



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** June 17, 2021

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 109, an ordinance relating to improvement districts, establishing provisions to levy the South Carson Neighborhood Improvement District (“SCNID”) Fiscal Year (“FY”) 2022 assessment for the maintenance of the South Carson Street Complete Streets Project. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: After adopting a Resolution confirming the SCNID assessment, the Board of Supervisors must introduce and adopt an ordinance to levy the assessment in accordance with the provisions of NRS Chapter 271. The proposed assessment amount for FY 2022 is \$69,620, distributed between property owners as shown on the assessment roll in Exhibit A to the ordinance.

Agenda Action: Ordinance - Second Reading **Time Requested:** 5 minutes

Proposed Motion

I move to adopt Ordinance No. 2021- _____.

Board's Strategic Goal

Economic Development

Previous Action

April 15, 2021: The Board of Supervisors adopted a resolution estimating the SCNID assessment roll for FY 2022 at \$68,870 for the purpose of paying for maintenance of the South Carson Street Complete Streets Project, fixing the time and place to hear protests regarding the assessment for May 20, 2021, and directing staff to provide notice of the public hearing.

May 20, 2021: The Board of Supervisors introduced the subject ordinance by a vote of 5 – 0.

Background/Issues & Analysis

NRS Chapter 271 provides for the annual procedures for implementing a NID assessment. The SCNID items on this agenda include the required actions to implement the annual assessment of properties within the SCNID. The purpose of this item is to levy the SCNID assessment for FY 2022.

The attached Ordinance includes the proposed assessment. Refer to the staff reports from the May 20, 2021 SCNID items on this agenda for more background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 244 and 271; Article 2 of the Carson City Charter

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: South Carson NID, SCNID Assessment 2370083-415100.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The collection of the SCNID assessment is for the costs of supplemental improvements and services above and beyond those provided by the City, specifically ongoing garbage collection and sidewalk and landscaping maintenance. The City will continue to contribute its share of the costs per the ordinance establishing the SCNID.

Alternatives

Correct, revise, or set aside (not implement) the proposed assessment.

Attachments:

[NID-2021-0119_11A.Ordinance 2nd levy\(SCNID\).docx](#)

[NID-2021-0119_11B.SCNID.Ord.Attachment.pdf](#)

Board Action Taken:

| | | |
|---------------|----------|---------|
| Motion: _____ | 1) _____ | Aye/Nay |
| | 2) _____ | _____ |
| | | _____ |
| | | _____ |
| | | _____ |

(Vote Recorded By)

Summary: An ordinance to levy the South Carson Neighborhood Improvement District assessment for Fiscal Year 2022.

BILL NO.109

ORDINANCE No. 2021-__

AN ORDINANCE RELATING TO IMPROVEMENT DISTRICTS, ESTABLISHING PROVISIONS TO LEVY THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT FISCAL YEAR 2022 ASSESSMENT FOR THE MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

Whereas, the Carson City Board of Supervisors (“Board”) initiated the process to establish the South Carson Neighborhood Improvement District (“SCNID”) on April 15, 2021, pursuant to NRS Chapter 271, to help pay for the ongoing maintenance of the South Carson Street Complete Streets Project, and the enabling ordinance provides for the baseline property assessment as well as other requirements; and

Whereas, the South Carson Street Complete Streets Project was completed in 2020; and

Whereas, on May 20, 2021, the Board considered all applications for hardship determination and the recommendations of the Carson City Human Services Department regarding such applications; and

Whereas, the base SCNID assessment for Fiscal Year (“FY”) 2022 is \$119,620, an amount equal to the total maintenance cost of \$141,860 minus the City’s FY 2022 maintenance cost share of \$22,240; and

Whereas, the Board has determined that the net cost of maintenance to be assessed to the benefitted parcels within the SCNID in FY 2022 is \$69,620, which represents the base FY 2022 assessment (\$119,620) minus the amount of \$50,000 estimated to be collected from City right-of-way licenses within the SCNID to offset the total assessment to SCNID property owners.

SECTION I:

1. The Board hereby levies the assessment to be paid by the SCNID in FY 2022 for the purpose of paying for maintenance of the South Carson Street Complete

Streets Project at \$69,620, distributed between property owners as shown on the confirmed assessment roll in EXHIBIT A, attached hereto.

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 _____, 2021.

PROPOSED by _____.

PASSED _____, 2021.

VOTE: AYES: SUPERVISORS: _____

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

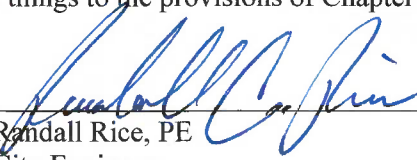
This ordinance shall be in force and effect from and after the _____ day of _____ 2021.

South Carson Neighborhood Improvement District
FY 2022
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 1st, 2021.

Estimated Annual Maintenance Cost = \$141,860
 Existing City Cost to Maintain South Carson Street Corridor = (\$22,240)
 Estimated Annual South Carson License Fee Revenue = (\$50,000)
 Annual Assessment Cost to SCNID = \$69,620

| Assessor Parcel Number* | Legal Owner | Business/Property Name | Physical Address | Parcel Area (Square Feet) | Frontage Length (Linear Feet) | Total Assessment Cost |
|-------------------------|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|-----------------------|
| 306301 | SJR HOLDINGS LLC & | DESERT HILLS MOTEL | 1010 S CARSON ST | 34,674 | 204 | \$407 |
| 306304 | NEWMAN CONSTRUCTION LTD | CARSON CAR WASH | 1300 S CARSON ST | 12,197 | 72 | \$144 |
| 306305 | LOFTIN & LOFTIN LLC | | 1356 S CARSON ST | 20,473 | 122 | \$243 |
| 306306 | V-R PROPERTY MANAGEMENT | GAS N SAVE MART | 1360 S CARSON ST | 20,038 | 130 | \$254 |
| 306307 | CDX2 LLC | | 1400 S CARSON ST | 15,682 | 99 | \$194 |
| 306308 | CARSON VALLEY OIL COMPANY, INC | SHELL STATION (SOUTH) | 1462 S CARSON ST | 33,106 | 214 | \$418 |
| 306310 | EASTERN SIERRA PROPERTIES LLC | | 111 W 10TH ST | 11,326 | 68 | \$135 |
| 306311 | CLEMMENSEN FAMILY TRUST 3/11/87 | CARSON DERMATOLOGY | 1100 S CARSON ST | 16,553 | 99 | \$197 |
| 306312 | 1122 SOUTH CARSON LLC | ARBY'S ROAST BEEF RESTAURANT | 1122 S CARSON ST | 16,117 | 99 | \$196 |
| 306313 | BENJAMIN P & LYDIA CHAYRA TR | | 1218 S CARSON ST | 6,534 | 95 | \$161 |
| 306315 | STATE OF NEVADA DIV OF ST LANDS | | S CARSON ST | 49,484 | 649 | \$1,117 |
| 306318 | CHAYRA BENJAMIN P & LYDIA | ARNULFO MEXICAN FOOD | 1250 S CARSON ST | 42,079 | 196 | \$417 |
| 306319 | CHAYRA BENJAMIN P & LYDIA | CHINA BISTRO | 1280 S CARSON ST | 61,420 | 113 | \$350 |
| 308201 | 900 CARSON LLC | | 845 S CURRY ST | 14,375 | 0 | \$42 |
| 308202 | 900 CARSON LLC | | 800 S CARSON ST | 14,375 | 170 | \$297 |
| 308203 | 900 CARSON LLC | CARSON STATION PARKING LOT | S CARSON ST | 10,019 | 66 | \$128 |
| 308204 | 900 CARSON LLC | CARSON STATION | 900 S CARSON ST | 28,750 | 169 | \$338 |
| 309203 | CUBIX ORMSBY LLC | ORMSBY HOUSE HOTEL/CASINO | 600 S CARSON ST | 74,488 | 440 | \$878 |
| 309204 | CUBIX CORPORATION | AM-PM MINI MARKET(CARSON ST) | 720 S CARSON ST | 18,731 | 210 | \$369 |
| 309205 | CUBIX ORMSBY LLC | ORMSBY HOUSE (S. PARKING LOT) | 107 W 7TH ST | 15,682 | 0 | \$46 |
| 330201 | STATE OF NEVADA DEPT OF TRAN | | 2180 S CARSON ST | 443,876 | 0 | \$1,311 |
| 330202 | STATE OF NEVADA DIV OF ST LANDS | | S CARSON ST | 100,188 | 1 | \$297 |
| 330305 | NEVADA RURAL HOUSING AUTHORITY | SOUTHGATE MANOR APARTMENTS | 2100 CALIFORNIA ST | 317,552 | 1 | \$940 |
| 330401 | STATE OF NEVADA DIV OF ST LANDS | | 2361 S CARSON ST | 509,216 | 0 | \$1,504 |
| 330402 | STATE OF NEVADA DIV OF ST LANDS | | S CARSON ST | 64,033 | 1 | \$191 |
| 401101 | CARRINGTON COMPANY | CARSON CITY MALL | 1313 S CARSON ST | 514,879 | 977 | \$2,982 |
| 401102 | CARRINGTON COMPANY | | 1457 S CARSON ST | 22,651 | 203 | \$370 |
| 401103 | STEWART LLC, SER OF CARRINGTON | | 1108 S STEWART ST | 15,682 | 0 | \$46 |
| 401104 | CARRINGTON COMPANY INC | STATION GRILL & ROTISSERIE | 1105 S CARSON ST | 15,246 | 92 | \$183 |
| 401207 | CCPD PROPERTIES LLC | | 230 FAIRVIEW DR | 18,295 | 0 | \$54 |
| 401226 | SCP 2006-C23-092 LLC | | 220 FAIRVIEW DR | 63,162 | 272 | \$593 |
| 401227 | LOWE'S HIW, INC | | 430 FAIRVIEW DR | 499,198 | 0 | \$1,475 |
| 401229 | JAMES J STEVENSON, A CORP | | 250 FAIRVIEW DR | 63,031 | 0 | \$186 |
| 401231 | SOUTHERLAND, RUDI | | 222 FAIRVIEW DR | 67,954 | 443 | \$863 |
| 401232 | CARSON OUTPARCEL LLC | OFFICE DEPOT | 236 FAIRVIEW DR | 35,719 | 0 | \$106 |
| 405107 | CARSON CITY PLAZA LLC | PLAZA MOTEL | 801 S CARSON ST BLDG 1 | 75,359 | 186 | \$501 |
| 405509 | M&E, LLC | | 1055 S CARSON ST | 27,443 | 0 | \$81 |
| 405512 | COPPER TREE LLC | COPPER POINTE | 1001 S CARSON ST | 45,302 | 261 | \$524 |
| 405513 | PIONEER MOTEL LLC | GATEWAY MOTEL | 907 S CARSON ST | 28,750 | 170 | \$339 |
| 406101 | VISION INVESTMENTS GROUP, INC | | 501 S CARSON ST | 5,663 | 69 | \$120 |
| 406102 | CUBIX ORMSBY LLC | ORMSBY HOUSE (E. PARKING LOT) | 515 S CARSON ST | 17,424 | 104 | \$207 |
| 406104 | VISION INVESTMENTS GROUP, INC | | E 5TH ST | 5,663 | 0 | \$17 |
| 406601 | SLAUGHTER SUZY | | 603 S CARSON ST | 5,663 | 66 | \$115 |
| 406602 | MAPLE TREE TOWNHOMES LLC | | 651 S CARSON ST | 8,712 | 103 | \$180 |
| 406604 | MONEY PIT PARTNERSHIP | | 111 E 6TH ST | 16,988 | 19 | \$79 |
| 406701 | DRUDGE FAMILY TRUST 5/18/17 | | 701 S CARSON ST | 8,276 | 70 | \$129 |
| 406702 | GAVIN FAMILY TRUST 10/19/16 | | 177 E 7TH ST | 3,485 | 0 | \$10 |

| 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 | \$8 |
| 406704 | THE TIMBERS LLC | | 716 S PLAZA ST | 4,008 | 0 | \$12 |
| 406705 | THE TIMBERS LLC | | E 8TH ST | 1,307 | 0 | \$4 |
| 406706 | 711 BUILDING GROUP LLC | | 711 S CARSON ST | 8,276 | 102 | \$177 |
| 905110 | CAMPAGNI PROPERTIES LP | | 2590 S CARSON ST | 255,262 | 480 | \$1,472 |
| 905118 | FIRST INTERSTATE BANK OF NEVADA | WELLS FARGO BANK (S CARSON ST) | 2424 S CARSON ST #110 | 79,584 | 203 | \$539 |
| 905119 | CAMPAGNI PROPERTIES LTD PARTNER | | 2443 S CURRY ST | 43,037 | 0 | \$127 |
| 905121 | D&P REAL ESTATE GROUP LLC | MICHAEL'S CYCLE WORKS | 2680 S CARSON ST | 55,565 | 103 | \$318 |
| 905207 | MAC DONALD FAMILY 1998 TRUST | SAND AND WEST FEED STORE | 2292 S CARSON ST | 114,998 | 152 | \$567 |
| 905209 | RNE CAPITAL LLC | VALLEY GLASS | 2250 S CARSON ST | 127,631 | 163 | \$621 |
| 905210 | LT PILGRIM REV TR 8/4/15 | | 2350 S CARSON ST | 7,841 | 0 | \$23 |
| 905211 | COFFEE ROAD INVESTMENT LLC | OUT OF BOUNDS | 2310 S CARSON ST #1 | 9,148 | 0 | \$27 |
| 905212 | COMMON GROUND CARSON | SPARKY'S BAR AND GRILL | 2310 S CARSON ST #4 | 7,405 | 0 | \$22 |
| 905215 | LIYOU 2007 FAMILY TRUST 9/4/07 | | 2330 S CARSON ST | 5,663 | 0 | \$17 |
| 905217 | LIBERTY EQUITIES LLC | | 2300 S CARSON ST | 6,970 | 0 | \$21 |
| 905219 | CARSON QUAIL PARK MAINT ASSOC | | 2312 S CARSON ST | 160,736 | 0 | \$475 |
| 905220 | SUNRISE LLC | | 2310 S CARSON ST #5 | 3,049 | 0 | \$9 |
| 905221 | BLUE HORIZONS LLC | | 2310 S CARSON ST #6 | 2,614 | 0 | \$8 |
| 905222 | SUMMIT INVESTMENT HOLDINGS LLC | | 2310 S CARSON ST #7 | 3,485 | 0 | \$10 |
| 905223 | 2340 CARSON DIALYSIS LLC | | 2340 S CARSON ST | 4,356 | 0 | \$13 |
| 905224 | 2350 CARSON LLC | | 2350 S CARSON ST #3 | 3,572 | 0 | \$11 |
| 905225 | BECKER FAM TR & DANKERS J & G | | 2350 S CARSON ST #2A | 4,356 | 0 | \$13 |
| 905226 | CARSON QUAIL PARK MAINT ASSOC | | 2298 S CARSON ST | 32,496 | 472 | \$802 |
| 905227 | LIBERTY EQUITIES LLC | | 2320 S CARSON ST | 7,884 | 0 | \$23 |
| 905228 | DOGGIE DAYS INVESTMENTS LLC | | 2405 CURRY ST | 37,405 | 0 | \$111 |
| 905229 | SGCJ HALEN FAM TRUST 6/19/2002 | | 2321 CURRY ST | 41,639 | 0 | \$123 |
| 911108 | CUSTOM TRUCK ACCESSORIES INC | MINI LUBE GARAGE | 3212 S CARSON ST | 13,068 | 112 | \$206 |
| 911109 | MARTINDALE INVESTMENTS 2 LLC | CUSTOM TRUCK | 3244 S CARSON ST | 17,424 | 146 | \$270 |
| 911126 | SFP-B LIMITED PARTNERSHIP | LES SCHWAB TIRES (SOUTH) | 3020 S CARSON ST | 94,525 | 253 | \$658 |
| 911128 | CAPITOL CARWASH LLC | | 3390 S CARSON ST | 66,647 | 311 | \$662 |
| 911129 | SARA M DONNAN TRUST 6/10/87 | APPLEBEE'S | 3300 S CARSON ST | 54,014 | 215 | \$481 |
| 911131 | MORELAND MICHAEL M & DOROTHY J | AUTOZONE | 3460 S CARSON ST | 36,155 | 198 | \$403 |
| 911134 | EDWARD & SONG LLC | IN AND OUT CAR WASH | 3130 S CARSON ST | 68,825 | 197 | \$498 |
| 911135 | THEO PROPERTIES LLC | | 2910 S CARSON ST | 146,362 | 364 | \$977 |
| 911136 | THEO PROPERTIES LLC | | 2800 S CARSON ST | 187,308 | 412 | \$1,169 |
| 911137 | SLR BUILDING INC | SIERRA NEVADA SPAS | 3270 S CARSON ST | 49,266 | 147 | \$365 |
| 911138 | MARTINDALE INVESTMENTS 2 LLC | | 3217 S CURRY ST | 41,034 | 0 | \$121 |
| 911139 | CARSON CITY NISSAN RE, LLC | NISSAN | 2750 S CARSON ST | 173,369 | 296 | \$955 |
| 911201 | STIVER LLC | | 3479 S CARSON ST | 34,848 | 129 | \$296 |
| 911202 | HALLE PROPERTIES LLC | | 3449 S CARSON ST | 63,598 | 208 | \$499 |
| 911206 | TEIXEIRA FAM LIV TRUST 9/21/17 | V & T SELF STORAGE | 3301 S CARSON ST | 39,204 | 47 | \$186 |
| 911207 | M & M ETCHEMENDY TRUST 6/19/02 | MILL HOUSE INN | 3251 S CARSON ST | 153,331 | 200 | \$752 |
| 911208 | WILLIAM D LANDRY 0402 TRUST | | 3201 S CARSON ST | 96,703 | 130 | \$480 |
| 911209 | SMILEY GORDON L | BONANZA MOBILE HOME PARK | 3179 S CARSON ST | 121,532 | 247 | \$728 |
| 911210 | ERSKINE, GENE REV LIVING TRUST | HOUSE OF DRAKE | 3129 S CARSON ST | 30,056 | 100 | \$238 |
| 911211 | KASSELS ANDREW S | | 3101 S CARSON ST | 20,909 | 70 | \$166 |
| 911217 | ARCATA HOSPITAL CORPORATION | | 3331 S CARSON ST | 78,844 | 97 | \$378 |
| 911222 | CBERT LLC | | 3355 S CARSON ST | 30,492 | 101 | \$241 |
| 911223 | ANDREA T MANCUSO FAMILY LTD | CHERRY CREEK APARTMENTS | 3349 S CARSON ST | 114,127 | 73 | \$446 |
| 911225 | NORTHERN NEVADA COMSTOCK INV | GRANDMA HATTIES | 2811 S CARSON ST | 42,689 | 146 | \$344 |
| 911227 | YEAGER FAMILY TRUST 8/26/96 | | 187 SONOMA ST | 44,562 | 0 | \$132 |
| 911231 | HITTENMILLER-DEAN TRUST | CARSON TAHOE VETERINARY | 3389 S CARSON ST | 29,621 | 100 | \$237 |
| 911232 | OTRE INVESTMENTS LLC & | AAA OF CALIFORNIA | 2901 S CARSON ST | 30,056 | 122 | \$271 |

| Assessor Parcel Number* | Legal Owner | Business/Property Name | Physical Address | Parcel Area (Square Feet) | Frontage Length (Linear Feet) | Total Assessment Cost |
|-------------------------|---------------------------------|--------------------------------|------------------------|---------------------------|-------------------------------|-----------------------|
| 911233 | CARSON DODGE-CHRYSLER, INC | | 2929 S CARSON ST | 210,830 | 373 | \$1,181 |
| 911245 | AMC LAND & CATTLE LLC | CARSON DODGE CHRYSLER | 3059 S CARSON ST | 170,320 | 249 | \$876 |
| 911246 | SHIVJI HOSPITALITY LLC | SUPER 8 MOTEL | 2829 S CARSON ST | 46,086 | 146 | \$354 |
| 911247 | SANDHU, JAGROOP SINGH & ET AL | | SONOMA ST | 44,562 | 0 | \$132 |
| 911301 | BEST VALUE MOTEL LLC | BEST VALUE MOTEL | 2731 S CARSON ST | 52,708 | 100 | \$305 |
| 911302 | CARSON CITY HOTEL GROUP LLC | MOTEL 6 | 2749 S CARSON ST | 73,616 | 250 | \$591 |
| 911303 | MC MILLAN LAND COMPANY | NEVADA TRANSMISSION EXCHANGE | 2777 S CARSON ST | 21,780 | 98 | \$211 |
| 911304 | YEAGER FAMILY TRUST 8/26/96 | | 172 SONOMA ST | 43,560 | 0 | \$129 |
| 912202 | NAPOLEON-LOTT LAND LLC | | 3555 S CARSON ST | 84,942 | 321 | \$731 |
| 912204 | NAPOLEON-LOTT LAND LLC | | 3659 S CARSON ST | 93,218 | 314 | \$745 |
| 912302 | MGP IX PROPERTIES LLC | JACK IN THE BOX (SOUTH) | 3665 S CARSON ST | 28,750 | 154 | \$315 |
| 912303 | MGP IX PROPERTIES LLC | RALEY'S | 3675 S CARSON ST | 265,019 | 0 | \$783 |
| 912310 | KOHL'S ILLINOIS INC | KOHL'S | 3871 S CARSON ST | 229,561 | 28 | \$720 |
| 912311 | MGP IX PROPERTIES LLC | | 3667 S CARSON ST | 37,462 | 196 | \$404 |
| 912312 | MGP IX PROPERTIES LLC | | 3815 S CARSON ST | 25,265 | 146 | \$293 |
| 912314 | MGP IX PROPERTIES LLC | | 3849 S CARSON ST | 27,007 | 220 | \$409 |
| 912315 | MGP IX PROPERTIES LLC | IHOP | 3883 S CARSON ST | 25,265 | 195 | \$366 |
| 912502 | MC DONALD'S CORPORATION | MC DONALD'S (SOUTH) | 3905 S CARSON ST | 40,075 | 223 | \$452 |
| 912508 | ZB N A DBA NEVADA STATE BANK | NEVADA STATE BANK | 4267 S CARSON ST | 36,590 | 194 | \$398 |
| 912510 | EDEN MANAGERMENTS | | 3947 S CARSON ST | 42,689 | 238 | \$482 |
| 912514 | J C PENNEY PROPERTIES, INC | J C PENNEY'S | 3939 S CARSON ST | 256,568 | 0 | \$758 |
| 912518 | CARSON CITY PROPERTY LLC | TUESDAY MORNING | 3921 S CARSON ST | 58,806 | 0 | \$174 |
| 912519 | CARSON CITY PROPERTY LLC | | 4201 S CARSON ST | 86,684 | 0 | \$256 |
| 912520 | CARSON CITY PROPERTY LLC | | EAGLE STATION LN | 78,408 | 0 | \$232 |
| 912522 | CARSON SOUTHGATE LLC | BIG LOTS/BIG 5 | 4219 S CARSON ST | 210,395 | 0 | \$622 |
| 912523 | CARSON SOUTHGATE LLC | | 4277 S CARSON ST | 36,939 | 0 | \$109 |
| 912524 | CARSON SOUTHGATE LLC | BURLINGTON COAT FACTORY | 4209 S CARSON ST | 274,428 | 69 | \$914 |
| 912525 | OLIVE INVESTORS LLC | OLIVE GARDEN | 4253 S CARSON ST | 38,333 | 203 | \$417 |
| 915207 | CAMPAGNI PROPERTIES LTD | | 3550 S CARSON ST | 87,120 | 274 | \$667 |
| 915210 | CAMPAGNI PROPERTIES LTD PARTNER | | S CURRY ST / KOONTZ LN | 40,075 | 0 | \$118 |
| 915211 | CAMPAGNI PROPERTIES LTD PARTNER | | 3660 S CARSON ST | 110,642 | 292 | \$764 |
| 915305 | CARSON GAMING LLC | | 3910 S CARSON ST | 44,867 | 149 | \$355 |
| 915306 | JJ SUMMERS LLC | TACO BELL (SOUTH) | 4050 S CARSON ST | 44,431 | 157 | \$366 |
| 915307 | WENDPAC NEVADA LLC | WENDY'S SOUTH | 4140 S CARSON ST | 40,511 | 152 | \$347 |
| 915308 | GOEL VENTURES LIMITED | AM-PM MINI MARKET SO CARSON ST | 4190 S CARSON ST | 48,352 | 185 | \$419 |
| 915309 | SUMMERS FAMILY LLC | | 288 W CLEARVIEW DR | 45,302 | 0 | \$134 |
| 915310 | SUMMERS FAMILY LLC | | S CURRY ST | 45,302 | 0 | \$134 |
| 915311 | SUMMERS FAMILY LLC | | S CURRY ST | 45,302 | 0 | \$134 |
| 915312 | SUMMERS FAMILY LLC | | S CURRY ST | 45,302 | 0 | \$134 |
| 915317 | CARSON GAMING LLC | CASINO FANDANGO | 3800 S CARSON ST | 324,958 | 657 | \$1,942 |
| 915318 | CARSON GAMING HOTELS LLC | | 3870 S CARSON ST | 79,933 | 296 | \$679 |
| 915319 | JODA LIMITED PARTNERSHIP | MICHAEL HOHL MOTOR CO | 3700 S CARSON ST | 369,824 | 626 | \$2,029 |
| 916106 | AVITIA AVEL | | 4389 S CARSON ST | 24,829 | 87 | \$203 |
| 916115 | RED HUT SHOPPING CENTERS LLC | | 4385 S CARSON ST | 14,810 | 131 | \$240 |
| 916117 | DBB HOLDINGS INC | | 151 CLEARVIEW DR | 40,511 | 0 | \$120 |
| 916118 | RED HUT SHOPPING CENTERS LLC | | CLEARVIEW DR | 3,441 | 33 | \$60 |
| 916119 | DBB HOLDINGS INC | | CLEARVIEW DR | 3,528 | 0 | \$10 |
| 916120 | DBB HOLDINGS INC | | | 39,204 | 0 | \$116 |
| 916310 | JODA LIMITED PARTNERSHIP | | 4501 S CARSON ST | 45,302 | 0 | \$134 |
| 916311 | JODA LIMITED PARTNERSHIP | | | 19,602 | 0 | \$58 |
| 916315 | JODA LIMITED PARTNERSHIP | | 4455 S CARSON ST | 158,123 | 302 | \$919 |
| 916706 | TANGLEWOOD NEVADA LLC | | 4555 S CARSON ST | 25,700 | 195 | \$368 |

| Assessor Parcel Number* | Legal Owner | Business/Property Name | Physical Address | Parcel Area (Square Feet) | Frontage Length (Linear Feet) | Total Assessment Cost |
|-------------------------|---|------------------------|---------------------|---------------------------|-------------------------------|-----------------------|
| 916707 | TANGLEWOOD NEVADA LLC | CARSON LANES | 4600 SNYDER AVE | 161,608 | 333 | \$975 |
| 919111 | DUFUR ESPERANZA GUARDIAN | | | 34,848 | 0 | \$103 |
| 919114 | HARRIS HOMES INC | | 4729 S CARSON ST | 171,191 | 338 | \$1,011 |
| 919120 | DUFUR ESPERANZA GUARDIAN | | 4769 S CARSON ST | 7,405 | 796 | \$1,212 |
| 926207 | CLEARVIEW LLC | | 4326 S CARSON ST | 31,363 | 0 | \$93 |
| 926208 | SIMEON PROPERTIES LLC | SAVE MART SOUTH | 4348 S CARSON ST | 190,793 | 339 | \$1,071 |
| 926209 | CLEARVIEW LLC | HERITAGE BANK | 4222 S CARSON ST | 35,327 | 262 | \$496 |
| 926605 | BWI PROPERTIES LLC | | 4530 S CARSON ST #1 | 21,083 | 0 | \$62 |
| 926606 | 4500 SOUTH CARSON LLC | | 4500 S CARSON ST | 7,841 | 0 | \$23 |
| 926607 | BWI PROPERTIES LLC | | 4560 S CARSON ST #1 | 5,706 | 0 | \$17 |
| 926608 | CARSON TAHOE QUAIL CENTER | | | 112,515 | 598 | \$1,227 |
| 926609 | BWI PROPERTIES LLC | | 4620 S CARSON ST #1 | 6,621 | 0 | \$20 |
| 926610 | BWI PROPERTIES LLC | | 4640 S CARSON ST | 34,761 | 0 | \$103 |
| 926802 | KR-CARSON & APPION LLC | | 211 W APPION WAY | 17,860 | 66 | \$151 |
| 928203 | JAMO NURSERY INC | | 4751 COCHISE ST | 49,833 | 105 | \$304 |
| 928204 | BURGENER-CLARK LLC | | 4849 COCHISE ST | 35,327 | 296 | \$547 |
| 928205 | BURGENER-CLARK LLC | | 4881 COCHISE ST | 21,083 | 144 | \$278 |
| 928401 | HARRAH'S LAKE TAHOE LLC VICI PROPERTIES | | 4900 S CARSON ST | 25,265 | 401 | \$674 |
| *add 00 to left of # | | | Totals | 11,782,248 | 23,280 | \$69,620 |