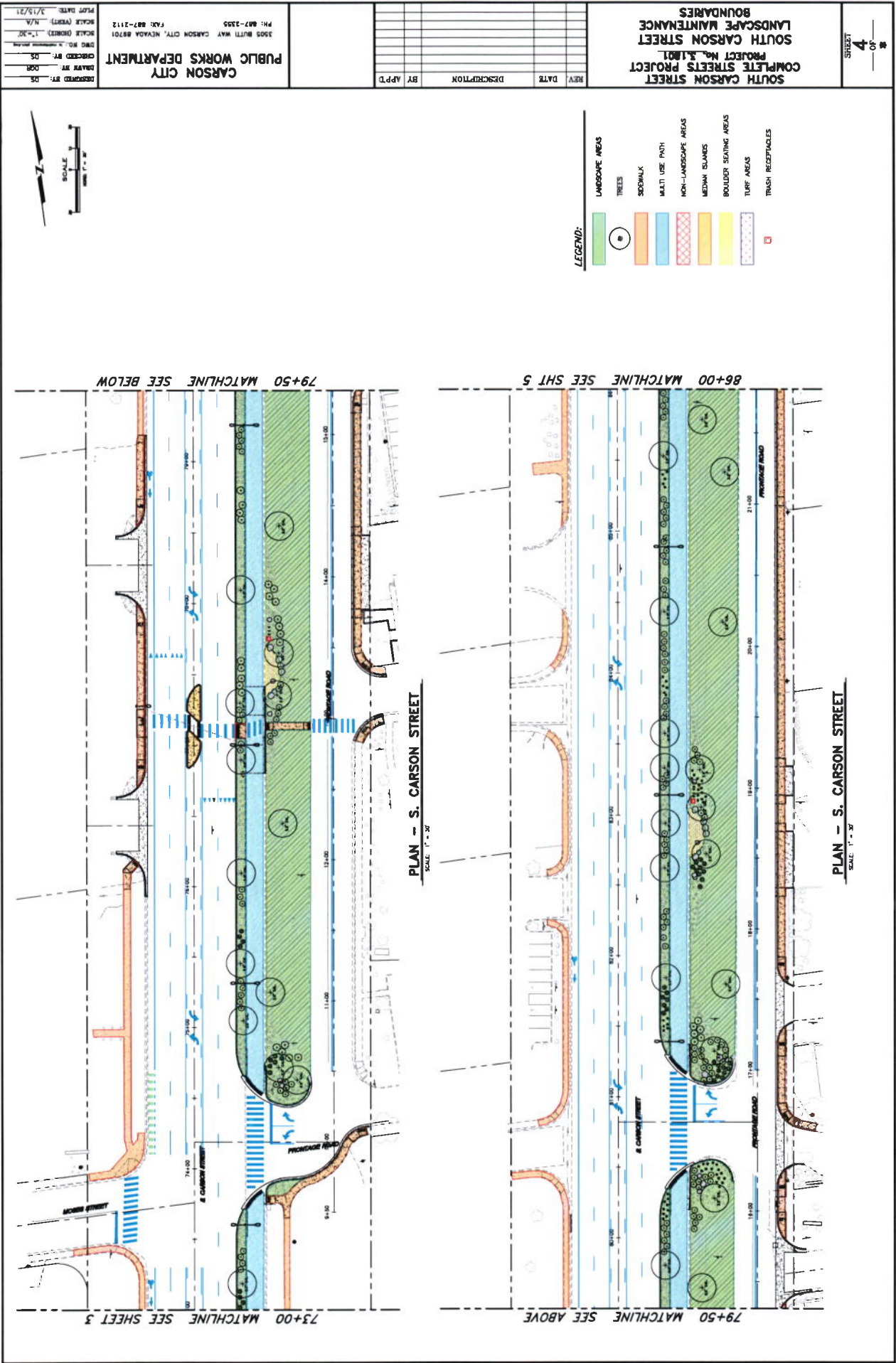
Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911245	AMC LAND & CATTLE LLC		3059 S CARSON ST	170,320	249	\$1,093
911246	SHIVJI HOSPITALITY LLC		2829 S CARSON ST	46,086	146	\$442
911247	SANDHU, JAGROOP SINGH & ET AL	SUPER 8 MOTEL	SONOMA ST	44,562	0	\$165
911301	BEST VALUE MOTEL LLC		2731 S CARSON ST	52,708	100	\$381
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$738
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$263
911304	YEAGER FAMILY TRUST 8/26/96		172 SONOMA ST	43,560	0	\$161
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$912
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$929
912302	PIM EAGLE SATION LLC		3665 S CARSON ST	28,750	154	\$393
912303	PIM EAGLE SATION LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$979
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$900
912311	PIM EAGLE SATION LLC		3667 S CARSON ST	37,462	196	\$504
912312	PIM EAGLE SATION LLC		3815 S CARSON ST	25,265	146	\$365
912314	PIM EAGLE SATION LLC		3849 S CARSON ST	27,007	220	\$510
912315	PIM EAGLE SATION LLC		3883 S CARSON ST	25,265	195	\$457
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$563
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$497
912510	EDEN MANAGMENTS		3947 S CARSON ST	42,689	238	\$601
912514	PENNY PROPERTY SUB HOLDINGS LLC		3939 S CARSON ST	256,568	0	\$948
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$217
912519	CARSON CITY PROPERTY LLC		4201 S CARSON ST	86,684	0	\$320
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$290
912522	CARSON SOUTHGATE LLC		4219 S CARSON ST	210,395	0	\$777
912523	CARSON SOUTHGATE LLC		4277 S CARSON ST	36,939	0	\$136
912524	CARSON SOUTHGATE LLC		4209 S CARSON ST	274,428	69	\$1,143
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$520
915207	CAMPAGNI PROPERTIES LTD		3550 S CARSON ST	87,120	274	\$832
915210	CAMPAGNI PROPERTIES LTD PARTNER		S CURRY ST / KOONTZ LN	40,075	0	\$148
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$953
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$443
915306	JJ SUMMERS LLC		4050 S CARSON ST	44,431	157	\$457
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$433
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$523
915309	SUMMERS FAMILY LLC		288 W CLEARVIEW DR	45,302	0	\$167
915310	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915311	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915312	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915317	CARSON GAMING LLC		3800 S CARSON ST	324,958	657	\$2,425
915318	CARSON GAMING HOTELS LLC		3870 S CARSON ST	79,933	296	\$847
915319	THEO PROPERTIES LLC		3700 S CARSON ST	369,824	626	\$2,533
916106	AVITIA AVEL		4389 S CARSON ST	24,829	87	\$254
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$299
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$150
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$74
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$13
916120	DBB HOLDINGS INC		CLEARVIEW DR	39,204	0	\$145
916310	JODA LIMITED PARTNERSHIP		4501 S CARSON ST	45,302	0	\$167
916311	JODA LIMITED PARTNERSHIP			19,602	0	\$72
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$1,147
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$458
916707	TANGLEWOOD NEVADA LLC		4600 SNYDER AVE	161,608	333	\$1,217

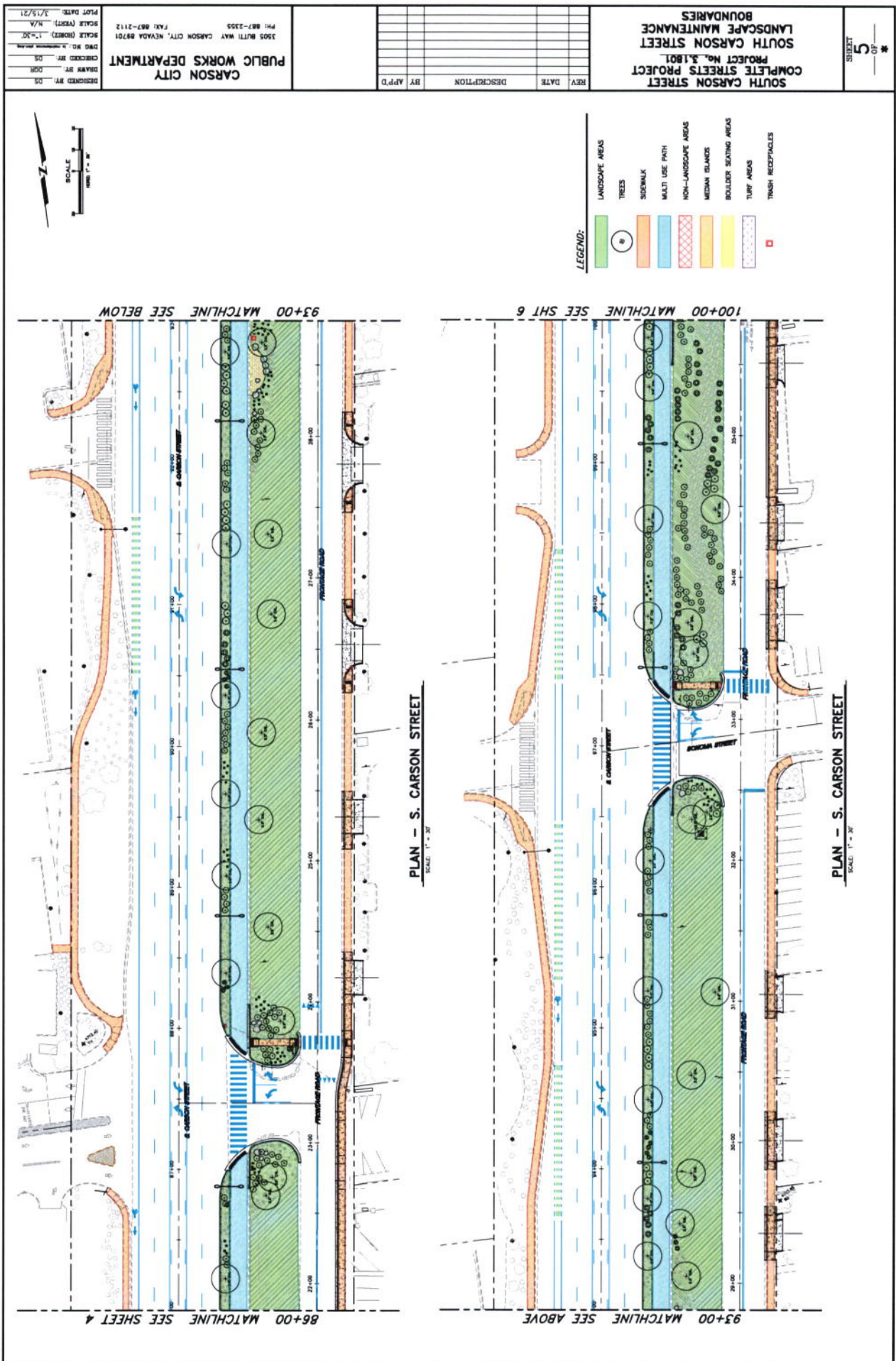
Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
919111	DEFUR JOE L & DEFUR ET ALL			34,848	0	\$129
919114	HARRIS HOMES INC		4729 S CARSON ST	171,191	338	\$1,262
919120	DEFUR JOE L & DEFUR ET ALL		4769 S CARSON ST	7,405	796	\$1,510
926207	CLEARVIEW LLC		4326 S CARSON ST	31,363	0	\$116
926208	SIMEON PROPERTIES LLC		4348 S CARSON ST	190,793	339	\$1,336
926209	CLEARVIEW LLC	HERITAGE BANK	4222 S CARSON ST	35,327	262	\$619
926605	BWI PROPERTIES LLC		4530 S CARSON ST #1	21,083	0	\$78
926606	MASSMUTUAL ASSET FINANCE LLC		4500 S CARSON ST	7,841	0	\$29
926607	BWI PROPERTIES LLC		4560 S CARSON ST #1	5,706	0	\$21
926608	CARSON TAHOE QUAIL CENTER			112,515	598	\$1,530
926609	BWI PROPERTIES LLC		4620 S CARSON ST #1	6,621	0	\$24
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$128
926802	KR-CARSON & APPION LLC		211 W APPION WAY	17,860	66	\$189
928207	JAMO NURSERY INC		4751 COCHISE ST	52,717	166	\$504
928208	BEACH STREET INN LLC		4849 COCHISE ST	22,658	135	\$335
928209	BURGNER-CLARK LLC		4881 COCHISE ST	30,821	240	\$562
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$840
* add 00 to left of #			Totals	11,740,252	23,288	\$86,761

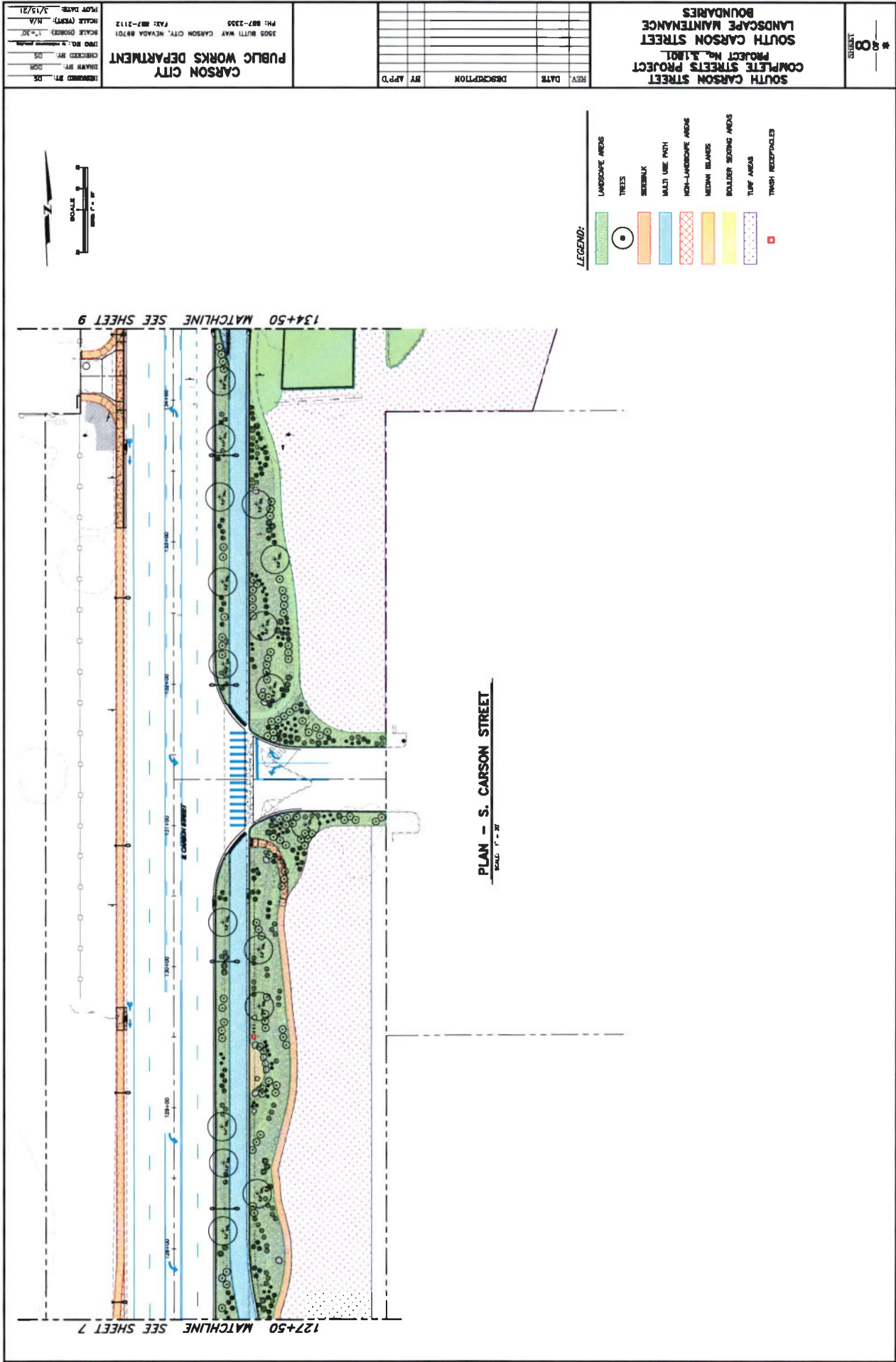


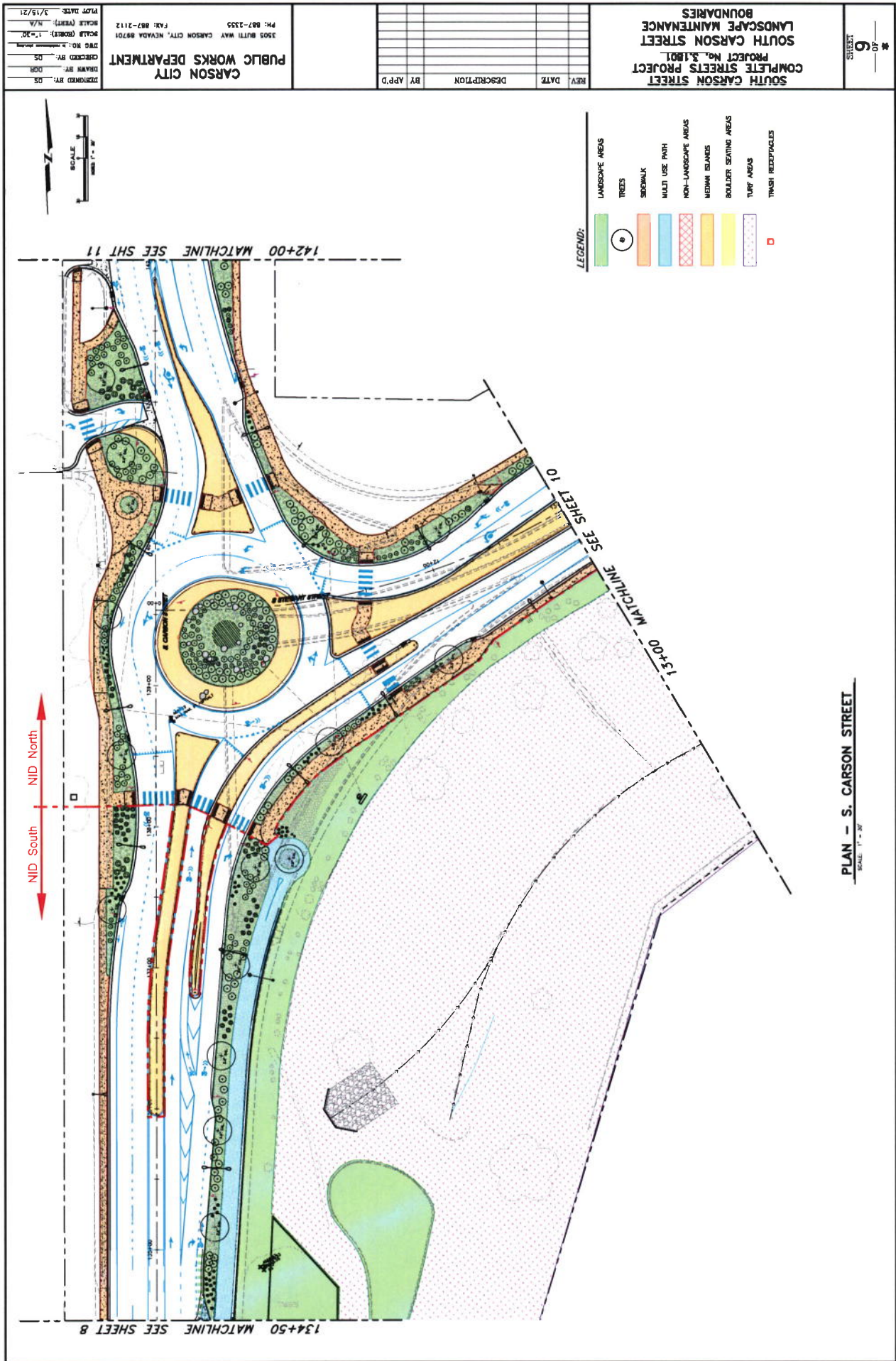


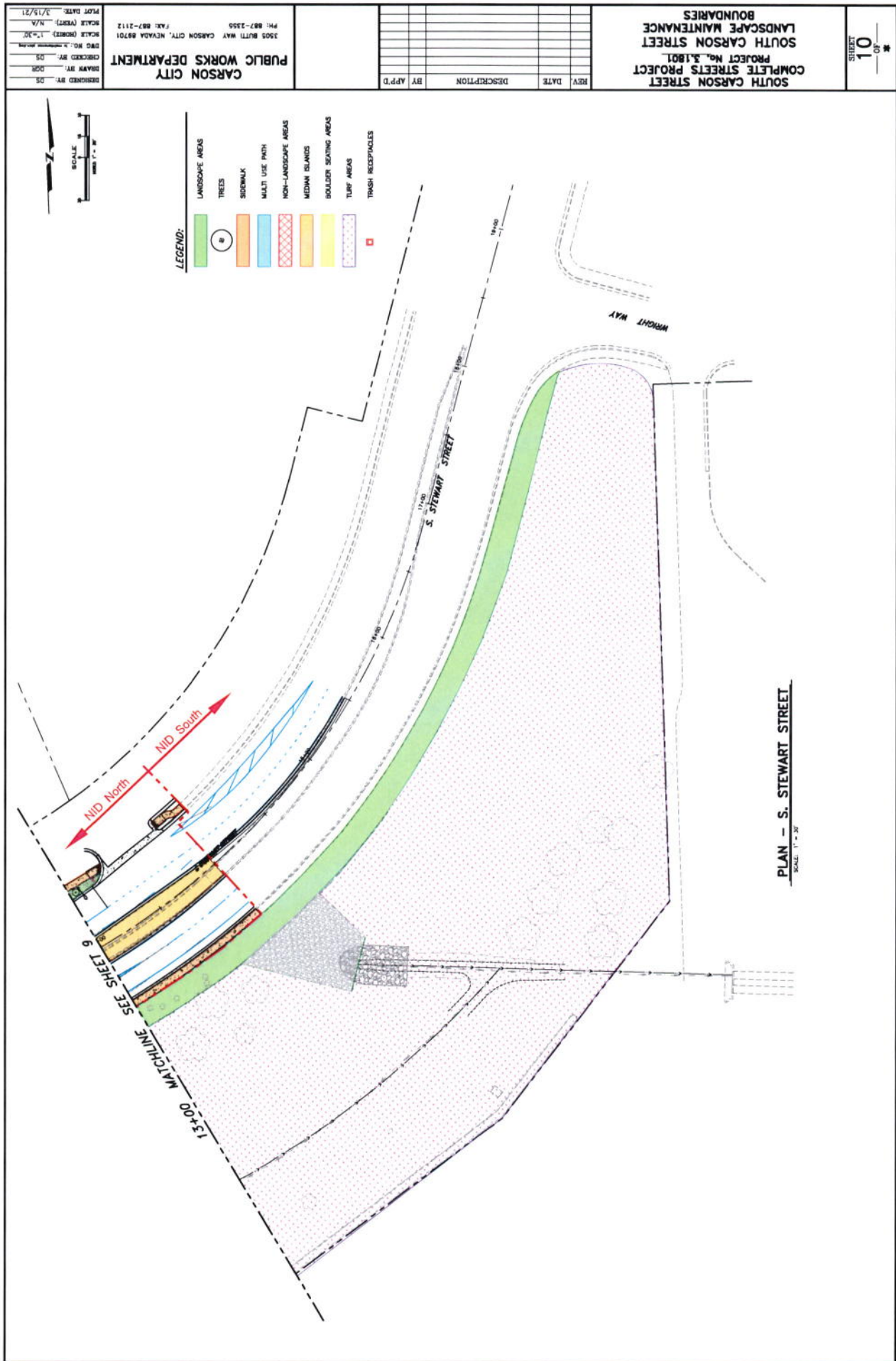


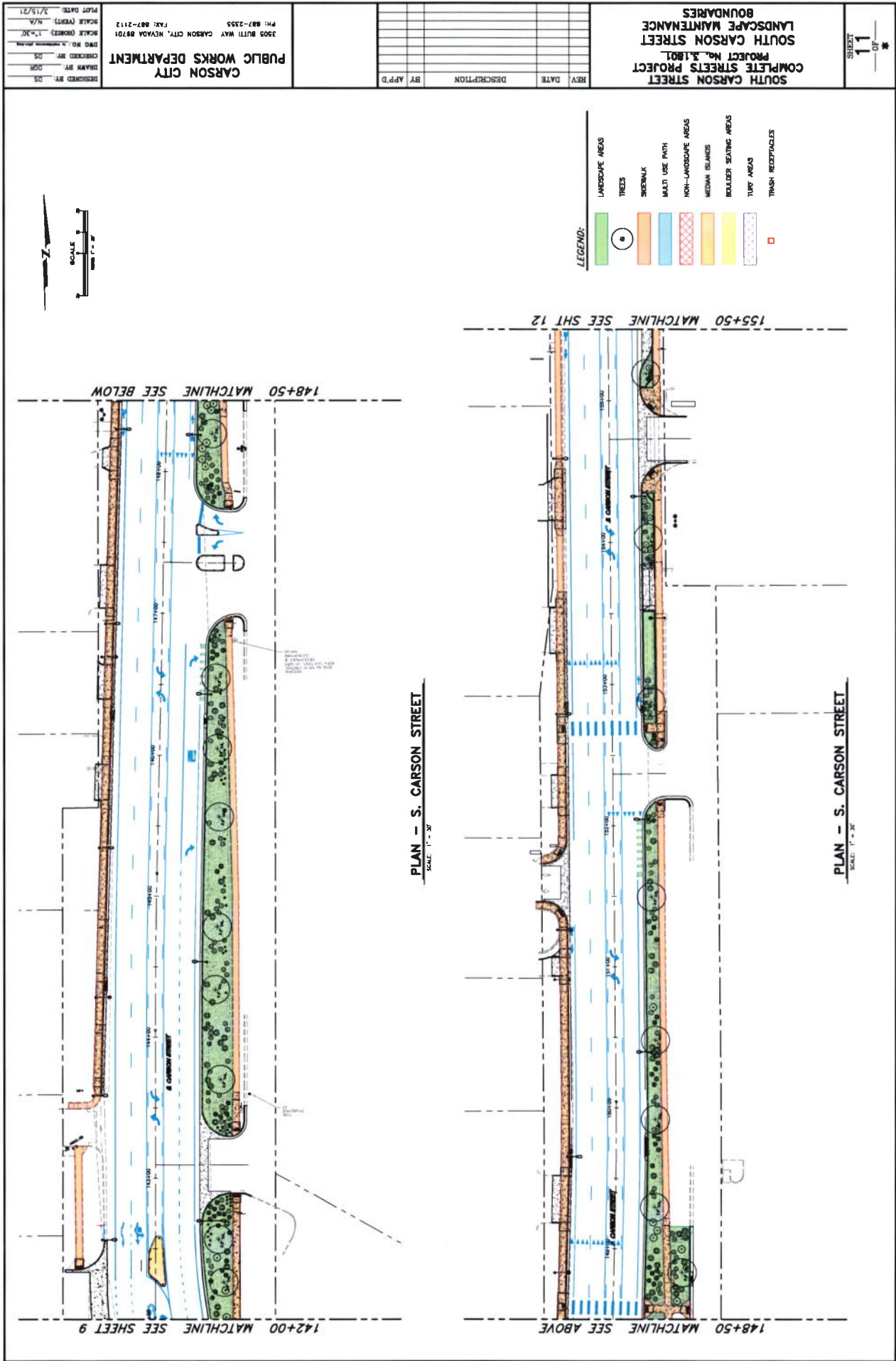












SOUTH CARSON STREET MAINTENANCE STANDARDS

Owner: Carson City, acting by and through its Parks and Recreation and Public Works Departments. All owner items are noted in grey and will not be the responsibility of the Maintenance Contractor.

NID: Neighborhood Improvement District [may direct and manage maintenance contract, authorize invoices, submit billing to City for payment]. If an official NID Board is not formed, then Carson City will be responsible for managing the NID maintenance contract.

Maintenance Contractor: Third-party independent provider for landscaping, snow removal, trash removal, and other related services as required.

Construction Contractor: The contractor for the South Carson Street Project who maintains ownership of the project landscape improvements until the official project acceptance by the City. The Construction Contractor is also responsible for any plant/tree replacements, during the 1-year warranty period, as part of the South Carson Street Project

The following maintenance standards outlined in this document shall apply to all maintenance areas (landscape and hardscape) identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12). *Exclusions: Graffiti removal will be the responsibility of the owner; all plant material and trees will be under warranty from the construction contract until April 1, 2022. The plant material will be under a 1-year warranty through the 2021 growing season, unless notice is otherwise given by the City. Irrigation Start-up, shutdown and winterizing will be the responsibility of the Owner.* Any recommended plant/tree replacements identified during this maintenance contract/warranty period should be communicated to the owner's representative.

Task 1: General Maintenance Standards

Guidelines: Paved pathways, multi-use paths, concrete sidewalks and other paved areas will be free of litter. Sidewalk and multi-use path areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

General Tasks

Task	Description	Frequency	Season
Clean-up sidewalks & multi-use Paths	Sweep/blow sand, rocks, leaves and other debris from sidewalks and multi-use paths.	Bi-weekly or as needed throughout the year.	Year round
Litter Trash, & Debris	Pick-up all litter, trash, and other debris; dispose of properly. Maintain sites to be aesthetically attractive.	Minimum once every 2 weeks or as needed in landscape areas. Trash containers shall be emptied on a weekly occurrence or as needed.	Year round
Clean decorative boulder seating areas	Keep free of hazards and debris by sweeping, washing or blowing Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Inspect bi-weekly and clean as necessary	Year round

Task	Description	Frequency	Season
Crack repair and pavement surface treatment-multi-use paths	Crack sealing and slurry/micro seal of multi-use path	Crack sealing- Every 2 years or as directed Slurry/micro seal- Every 5 years or as directed	March-November, when pavement and air temperatures permit.

TASK 2: Landscape Area Standards

Guidelines: Landscape areas will contain healthy, attractive plants that lend variety, color and interest to the landscape. These areas will be litter, weed and pest free. Landscape areas will be maintained to provide secondary functions such as barriers, animal habitat, and dust and erosion control. All trees, shrubs and other plants will be trimmed, pruned or otherwise maintained to achieve natural form and enhance aesthetics as directed below. Landscape areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Landscape Area Tasks

Task	Description	Frequency	Season
Shrub Pruning	Prune shrub beds to achieve or maintain a natural form specific to the species. Prune out all deadwood. Remove pruning debris from site.	Bi-annually or as necessary for sidewalk, line of sight and traffic clearance.	Winter, Spring, or Fall, based on species' needs.
Plant Care	Prune, remove, and dispose of any dead plant material.	As needed.	Spring and Fall.
Plant Maintenance	Corrective pruning to perennials and shrubs to thin trunk stems and branches; reduce all ornamental grasses to an 8" height with a rounded or angled crown (per U.N.C.E recommendations) between February and March	A minimum of once annually.	During dormancy.
Trees	Prune trees to achieve a natural form specific to the species. Trees shall be pruned for 8' clearance above sidewalks. Remove all stakes & ties after one year; unless the City directs certain trees to remain staked. Inspect existing stakes and repair if needed to prevent damage to new trees. Prune new trees after one year for proper shape and health. Maintain all tree wells at all times to ensure adequate reservoir capabilities and proper form.	As needed or as required for visibility or sight clearance.	As necessary.
Tree and Plant Fertilization	Provide additional nutrients to tree and plants to aid in growth, appearance and overall health.	A minimum of 2 times annually based on recommended amounts for Tree and Plants in landscaped areas. Recommendations may come from City Staff.	As directed

Task	Description	Frequency	Season
Weed Control	Remove weeds chemically or manually. Remove all weed debris from site. Any weeds greater than 6 inches tall shall be removed manually and not by chemical means. Weeds less than 6 inches tall should be treated chemically with an approved post emergent herbicide product. Remove all volunteer trees, shrubs, and suckers as needed and dispose all of debris. Remove and dispose of noxious weeds by appropriate means. Pre-emergent weed control herbicides shall be applied to all rock mulch and D.G. areas annually	Inspect monthly, remove or chemically treat as needed. One (1) pre-emergent application in Fall/Winter annually One (1) herbicide application in Spring annually	Year round for weed removal As directed for pre-emergent and herbicide applications
Rake	Hand raking for small obstructions and debris	As needed	Year round
Leaf Removal	Rake or blow off as needed and haul off-site	As needed	October 1-February 1

Task 3: Non-Landscaped Maintenance Area Standards

Guidelines: Non-landscaped maintenance areas will be free of weeds and litter. Non-landscaped areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Litter & Trash, & Debris	Pick-up all litter, trash, and other debris; dispose of properly. Maintain sites to be aesthetically attractive.	Minimum once every 2 weeks or as needed in non-landscaped areas.	Year round
Weed Control	Remove weeds chemically or manually. Remove all weed debris from site. Any weeds greater than 6 inches tall shall be removed manually and not by chemical means. Weeds less than 6 inches tall should be treated chemically with an approved post emergent herbicide product. Remove all volunteer trees, shrubs, and suckers as needed and dispose all of debris. Remove and dispose of noxious weeds by appropriate means. Pre-emergent weed control herbicides shall be applied to all non-landscaped maintenance areas annually	Inspect monthly, remove or chemically treat as needed. One (1) pre-emergent application in Fall/Winter annually One (1) herbicide application in Spring annually	Year round for weed removal As directed for pre-emergent and herbicide applications

Task 4: Turf Maintenance Standards

Guidelines: Turf areas will be aerated, mowed, fertilized and cleaned of all litter and other debris. Turf areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Turf Area Tasks

Task	Description	Frequency	Season
Greenbelt Turf Area – Mowing	The recommended height of cut for the turf is 3”.	Mowing occurrence will be a minimum 1 time a week during the growing season. Multiple occurrences may be necessary during excessive growth periods (May – Sept.) to prevent a pile up of clippings on the surface.	March – October. Mowing occurrences may happen before or after this range as directed by the City on “Time & Materials” basis.
Aerification of Turf Area	A hollow tine aerification to promote growth and combat compaction of the turf area.	Minimum 2 times annually based on industry best practices.	Spring and Fall.
Fertilization of Turf	To promote the growth and enhance the overall health of the turf by providing the Macro and Micro Nutrient supplements.	A minimum of 2 application annually. Amount should be based on the recommended pounds of nitrogen per thousand square feet, per year for the established turfgrass species. The total pounds of product may vary based on the nutrient analysis of N-P-K in the given product.	Spring and Fall

Task 5: Irrigation Systems Standards

Guidelines: Irrigation systems will deliver optimum water to each plant type at the lowest cost and with maximum water resource conservation. All systems will comply with legal requirements and will protect safety of the public water system.

Irrigation Systems Tasks

Task	Description	Frequency	Season
Irrigation – Start-up	Owner responsibility. Charge backflows. System start-up following site specific procedures, check for leaks and proper operation. Carson City Parks Department to winterize existing turf zones in 2020. New drip stations on all of South Carson Street to remain the South Carson Street Project Construction Contractor's responsibility until the project's landscape portion is accepted.	Annually or as needed based on weather and drought conditions.	Spring The City reserves the right to direct the Maintenance Contractor to irrigate in the winter season if dry conditions warrant it. The Maintenance Contractor may be directed to hand water as needed in the event the system or zones are not operable for winter season watering.
Irrigation – Test Backflows	Test and repair backflow prevention devices pursuant to Carson City Public Works (CCPW) requirements. Provide copy of completed test certificate to the City.	Annually	After start-up, provide report copies to CCPW no later than June 30th.
Irrigation – Controllers	The Maintenance Contractor will coordinate with the City to utilize the City's central control system, but the Maintenance Contractor will be responsible to monitor and verify all watering programs.	On-going	During irrigation season or whenever system is operational.

Task	Description	Frequency	Season
Irrigation – Operation	Monitor and adjust system for proper operation.	Maintenance Contractor will notify the Carson City Parks Department if repairs are necessary. City staff to determine whether to fix ourselves or pay quoted irrigation repair rate on “Time & Materials” basis.	During irrigation season or whenever system is operational.
Irrigation – Drip Systems	Monitor health of all plants and trees and ensure that all irrigation zones are working properly and adequate irrigation programs are operating and functional.	As needed	During irrigation season or whenever system is operational.
Irrigation – Shut Down & Winterize	Owner responsibility. Shut off water service; winterize all backflows, lines, and fixtures using compressed air and blowing all lines.	Annually or as needed based on weather and drought conditions.	Fall and as determined by freezing temps.
Quick Couplers	Insure proper seating, and placement in valve box, clean from debris	As needed	Year Round

Task 6: Snow Removal Standards and Descriptions

Guidelines: Snow removal items described below will be provided along the multi-use path to ensure pedestrian safety within a reasonable timeframe and manner. All areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Snow Removal Tasks

Task	Description	Frequency	Season
Snow removal – Multi-use path	Remove mechanically or physically along multi-use path. General guideline will be after a 2” snow accumulation and rising. Snow shall not be deposited/stored in a manner that obstructs a public sidewalk or roadway. This item will be paid on a “per visit” basis. For example, in a snow event that requires 2 visits for snow removal on the same day, the contractor will be paid for 2 visits.	As directed by the City in response to 2” snow accumulation and rising.	October-June

Task 7: Time and Materials Standards and Descriptions

Guidelines: All Time and Materials items described below will be provided along the multi-use path and all other landscape and hardscape areas to ensure safety within a reasonable timeframe and manner. All areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Time and Materials Tasks

Task	Description	Frequency	Season
Plant Replacement	Replace dead/missing plants with same or approved substitute.	Per occurrence Plant material is covered under warranty for up to one year after installation and project acceptance from the City on the South Carson Street Project (the City anticipates project acceptance in March 2021). Any recommended plant replacements identified during this warranty period should be communicated by the Maintenance Contractor to the City's representative.	Spring.
Tree Replacement	Replace dead/missing trees with same plant species and size/ or approved substitute of species and size. Plantings must conform to City approved planting details provided to the Maintenance Contractor.	Per occurrence Trees are covered under warranty for up to one year after installation and project acceptance from the City on the South Carson Street Project (the City anticipates project acceptance in March 2021). Any recommended tree replacements identified during this warranty period should be communicated by the Maintenance Contractor to the City's representative.	Spring. During irrigation season.

Task	Description	Frequency	Season
Power washing sidewalk and multi-use path	Power wash sidewalk and MUP as directed by the City.	Power washing once annually as directed by the City on T&M basis.	As Directed
Accident Clean-up	Clean-up from vehicle accidents, including repair of irrigation systems, removal and replacement of plant stock, curbs and walks, general clean-up, and debris removal. Report any vehicular damage or vandalism to the City.	As needed. These instances will be directed by the City and the Maintenance Contractor compensated on a "Time & Materials" basis. These incidents must be handled within a 24-hour period.	As directed
Clean decorative boulder seating areas	Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Steam cleaning or similar method as directed by the City on "Time & Materials" basis.	As Directed
Pest Control	Identify and control pests through chemical, biological or mechanical means. No restricted use pesticides shall be used.	As needed	Year round.
Additional Greenbelt Turf Area – Mowing	The recommended height of cut for the turf is 3".	Additional cost for mowing above the minimum 1 time a week during the growing season.	Year Round Mowing as directed by the City on "Time & Materials" basis.
Irrigation – Operation	Monitor and adjust system for proper operation.	Maintenance Contractor will notify the Carson City Parks Department if repairs are necessary. City staff to determine whether to fix ourselves or pay quoted irrigation repair rate on "Time & Materials" basis.	During irrigation season or whenever system is operational.
Irrigation – Valves & Boxes	Repair valves, wires and solenoids, and boxes; maintain visible box lids, replace or raise when necessary. Keep all valve boxes bolted down with stainless steel bolts to provide security and deter vandalism.	As needed whenever damage is present	During irrigation season or whenever system is operational.
Irrigation – Upgrades and New Installation	Upgrade/install new drip systems.	As directed by the City. The Maintenance Contractor will be compensated on a "Time & Materials" basis.	As necessary.

Task	Description	Frequency	Season
Additional Aerification of Turf Area	A hollow tine aerification to promote growth and combat compaction of the turf area.	Additional aerifications may be recommended by City staff based on overall condition of turf. These instances will be charged on a "Time & Materials" basis.	As Necessary.
Repair & Replace Heads	Broken heads and lateral line leaks/breaks to be repaired or replaced before next watering cycle by Maintenance Contractor, includes material failures, vandalism etc. All repairs performed by Maintenance Contractor. On a preventative basis, replace all heads at each site with new or reconditioned sprinkler heads.	Based on system inspections.	April 15-November 1