

STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 22, 2016

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. __, an ordinance to levy the Downtown Neighborhood Improvement District (NID) assessment for FY 2016-17 for the maintenance of the Downtown Streetscape Enhancement Project.

Staff Summary: After adopting a Resolution confirming the Downtown NID assessment, the Board of Supervisors must introduce and adopt an ordinance to levy the assessment. (Lee Plemel, lplemel@carson.org)

Agenda Action: Ordinance - First Reading

Time Requested: 10 minutes

Proposed Motion

I move to introduce, on first reading, Bill No. __, an ordinance to levy the Downtown Neighborhood Improvement District (NID) assessment for the maintenance of the Downtown Streetscape Enhancement Project.

Board's Strategic Goal

Economic Development

Previous Action

January 7, 2016: The Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown NID for the purpose of paying a portion of the cost of ongoing maintenance of the Downtown Streetscape Enhancement Project.

June 2, 2016: The Board of Supervisors adopted Policies and Procedures for NRS Chapter 271 Hardship Determinations.

June 2, 2016: The Board of Supervisors adopted a Resolution estimating the cost to be paid by the Downtown NID (Neighborhood Improvement District) assessment and the assessment roll for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project, fixing the time and place to hear protests regarding the assessment for June 16, 2016, and directing staff to provide notice of that public hearing.

Background/Issues & Analysis

The Board of Supervisors adopted Ordinance No. 2016-1 establishing the Downtown NID on January 7, 2016, in order to assess property owners to help pay for the ongoing maintenance of the Downtown Streetscape Enhancement Project improvements. The Downtown NID was initiated by petition of property owners representing more than 50% of the assessed valuation of properties within the NID.

NRS 271 provides for the annual procedures for implementing a NID assessment. The NID items on this agenda include the required actions to implement the annual assessment of properties within the Downtown NID.

The attached Ordinance includes the proposed assessment. The proposed assessment is based on the square footage of non-residential building area on each parcel. Generally, properties with direct frontage or immediate adjacency to the proposed Downtown Streetscape Enhancement Project improvements pay at a "100%" assessment rate, while properties within the Downtown NID but not immediately adjacent to the new improvements pay at a "75%" rate.

Notification of the Downtown NID assessment, the procedures for applying for Hardship Determination, and procedures for making complaints, protests and objections were sent out to each property within the Downtown NID. Following are the actions that will be taken at this meeting and following to implement the assessment:

- June 22 Board of Supervisors items:

1. Public Hearing to consider all "complaints, protests and objections" to the assessment.

2. Adoption of a Resolution confirming the Downtown NID assessment, dispensing with complaints, protests and objections to the assessment, and ratifying the City Engineer's assessment roll for the Downtown NID for the maintenance of the Downtown Streetscape Enhancement Project.

3. Introduction of an ordinance to levy the assessment.

- 4. Introduction of an ordinance to levy the assessment.
- Notification of assessment Send notification of the assessment to the property owners.
- July 7 Board of Supervisors: Ordinance second reading.

- <u>Future Board of Supervisors item</u>: Approval of a maintenance agreement between the City and the Downtown NID.

Contact Lee Plemel at 283-7075 or lplemel@carson.org for any questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271.

Financial Information

Is there a fiscal impact? 🛛 Yes 🗌 No

If yes, account name/number: N/A

Is it currently budgeted? 🛛 Yes 🗌 No

Explanation of Fiscal Impact: The City will continue to pay its portion of downtown maintenance costs in an amount that has been budgeted in past years before the downtown improvements. The property owners within the Downtown NID will pay an additional assessment with their property taxes. NRS Chapter 271 assessments are exempt from business impact statement requirements.

Alternatives

Do not implement the Downtown NID assessment.

Attachments:

1) Ordinance.

1)_____ 2)_____ Aye/Nay

-

(Vote Recorded By)

BILL NO. ____

ORDINANCE No. 2016-___

AN ORDINANCE TO LEVY THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT ASSESSMENT FOR FY 2016-17 FOR THE MAINTENANCE OF THE DOWNTOWN STREETSCAPE ENHANCEMENT PROJECT.

The Board of Supervisors of Carson City do ordain:

Whereas, the Carson City Board of Supervisors ("Board") adopted Ordinance No. 2016-1 pursuant to NRS Chapter 271 establishing the Downtown Neighborhood Improvement District ("NID") on January 7, 2016, to help pay for the ongoing maintenance of the street beautification project known as the Downtown Streetscape Enhancement Project, and that ordinance provided for the baseline property assessment as well as other requirements; and

Whereas, the Board has authorized the construction of the Downtown Streetscape Enhancement Project; and

Whereas, the Board has determined the cost of maintenance to be paid by special assessments levied against the benefitted parcels within the Downtown NID; and

Whereas, on June 16, 2016, the Board considered all applications for hardship determination and the recommendations of the Carson City Human Services Department regarding such applications; and

Whereas, the Board has determined and does hereby declare that the net cost of maintenance to be assessed to the benefitted parcels within the Downtown NID in Year One is \$49,736.

SECTION I:

1. The Board hereby levies the assessment to be paid by the Downtown NID in FY 2016-17 ("Year One") for purpose of paying for maintenance of the Downtown Streetscape Enhancement Project at \$49,736, distributed between property owners as shown on the confirmed assessment roll in EXHIBIT A.

2. 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 ordinance.

PROPOSED on _____, 2016.

PROPOSED by ______.

PASSED)	, 2016.	
VOTE:	AYES:	SUPERVISORS:	
	NAYS:	SUPERVISORS:	
	ABSENT:	SUPERVISORS:	

Robert Crowell, Mayor

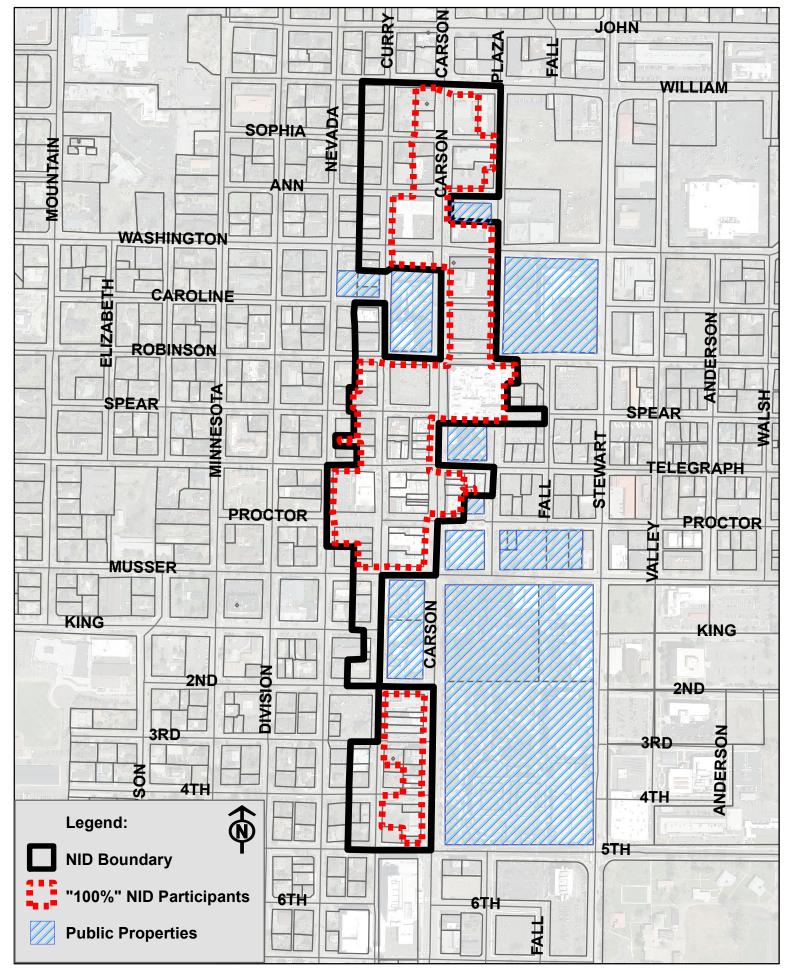
ATTEST:

SUE MERRIWETHER CLERK/RECORDER

This ordinance shall be in force and effect from and after the _____ day of _____, 2016.

PROPOSED DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT

Exhibit A



Downtown Neighborhood Improvement District FY 2016-17 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 Downtown Neighborhood Improvement District for the maintenance of the Downtown Streetscape Enhancement 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.

Darren Schulz, P.E., City Engineer

Dated at Carson City, Nevada, _____, ___, 2016. (month), (day)

				Specia Benefit		% total Assessment			
	Parcel No	Property Location	Owner Name	Bldg size	Factor		bldg size	\$	49,736
WEST SIDE OF CARSO	<u>N ST</u>								
W WILLIAMS AND N CARSON	00118499	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	2,259	100%	2,259	0.49%	\$	243
	00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	0	100%	-	0.00%	\$	-
	00118408	1000 N CARSON ST	THAYER, DONALD AND CATHERINE	1,500	100%	1,500	0.32%	\$	161
SOPHIA AND N CARSON	00118802	922 N CARSON STREET	BROGISH LLC	2,625	100%	2,625	0.57%	\$	282
	00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	2,100	100%	2,100	0.45%	\$	226
ANN AND N CARSON	00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	37,838	100%	37,838	8.18%	\$	4,070
W WASHINGTON AND N CARSON	00328304	716 N CARSON ST	KAPLAN FAMILY TRUST	19,927	100%	19,927	4.31%	\$	2,143
W ROBINSON AND N CARSON	00322301	500 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$	-
W SPEAR AND N CARSON	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439	1.18%	\$	585
	00322403	410 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	4,403	100%	4,403	0.95%	\$	474
	00322404	408 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	4,945	100%	4,945	1.07%	\$	532
	00322409	402 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	5,951	100%	5,951	1.29%	\$	640
W TELEGRAPH AND N CARSON	00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	2,690	100%	2,690	0.58%	\$	289
	00322903	318 N CARSON ST	DOUBLE EAGLE CUBED LLC	13,441	100%	13,441	2.91%	\$	1,446
	00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,020	100%	1,020	0.22%	\$	110
	00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,275	100%	1,275	0.28%	\$	137
	00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	2,053	100%	2,053	0.44%	\$	221
	00322907	302 N CARSON ST	ADAMS CARSON LLC	8,748	100%	8,748	1.89%	\$	941
W PROCTOR AND N CARSON	00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	8,390	100%	8,390	1.81%	\$	902
	00321302	206 N CARSON ST	WARREN, RICHARD & WARREN, DC TR	11,519	100%	11,519	2.49%	\$	1,239
	00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	9,426	100%	9,426	2.04%	\$	1,014
SECOND AND S CARSON	00311206	123 W SECOND ST	LOPICCOLO FAMILY TRUST 5/26/98	10,251	100%	10,251	2.22%	\$	1,103
	00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	1,924	100%	1,924	0.42%	\$	207
	00311204	217 S CURRY ST	MERCURY CLEANERS INC	5,746	100%	5,746	1.24%	\$	618
	00311205	224 S CARSON ST	LOPICCOLO FAMILY TRUST 5/26/98	5,685	100%	5,685	1.23%	\$	611
THIRD AND S CARSON	00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	12,906	100%	12,906	2.79%	\$	1,388
	00311310	S CARSON ST	BERNARD BORTOLIN, LLC	0	100%	-	0.00%	\$	-
	00311311	312 S CARSON ST	BERNARD BORTOLIN, LLC	2,890	100%	2,890	0.62%	\$	311
	00311312	314 S CARSON ST	BERNARD BORTOLIN, LLC	1,920	100%	1,920	0.42%	\$	207
FOUTH AND S CARSON	00311602	400 S CARSON ST	BERNARD BORTOLIN, LLC	0		-	0.00%	\$	-
	00311601	410 S CARSON ST	BERNARD BORTOLIN, LLC	4,208		4,208	0.91%	\$	453
	00311604	418 S CARSON ST	CUBIX ORMSBY LLC	2,079	100%	2,079	0.45%	\$	224
EAST SIDE OF CARSON	<u>I ST</u>					-	0.00%	\$	-
E WILLIAMS AND N CARSON	00216201	1017 N CARSON ST	MAPP ENTERPRISES, INC	1,653	100%	1,653	0.36%	\$	178
SOPHIA AND N CARSON	00216304	917 N CARSON ST	B P HOTEL, LLC	31,890		31,890	6.90%	\$	3,430
	00216305	901 N CARSON STREET	B P HOTEL, LLC	0	100%	-	0.00%	\$	-
ANN AND N CARSON	00216402	801 N CARSON ST	BRINSON, BETTY	10,531	100%	10,531	2.28%	\$	1,133
E WASHINGTON AND N CARSON	00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	4,929	100%	4,929	1.07%	•	530
	00426102	705 N CARSON ST	LAMKIN, ROBERT L AND ROBERTA A	1,731	100%	1,731	0.37%	\$	186

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Inimited and n currery 00322901 111 W TELEGRAPH ST S CURRY / THIRD BRUUN-ANDERSEN FAMILY EST TRUST LOPICOLO INVESTMENTS LLC 11,019 10,08 11,019 2.38% \$ 1,185 THIRD AND N CURRY 00311315 S CURRY / THIRD LOPICOLO INVESTMENTS LLC 0 100% 1.080 0.023 \$ 116 00311313 110 W FOURTH ST 00311314 309 S CURRY ST BERNARD BORTOLIN, LLC 0 100% - 0.00% \$ - 00311314 309 S CURRY ST BERNARD BORTOLIN, LLC 0 75% - 0.00% \$ - WFOUTH AND N CURRY 00311603 114 W FIFTH ST CUBIX CORMSBY LLC 0 75% - 0.00% \$ - WILLIAM AND N CURRY 00118302 1012 N CURRY ST FOUR WINDS, LLC 0 75% 693 0.15% \$ 75 SOPHIA AND N CURRY 0118707 910 N CURRY ST FOUR WINDS, LLC 0 75% - 0.00% \$ - SOPHIA AND N CURRY 0118705 904 N CURRY ST
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00311399 W THIRD ST LOPICCOLO INVESTMENTS LLC 0 100% - 0.00% \$ - 00311313 110 W FOURTH ST BERNARD BORTOLIN, LLC 1,456 75% 1,092 0.24% \$ 117 00311314 309 S CURRY ST BERNARD BORTOLIN, LLC 0 75% - 0.00% \$ - W FOUTH AND N CURRY 00311603 114 W FIFTH ST CUBIX ORMSBY LLC 0 75% - 0.00% \$ - WILLIAM AND N CURRY 00118302 1012 N CURRY ST EPIRE, GARRETT 0 75% 693 0.15% \$ 75 00118304 1008 N CURRY ST FOUR WINDS, LLC 924 75% 693 0.15% \$ 76 00118305 904 N CURRY ST T C J ENTERPRISES LLC 0 75% - 0.00% \$ - ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - W WASHINGTON AND N CURRY
W FOUTH AND N CURRY 00311314 309 S CURRY ST BERNARD BORTOLIN, LLC 0 75% - 0.00% \$ - W FOUTH AND N CURRY 00311603 114 W FIFTH ST CUBIX ORMSBY LLC 0 75% - 0.00% \$ - WILLIAM AND N CURRY 00118302 1012 N CURRY ST LEPIRE, GARRETT 0 75% - 0.00% \$ - 00118304 1008 N CURRY ST FOUR WINDS, LLC 924 75% 693 0.15% \$ 75 SOPHIA AND N CURRY 1002 N CURRY ST BRITTON, C M & SALKIN, H Q TR 2,053 75% 1,540 0.33% \$ 166 SOPHIA AND N CURRY 910 N CURRY ST C & A INVESTMENTS LLC 0 75% 702 0.15% \$ 76 ANN AND N CURRY 904 N CURRY ST ADAMS CARSON LLC 036 75% 1,776 0.33% \$ 191 W WASHINGTON AND N CURRY 00119305 808 N CURRY ST ADAMS CARSON LLC 0 75% 1,776 0.33% <t< td=""></t<>
W FOUTH AND N CURRY 00311314 309 S CURRY ST BERNARD BORTOLIN, LLC 0 75% - 0.00% \$ - W FOUTH AND N CURRY 00311603 114 W FIFTH ST CUBIX ORMSBY LLC 0 75% - 0.00% \$ - WILLIAM AND N CURRY 00118302 1012 N CURRY ST LEPIRE, GARRETT 0 75% - 0.00% \$ - 00118304 1008 N CURRY ST FOUR WINDS, LLC 924 75% 693 0.15% \$ 75 SOPHIA AND N CURRY 1002 N CURRY ST BRITTON, C M & SALKIN, H Q TR 2,053 75% 1,540 0.33% \$ 166 SOPHIA AND N CURRY 910 N CURRY ST C & A INVESTMENTS LLC 0 75% 702 0.15% \$ 76 ANN AND N CURRY 904 N CURRY ST ADAMS CARSON LLC 036 75% 1,776 0.33% \$ 191 W WASHINGTON AND N CURRY 00119305 808 N CURRY ST ADAMS CARSON LLC 0 75% 1,776 0.33% <t< td=""></t<>
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WILLIAM AND N CURRY 00118302 1012 N CURRY ST LEPIRE, GARRETT 0 75% - 0.00% \$ - 00118304 1008 N CURRY ST FOUR WINDS, LLC 924 75% 693 0.15% \$ 75 00118306 1002 N CURRY ST BRITTON, C M & SALKIN, H Q TR 2,053 75% 1,540 0.33% \$ 166 SOPHIA AND N CURRY 00118707 910 N CURRY ST C & A INVESTMENTS LLC 0 75% - 0.00% \$ - ANN AND N CURRY 00118705 904 N CURRY ST T C J ENTERPRISES LLC 936 75% 702 0.15% \$ 76 ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 1161 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 1,433 75%
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SOPHIA AND N CURRY 00118707 910 N CURRY ST C & A INVESTMENTS LLC 0 75% - 0.00% \$ - ANN AND N CURRY 904 N CURRY ST T C J ENTERPRISES LLC 936 75% 702 0.15% \$ 76 ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - 00119305 808 N CURRY ST ADAMS CARSON LLC 0 75% 1,776 0.38% \$ 191 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 101 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 101 W CAROLINE AND N CURRY 00328202 714 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 0
SOPHIA AND N CURRY 00118707 910 N CURRY ST C & A INVESTMENTS LLC 0 75% - 0.00% \$ - ANN AND N CURRY 904 N CURRY ST T C J ENTERPRISES LLC 936 75% 702 0.15% \$ 76 ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - 00119305 808 N CURRY ST ADAMS CARSON LLC 0 75% 1,776 0.38% \$ 191 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 101 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 101 W CAROLINE AND N CURRY 00328202 714 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 0
ANN AND N CURRY 00118705 904 N CURRY ST T C J ENTERPRISES LLC 936 75% 702 0.15% 5 76 ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% 5 - 00119305 808 N CURRY ST ADAMS CARSON LLC 2,368 75% 1,776 0.38% \$ 191 00119306 802 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 116 W CAROLINE AND N CURRY 00328202 714 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328503 N CURRY ST 1464 RAND AVENUE
ANN AND N CURRY 00119302 812 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - 00119305 808 N CURRY ST ADAMS CARSON LLC 2,368 75% 1,776 0.38% \$ 191 00119306 802 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - W WASHINGTON AND N CURRY 00328202 714 N CURRY ST ADAMS CARSON LLC 0 75% 1,075 0.23% \$ 116 W WASHINGTON AND N CURRY 00328202 714 N CURRY ST MKR VENTURES LLC 1,433 75% 1,075 0.23% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST I464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 W CAROLINE AND N CURRY 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% 8,763 1.90% \$ - 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% 1,835 0.40% \$ 197 00328504 602 N CURRY ST SWAFFORD, DOYLE
00119305 808 N CURRY ST ADAMS CARSON LLC 2,368 75% 1,776 0.38% \$ 191 00119306 802 N CURRY ST ADAMS CARSON LLC 0 75% - 0.00% \$ - W WASHINGTON AND N CURRY 00328202 714 N CURRY ST MKR VENTURES LLC 1,433 75% 1,075 0.23% \$ 116 00328203 710 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328504 602 N CURRY ST 1464 RAND AVENUE LLC 0 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE
W WASHINGTON AND N CURRY 00328202 714 N CURRY ST MKR VENTURES LLC 1,433 75% 1,075 0.23% \$ 116 00328203 710 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328504 602 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% 77
W WASHINGTON AND N CURRY 00328202 714 N CURRY ST MKR VENTURES LLC 1,433 75% 1,075 0.23% \$ 116 00328203 710 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328504 602 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% 77
W CAROLINE AND N CURRY 00328203 710 N CURRY ST GRAVES, BRANDI & JONES, LINDSEY 1,250 75% 938 0.20% \$ 101 W CAROLINE AND N CURRY 00328502 201 W CAROLINE ST 1464 RAND AVENUE LLC 11,684 75% 8,763 1.90% \$ 943 00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328504 602 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% \$ 77
00328503 N CURRY ST 1464 RAND AVENUE LLC 0 75% - 0.00% \$ - 00328504 602 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% \$ 77
00328504 602 N CURRY ST SWAFFORD, DOYLE E & LORIE ET AL 2,446 75% 1,835 0.40% \$ 197 W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% \$ 77
W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% \$ 77
W ROBINSON AND N CURRY 00322202 512 N CURRY ST KLETTE S & M E FAMILY TRUST 713 100% 713 0.15% \$ 77
00322203 508 N CURRY ST RPJ NV LLC 2 448 100% 2 448 0 53% \$ 263
00322204 204 W SPEAR ST BENGOCHEA LLC 3,307 100% 3,307 0.72% \$ 356
W SPEAR AND N CURRY 00322510 412 N CURRY ST VERIVE, JENNIFER AND CAIN, GARY 3,331 100% 3,331 0.72% \$ 358
00322503 402 N CURRY ST PRUETT FAMILY TRUST 2,297 100% 2,297 0.50% \$ 247
00322506 405 N NEVADA ST PRUETT FAMILY TRUST 1,309 100% 1,309 0.28% \$ 141
<u>W TELEGRAPH AND N CURRY</u> 00322801 308 N CURRY ST ADAMS CARSON LLC 18,352 100% 18,352 3.97% \$ 1,974

	00321203	208 N CURRY ST	PLATINUM QUAIL LLC SERIES A	2,118	100%	2,118	0.46% \$	228
	00321204	206 N CURRY ST	FLIEGLER, ROBERT MD LTD	1,333	100%	1,333	0.29% \$	143
	00321205	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	1,242	100%	1,242	0.27% \$	134
W MUSSER AND N CURRY	00321502	112 N CURRY ST	CURRY MUSSER PROCTOR & GREEN LLC	1,303	75%	977	0.21% \$	105
	00321504	102 N CURRY ST	NEVADA PRESS FOUNDATION	3,541	75%	2,656	0.57% \$	286
W KING AND N CURRY	00321710	201 W KING ST	201 W KING STREET LLC	2,788	75%	2,091	0.45% \$	225
	00321711	106 S CURRY ST	JOOST, KAREN	954	75%	716	0.15% \$	77
	00321713	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	1,123	75%	842	0.18% \$	91
W SECOND AND S CURRY	00311401	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	5,528	75%	4,146	0.90% \$	446
	00311403	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	0	75%	-	0.00% \$	-
	00311404	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	1,419	75%	1,064	0.23% \$	114
W FOUTH AND S CURRY	00311503	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00% \$	-
	00311505	202 W FIFTH ST	LANGSTON, DON K	0	75%	-	0.00% \$	-
	00311502	205 W FOURTH ST	DOESCHER FAMILY TRUST 12/4/03	0	75%	-	0.00% \$	-
PLAZA STREET FRONTA	GE					-	0.00% \$	-
WILLIAMS AND PLAZA	00216202	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	5,239	75%	3,929	0.85% \$	423
SOPHIA AND PLAZA	00216303	110 E ANN STREET	SALAS, ANGELICA & GONZALEZ	2,465	75%	1,849	0.40% \$	199
E TELEGRAPH AND PLAZA	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	2,150	75%	1,613	0.35% \$	173
	00421501	111 E TELEGRAPH	PH PROPERTIES LTE PARTNERSHIP	2,948	75%	2,211	0.48% \$	238
			Total	477,036		462,408	100% \$	49,736