

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 26, 2023

FILE NUMBER: AB-2023-0243

AGENDA ITEM: 6.B

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Larry Stock (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) concerning the abandonment of a 50-foot wide by ± 607.2 -foot-long portion of North Deer Run Road totaling $\pm 33,827$ square feet in size located along the frontage of two parcels zoned General Industrial (“GI”) Assessor’s Parcel Numbers (APNs) 008-541-91 and 008-541-59. (Heather Manzo, hmanzo@carson.org)

STAFF SUMMARY: The right of way was dedicated with the recorded Parcel Map No. 767 on September 4, 1979. The abandonment area is located outside of the existing North Deer Run Road right of way improvements. If approved, the entire 50-foot-wide access easement will be abandoned, and the subject area would become part of APNs 008-541-91 and -59. Per Chapter 17.15 of the Carson City Municipal Code (“CCMC”), the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for the abandonment of public right-of-way. The Board of Supervisors is authorized to abandon the easement.

RECOMMENDED MOTION: “I move to recommend that the Board of Supervisors approve the abandonment of the public access easement, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials as required by the Planning Division to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration. This Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors.
3. Conditional approval for the requested abandonment shall expire one year after Board of Supervisors approval of the original application unless an extension of time has been granted by the Board of Supervisors.
4. The land area abandoned shall be reverted to the parcels which abut the abandoned area as described and depicted on Exhibits C, C-1, D and D-1, reserving utility and relocatable sewer easements as described and shown.
5. The Applicant shall be responsible for all recording fees for this abandonment request.

LEGAL REQUIREMENTS: Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

MASTER PLAN DESIGNATION: Industrial

ZONING: GI

KEY ISSUES: Will the City or public be materially injured by the approval of the abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: GI / Vacant land and industrial uses
SOUTH: Public Regional / Carson River
EAST: PR & Conservation Reserve (CR) / Brunswick Canyon and public land
WEST: GI / Industrial uses

DISCUSSION: The request is for the abandonment of a 50-foot-wide portion of North Deer Run Road right of way along the frontage of two parcels. The right of way for North Deer Run Road is 200 feet wide, however the roadway is classified as a collector street which generally requires a minimum 60 foot wide right of way. The easement was established with the recordation of Parcel Map 767, recorded on September 4, 1979. If abandoned, the abandonment area will become part of the abutting parcels as described and depicted on the resultant parcels shown on exhibits (C, C-1, D, and D-1) of this report.

CCMC 17.15 identifies the approval process for abandonment of rights-of-way. The Planning Commission reviews the abandonment and makes recommendation to the Board. The Board has the authority to approve the abandonment. Per NRS 278.480 if, upon public hearing by the Board of Supervisors, the Board is satisfied that the public will not be materially injured by the proposed

vacation it shall order the street or easement vacated.

PUBLIC COMMENTS: A public notice was sent by certified mail to the abutting property owners per Nevada Revised Statutes on July 13, 2023. At the writing of this report, there have been no public comments received regarding the proposed abandonment. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on July 26, 2023 depending upon their submittal date to the Planning Division.

CITY DEPARTMENT/OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

The Development Engineering Division has completed a review of the above referenced project. Based on our review, the following recommendation and conditions of approval are offered:

Development Engineering Division:

The Development Engineering Division recommends APPROVAL of the proposed abandonment, subject to the following:

- Prior to the recordation of the abandonment, a 10-foot-wide utility easement shall be recorded along the entirety of the resultant parcel frontages.
- Prior to the recordation of the abandonment, a 30-foot-wide relocatable sewer easement shall be recorded commencing at the existing sewer infrastructure and extending along the resultant parcel frontage and centered over the anticipated future sewer line location, to the approval of the City Engineer.

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and offers the following analysis of the required findings.

1. What is the chain of title of the right-of-way?

The segment of Deer Run Road in question was dedicated with Parcel Map #767 in 1979. There are no records indicating that the City ever paid for the right of way.

2. Will the abandonment result in material injury to the public?

Easements will be retained for existing and future utilities and the remaining right-of-way is sufficiently wide should the City desire to widen Deer Run Road in the future to include 3 lanes, bike lanes, and a multi-use path. Approval of the abandonment will not result in material injury to the public.

3. What is the history regarding the street being dedicated or not?

The segment of Deer Run Road in question was dedicated with Parcel Map #767 in 1979. There are no records indicating that the City ever paid for the right of way.

4. What should the reasonable consideration be if the street was not dedicated?

Development Engineering has no comment on this finding.

5. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?

Development Engineering has no comment on this finding.

6. What is the applicability of the parking value analysis applied to this request?

There is currently a curb between the roadway and the existing right-of-way line. There is ample room for parking between the curb and the proposed right-of-way line, and room to widen Deer Run Road to include parking if ever desired.

7. Should utilities easements be reserved, continued or vacated?

Public utility easements (PUE) and a sewer easement must be reserved where utilities are located or planned.

8. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?

Please see above.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with CCMC 17.15.010, staff recommendation is based upon the following findings, which are substantiated in the public record.

1. Will the abandonment result in material injury to the public?

The abandonment will not result in material injury to the public. The abandonment area is unimproved and required easements for utility and sewer have been described and depicted. There is sufficient right of way to accommodate future improvements customary of a collector street. This request is to abandon a portion of North Deer Run Road 50 feet wide. The remaining right of way width would be approximately 150 feet wide.

2. What is the history regarding the street being dedicated or not?

The abandonment area was dedicated with Parcel Map #767 in 1979. There are no records indicating that the City ever paid for the right of way.

3. What should the reasonable consideration be if the street was not dedicated?

The access easement was recorded on Parcel Map No. 767 with no fee exchange, therefore no financial consideration is necessary in association with this abandonment request.

4. If abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?

It is recommended there be no charge for this abandonment. The right of way was dedicated to the city with the recordation of a parcel map with no financial exchange. If abandoned, the abandonment area will be incorporated into the two subject parcels.

5. What is the applicability of the parking value analysis applied to this request?

There is currently a curb between the roadway and the existing right-of-way line. There is ample room for parking between the curb and the proposed right-of-way line, and room to widen Deer Run Road to include parking if ever desired. Therefore, no negative impact is anticipated as a result of the abandonment.

6. Should utility easements be reserved, continued, or vacated?

The site is currently undeveloped, however CCMC requires a 10-foot-wide utility easement on all frontages. Additionally, Development Engineering has noted that a 30-foot-wide relocatable sewer easement will be necessary to facilitate future sewer infrastructure improvements that will be necessary when the parcels are developed.

7. Are any conditions of approval by the Board of Supervisors or recommendations by the Planning Commission or staff included?

Staff has included within this staff report conditions of approval required by CCMC 18.02.105.9.

Attachments:

Draft Order of Abandonment
Application (AB-2023-0243)

APN(s): 008-541-59 & 008-541-91

AN ORDER ABANDONING A 50-FOOT-WIDE AND ± 607.2 -FOOT-LONG PORTION OF NORTH DEER RUN ROAD LOCATED ALONG THE FRONTAGE OF TWO PARCELS (APN 008-541-91 AND 008-541-59) WITHIN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT AND TOTALING $\pm 33,827$ SQUARE FEET IN SIZE.

WHEREAS, on June 15, 2023, Larry Stock, (“APPLICANT”) duly filed a written application seeking vacation and abandonment of a public access easement in its entirety, totaling approximately 33,827 square feet in size; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on July 26, 2023. At the public hearing testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of August 17, 2023, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described and depicted on the attached Exhibits A, A-1, B and B-1 and the resultant parcels are more particularly described and depicted on the attached Exhibits C, C-1, D and D-1.

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right of way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That utility facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment is subject to reserving easements for utility companies and/or Carson City, as described and depicted in the attached exhibits.

ORDERED this ____ day of _____, 2023, by the Carson City Board of Supervisors.

LORI BAGWELL, MAYOR

ATTEST:

SCOTT HOEN, Clerk-Recorder

Carson City Planning Division
108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180 Email: planning@carson.org

FOR OFFICE USE ONLY:
CCMC 17.15

FILE #

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

APPLICANT PHONE #
Larry Stock

FEE*: \$2,450.00 + noticing fee
*Due after application is deemed complete by staff

MAILING ADDRESS, CITY, STATE, ZIP
550 Mallory Way Carson City, NV 89701

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Written Project Description
 - Justification Statement
 - Site Map/Exhibit
 - Legal Descriptions
 - Development Engineering Memo of Support
 - Utility Statements
 - Title Report
 - Documentation of Taxes Paid to Date
- CD or USB DRIVE with complete application in PDF

EMAIL ADDRESS
larrys@polymerplastics.com

PROPERTY OWNER PHONE #
PPC Properties, LLC

MAILING ADDRESS, CITY, STATE, ZIP
550 Mallory Way Carson City, NV 89701

EMAIL ADDRESS
larrys@polymerplastics.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Lumos & Associates/Dean Neubauer 775.833.7077

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
308 N. Curry Street #100 Carson City, NV 89703

EMAIL ADDRESS
dneubauer@lumosinc.com

Submittal Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s):
008-541-91; 008-541-59

Street Address
N. Deer Run Road

Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:

We will be abandoning fifty (50') feet of N. Deer Run Road abutting A.P.N. 008-541-91 & 008-541-59. The original 100' right of way was dedication on Map No. 767, recorded September 4, 1979 as File No. 90527.

PROPERTY OWNER'S AFFIDAVIT

I, LARRY STOCK, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

[Signature]
Signature

550 Mallory Way Carson City, NV 89701
Address

JUNE 9 2023
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY Carson city)

On June 9, 2023, Larry Stock, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public





Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

May 09, 2023

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Re: Deer Run Road – Abandonment - Project Description Justification

In response to the Carson City Municipal Code (CCMC) Section 17.15.010 and Section 17.15.035 (5) established by Ord. 2006-4 § 6 (part), 2006, this letter serves as the Project Description Justification for abandonment of fifty (50') feet of the 100-foot right of way abutting Assessor's parcel numbers APN 008-541-91 and APN 008-541-59, in Carson City, Nevada. This right of way was dedicated to the public on the Parcel Map for Carson River Dev. Co., recorded September 4, 1979, as File No. 90527 and Map No. 767, in the Official Records of Carson City, Nevada.

The requested right of way abandonment will not negatively impact any adjoining properties. Access and provisions for utilities are maintained in accordance with Carson City standards and the established public utility easements will remain unchanged. The abandonment will not alter access to the aforementioned abutting parcels. Access will remain possible via Deer Run Road. The public at large will not be benefited nor hindered resulting in no material injury to the public. There will be no difference made to current parking conditions. There are no current conditions of approval by the board of supervisors or recommendations by the planning commission or staff. The requested abandonment is essentially a "clean up" of easements to allow the property owner the ability to better utilize their property for the construction of industrial warehouse building(s) on the vacant lots.

If you have any questions, please do not hesitate to contact me at (775) 883-7077.

Sincerely,

A handwritten signature in blue ink that reads 'Dean Neubauer'.

Dean Neubauer, P.L.S
Project Manager – Survey Division

PROJECT DESCRIPTION

Polymer Plastics – 50' Public Right of Way Abandonment

PROJECT SUMMARY

APN Numbers: 008-541-91 & 008-541-59

Request: This is a request to abandon 50' of Public Right of Way.

Location: N Deer Run Road, Carson City, Nevada 89701

Zoning: General Industrial (GI)

Master Plan: Commercial (I)

PROJECT DESCRIPTION

The 1.98 +/- acre site currently consists two vacant dirt lots. The properties can be accessed off of Deer Run Road. Both parcels adjoin Public Regional (PR) land on the southerly boundaries and Parcel C-3-C adjoins a General Industrial (GI) Parcel on the westerly boundary. Drainage and Public Utilities currently exist for these parcels. The client intends to develop the property into industrial warehouse building(s) on the vacant lots—this is the reason for the right-of-way Abandonment.

The 100' wide public right of way was dedicated to the public in the Parcel Map for Carson River Dev. Co., filed September 4, 1979, as file No. 90527 and map No. 767, in the Official Records of Carson City, Nevada.

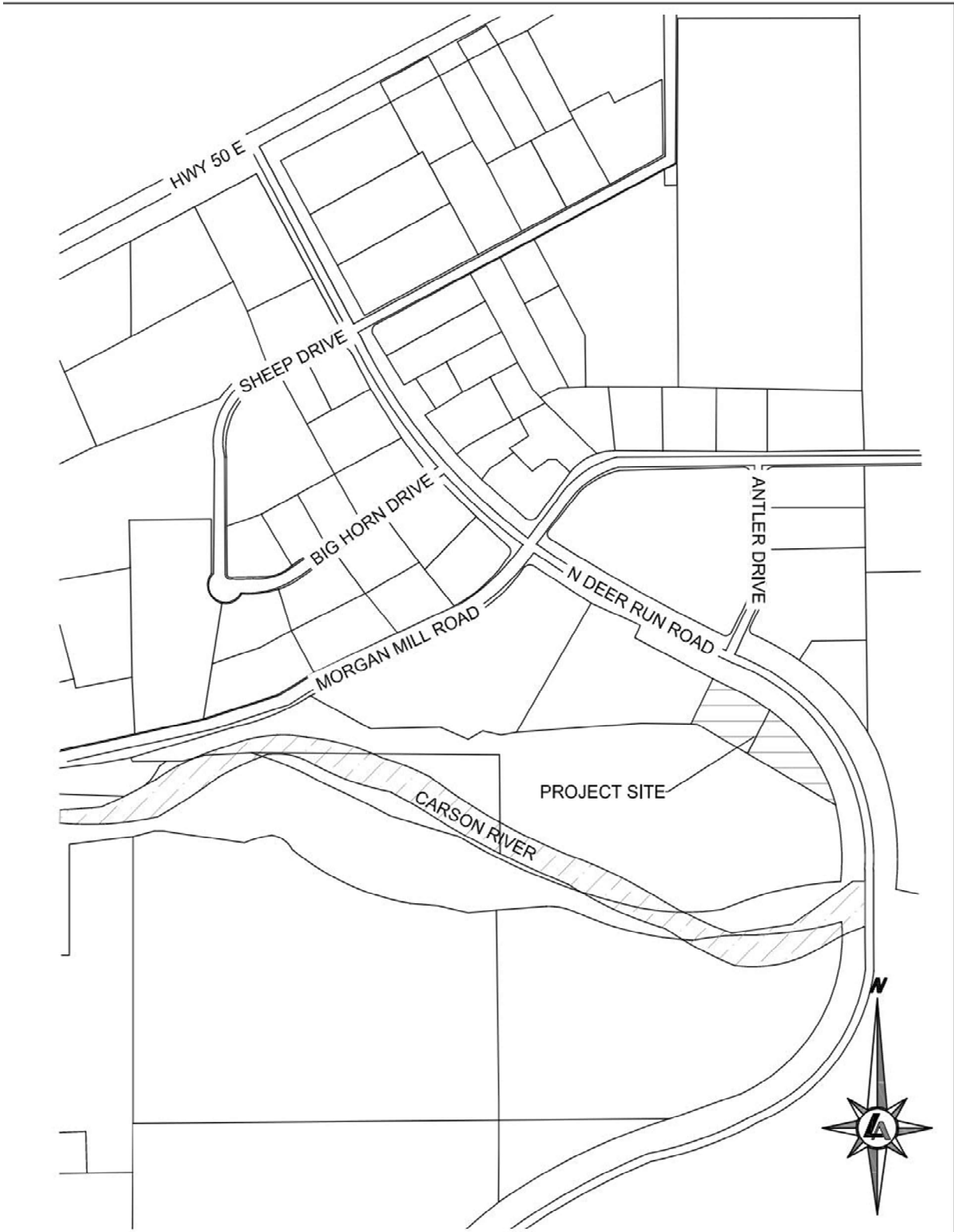


Figure 1 – Vicinity Map

PARCEL 2A-EXHIBIT "A"

**PORTION OF DEER RUN ROAD TO BE ABANDONED
ABUTTING THE NORTHERLY BOUNDARY OF A PARCEL OWNED BY PPC
PROPERTIES, LLC PER DOC 533372, A.P.N. 008-541-91**

All that certain real property situate within a portion of the NE 1/4 of Section 11, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel 2A, of the Record of Survey map for John C. Serpa, recorded on May 27th, 2005 as File Number 337116, Map Number 2561, in Official Records, Carson City, Nevada, also being the southerly right-of-way line of Deer Run Road;

THENCE departing said southerly right-of-way, North 27°52'31" East, 50.00 feet;

THENCE South 62°07'29" East, 145.00 feet;

THENCE 90.61 feet along the arc of a curve to the right, having a radius of 650.00 feet, and through a central angle of 07°59'13";

THENCE South 35°51'44" West, 50.00 feet to a point on said southerly right-of-way line, and the northeast corner of said Parcel 2A;

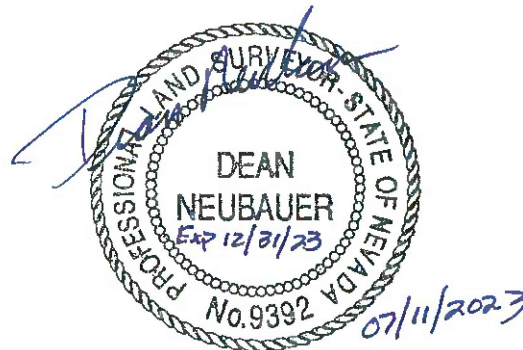
THENCE along the north line of said Parcel 2A, from a radial bearing of North 35°51'44" East, 83.64 feet along the arc of a curve to the left, having a radius of 600.00 feet, and through a central angle of 07°59'13";

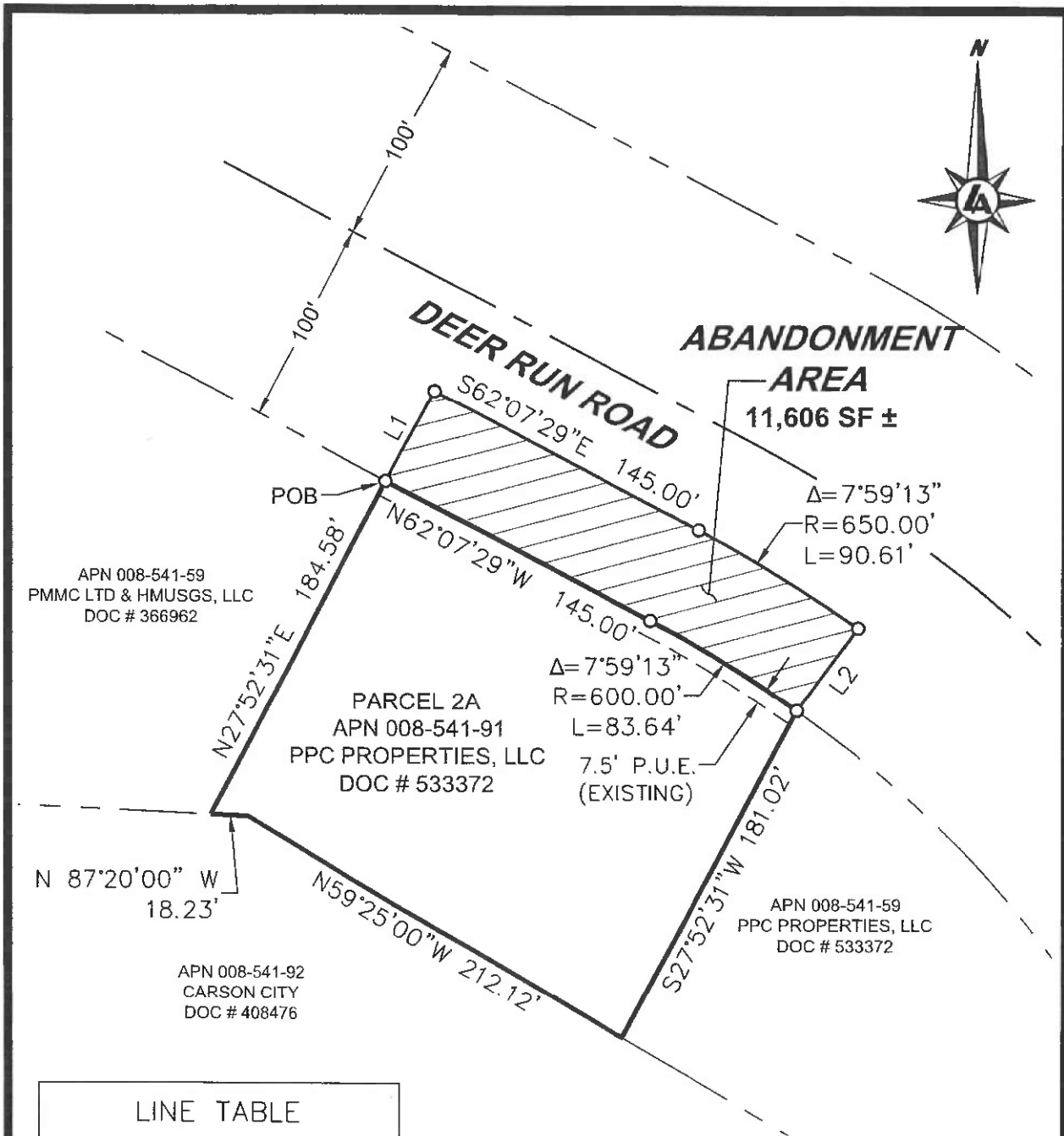
THENCE continuing along said north line, North 62°07'29" West, 145.00 feet to the **POINT OF BEGINNING**.

Containing 11,606 square feet, more or less.

The Basis of Bearings of this description is identical to the Record of Survey map for John C. Serpa, recorded on May 27th, 2005 as File Number 337116, Map Number 2561, in Official Records, Carson City, Nevada.

Prepared by
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Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.10791.001-Task 2





APN 008-541-59
PMMC LTD & HMUSGS, LLC
DOC # 366962

PARCEL 2A
APN 008-541-91
PPC PROPERTIES, LLC
DOC # 533372

APN 008-541-59
PPC PROPERTIES, LLC
DOC # 533372

APN 008-541-92
CARSON CITY
DOC # 408476

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°52'31"E	50.00'
L2	S35°51'44"W	50.00'

LUMOS
& ASSOCIATES 
308 N. CURRY ST.,
SUITE 200
CARSON CITY, NV 89703
TEL (775) 883-7077

PARCEL 2A - EXHIBIT "A-1"
RIGHT OF WAY ABANDONMENT
DEER RUN ROAD
PORTION OF NE 1/4 SEC. 11, T15N, R20E, MDM
CARSON CITY NEVADA

Date: 06/2023
Scale: 1" = 80'
Job No: 10791.001

PARCEL C-3-D-EXHIBIT "B"

**PORTION OF DEER RUN ROAD TO BE ABANDONED
ABUTTING THE NORTHERLY BOUNDARY OF A PARCEL OWNED BY PPC
PROPERTIES, LLC PER DOC 533372, A.P.N. 008-541-91**

All that certain real property situate within a portion of the NE 1/4 of Section 11, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel C-3-D of Parcel map for John C. Serpa, a recorded on December 19th, 1980 as File Number 1015, Map Number 856, Official Records of Carson City, Nevada, also being the southerly right-of-way of Deer Run Road;

THENCE departing said southerly right-of-way line, North 35°51'44" East, 50.00 feet;

THENCE from a radial bearing of North 35°51'44" East, 462.20 feet along the arc of a curve to the right, having a radius of 650.00 feet, and through a central angle of 40°44'31";

THENCE South 76°36'15" West, 50.00 feet to a point on said southerly right-of-way line, and the easterly corner of said Parcel C-3-D;

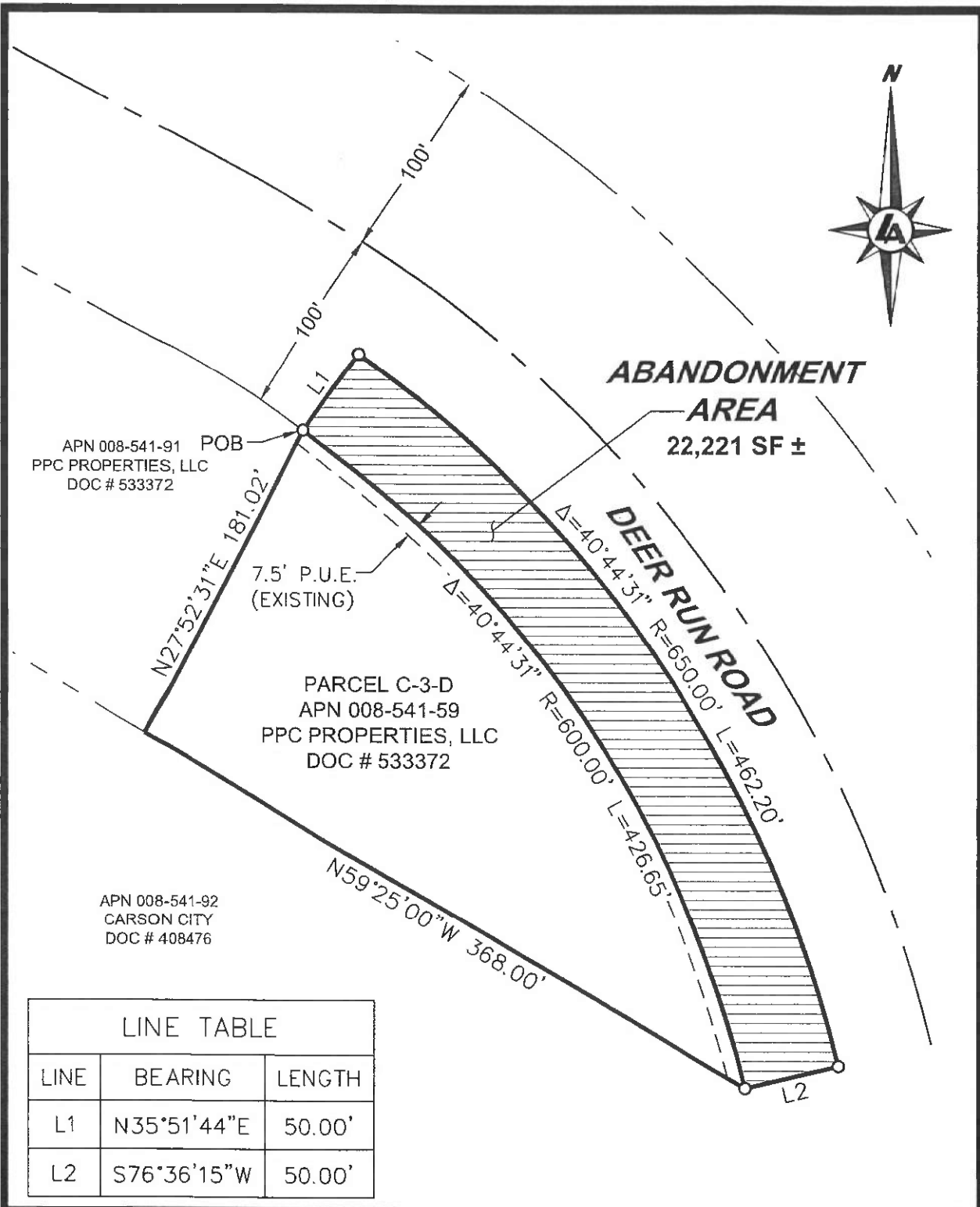
THENCE along said northerly line of Parcel C-3-D, from a radial bearing of North 76°36'16" East, 426.65 feet along the arc of a curve to the left, having a radius of 600.00 feet, and through a central angle of 40°44'31" to the **POINT OF BEGINNING**.

Containing 22,221 square feet, more or less.

The Basis of Bearings of this description is identical to the Parcel map for John C. Serpa, recorded on December 19th, 1980 as File Number 1015, and Map Number 856, Official Records of Carson City, Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.10791.001-Task 2



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& ASSOCIATES 
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PARCEL C-3-D - EXHIBIT "B-1"
RIGHT OF WAY ABANDONMENT
DEER RUN ROAD
PORTION OF NE 1/4 SEC. 11, T15N, R20E, MDM
CARSON CITY NEVADA

Date: 06/2023
Scale: 1" = 80'
Job No: 10791.001

PARCEL 2A-EXHIBIT "C"
RESULTANT PARCEL 2A

All that certain real property situate within a portion of the NE 1/4 of Section 11, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada.

Parcel 2A, of the Record of Survey map for John C. Serpa, recorded on May 27th, 2005 as File Number 337116, Map Number 2561, being more particularly described as follows:

BEGINNING at the northeast corner of said Parcel C-3-C, as shown on the Parcel Map for John C. Serpa, recorded in the office of the Recorder of Carson City, Nevada, on December 19, 1980, in Book 4 of Maps, Page 856, as Document No. 1015, said point also being on the southerly right-of-way of Deer Run Road;

THENCE South 27°52'31" West leaving said right-of-way a distance of 181.02 feet to a point on the northerly line of new Parcel 3, as shown on Record of Survey to Support a Lot Line Adjustment for John C. Serpa, recorded as Document No. 194756;

THENCE North 59°25'00" West along said northerly line a distance of 212.12 feet;

THENCE North 87°20'00" West continuing along said Northerly line a distance of 18.23 feet;

THENCE North 27°52'31" East leaving said Northerly line a distance of 184.58 feet to a point on the aforementioned southerly right-of-way line of Deer Run Road;

THENCE South 62°07'29" East along said southerly right-of-way a distance of 145.00 feet;

THENCE along a curve to the right having a radius of 600.00 feet, arc length of 83.64 feet, delta angle of 07°59'15", a chord bearing of South 58°07'52" East, and a chord length of 83.58 feet to the **TRUE POINT OF BEGINNING**.

Containing 41,344 square feet, more or less.

INCLUDING THERETO:

BEGINNING at the Northwest corner of Parcel 2A, of the Record of Survey map for John C. Serpa, recorded on May 27th, 2005 as File Number 337116, Map Number 2561, in Official Records, Carson City, Nevada, also being the southerly right-of-way line of Deer Run Road;

THENCE departing said southerly right-of-way, North 27°52'31" East, 50.00 feet;

THENCE South 62°07'29" East, 145.00 feet;

THENCE 90.61 feet along the arc of a curve to the right, having a radius of 650.00 feet, and through a central angle of 07°59'13";

THENCE South 35°51'44" West, 50.00 feet to a point on said southerly right-of-way line, and the northeast corner of said Parcel 2A;

THENCE along the north line of said Parcel 2A, from a radial bearing of North 35°51'44" East, 83.64 feet along the arc of a curve to the left, having a radius of 600.00 feet, and through a central angle of 07°59'13";

THENCE continuing along said north line, North 62°07'29" West, 145.00 feet to the **POINT OF BEGINNING**.

Containing 11,606 square feet, more or less.

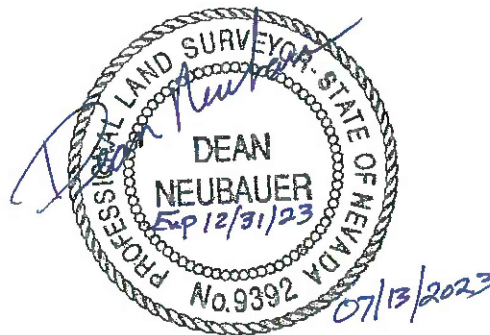
Resultant Parcel contains 52,950 square feet, more or less.

The Basis of Bearings of this description is identical to the Record of Survey map for John C. Serpa, recorded on May 27th, 2005 as File Number 337116, Map Number 2561, in Official Records, Carson City, Nevada.

INCLUDING a ten foot wide Public Utility Easement retained by Carson City along the new Deer Run Road right of way as shown on Exhibit C-1.

INCLUDING a thirty foot wide Relocatable Sewer Easement retained by Carson City along the abandonment area as shown on Exhibit C-1.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.10791.001-Task 2



**PARCEL C-3-D-EXHIBIT "D"
RESULTANT PARCEL C-3-D**

All that certain real property situate within a portion of the NE 1/4 of Section 11, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada.

Parcel C-3-D as shown of the Parcel Map for John C. Serpa, recorded in the office of the Recorder, Carson City, Nevada, on December 19, 1980, in Book 4 of Maps, Page 856, as Document No. 1015. Containing 43,790 square feet, more or less.

INCLUDING THERETO:

BEGINNING at the Northwest corner of Parcel C-3-D of Parcel map for John C. Serpa, a recorded on December 19th, 1980 as File Number 1015, Map Number 856, Official Records of Carson City, Nevada, also being the southerly right-of-way of Deer Run Road;

THENCE departing said southerly right-of-way line, North 35°51'44" East, 50.00 feet;

THENCE from a radial bearing of North 35°51'44" East, 462.20 feet along the arc of a curve to the right, having a radius of 650.00 feet, and through a central angle of 40°44'31";

THENCE South 76°36'15" West, 50.00 feet to a point on said southerly right-of-way line, and the easterly corner of said Parcel C-3-D;

THENCE along said northerly line of Parcel C-3-D, from a radial bearing of North 76°36'16" East, 426.65 feet along the arc of a curve to the left, having a radius of 600.00 feet, and through a central angle of 40°44'31" to the **POINT OF BEGINNING**.

Containing 22,221 square feet, more or less.

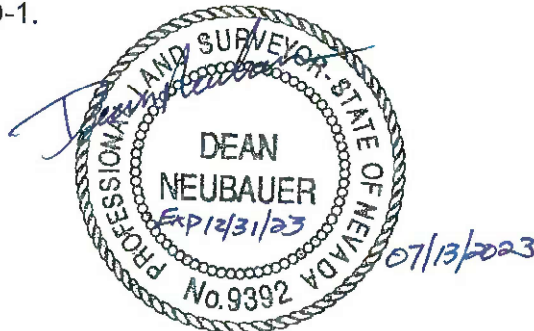
Resultant Parcel contains 66,011 square feet, more or less.

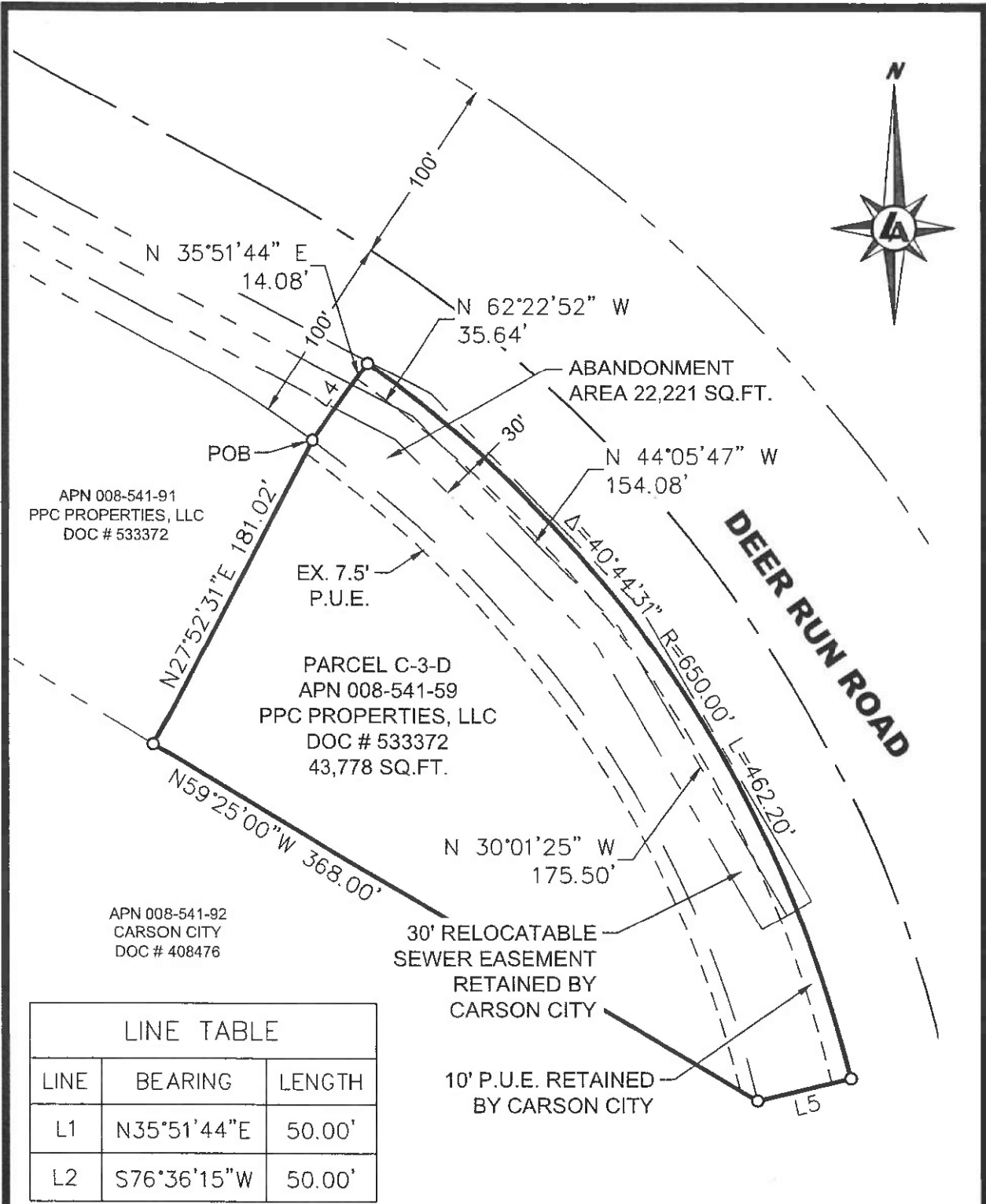
The Basis of Bearings of this description is identical to the Parcel map for John C. Serpa, recorded on December 19th, 1980 as File Number 1015, and Map Number 856, Official Records of Carson City, Nevada.

INCLUDING a ten foot wide Public Utility Easement retained by Carson City along the new Deer Run Road right of way as shown on Exhibit D-1.

INCLUDING a thirty foot wide Relocatable Sewer Easement retained by Carson City along the abandonment area as shown on Exhibit D-1.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.10791.001-Task 2





LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°51'44"E	50.00'
L2	S76°36'15"W	50.00'

LUMOS
 & ASSOCIATES
 308 N. CURRY ST.,
 SUITE 200
 CARSON CITY, NV 89703
 TEL (775) 883-7077

PARCEL C-3-D - EXHIBIT "D-1"
ABANDONMENT RESULTANT PARCEL
DEER RUN ROAD
PORTION OF NE 1/4 SEC. 11, T15N, R20E, MDM
CARSON CITY NEVADA

Date: 07/2023
 Scale: 1" = 80'
 Job No: 10791.001



REV	DATE	DESCRIPTION

NOT FOR REVIEW

DATE: 07/13/2023
 DRAWN BY: JAA
 DESIGNED BY: JAA
 CHECKED BY: DON
 V1.0

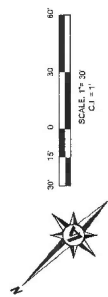
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLAT 1000. THE PLAT BEARINGS ARE OBSERVED BEARINGS UPON REAL TIME PHOTOMATIC OBSERVATIONS. OBSERVED BEARINGS ARE NOT TO BE USED AS A BASIS OF BEARINGS FOR ANY OTHER SURVEY. THE COMBINED FACTOR OF 1.0002, SCALED FROM 0.00N TO 0.00S, IS THE BASIS OF BEARINGS FOR THIS SURVEY. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATIONS
 PROJECT BENCHMARK: 432
 HAVING AN ELEVATION OF 4620.01

NOTES
 1) THIS SURVEY IS PROVIDED FOR INFORMATION ONLY. SHOWING EXISTING CONDITIONS AT THE TIME OF SURVEY AND NOT A PART OF DESIGN REVIEW.
 2) FIELD WORK WAS PERFORMED ON AUGUST 31, 2022.
 3) EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
 4) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN BY RECORD INFORMATION.

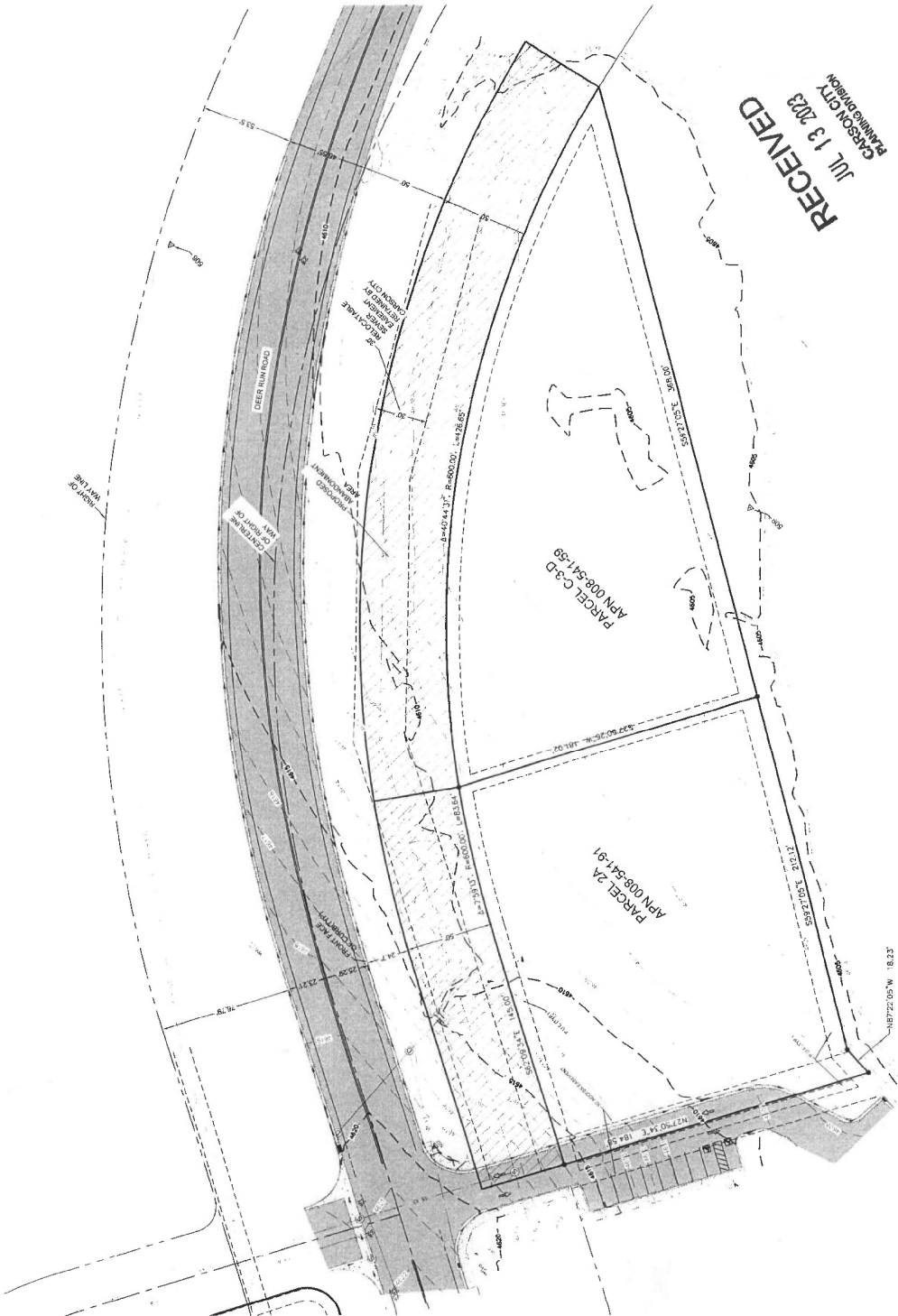
SITE INFORMATION:
 A.P.N. 008-54-191
 550 WALLGORY WAY
 CARSON CITY, NEVADA 89701

PROPERTY OWNER:
 PFC PROPERTIES LLC
 550 WALLGORY WAY
 CARSON CITY, NEVADA 89701



PROJECT CONTROL

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
500	4171352.71	330815.76	4613.3	M&S NAIL SPHERE
501	4171352.81	330815.85	4620.0	SCREWS X
502	4171352.88	330815.50	4620.3	5/8" REBAR @ 1/4" LUMOS CONTROL
503	4171352.87	330815.51	4625.51	5/8" REBAR @ 1/4" LUMOS CONTROL



LEGEND:

- POST CURB
- WATER
- EDGE OF MANHOLE
- FRANCE LINE
- EXISTING UNDERGROUND COMLINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND AIR LINE
- EXISTING UNDERGROUND STORM DRAIN LINE
- EXISTING UNDERGROUND RECLAIMED WATER LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- WATER METER
- WATER SPOUT / WAGES BB
- IRRIGATION CONTROL BOX
- WATER MANHOLE
- WATER VAULT
- WELL
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- INTERCEPTOR MANHOLE
- UTILITY POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- ELECTRIC PANEL
- ELECTRIC CABINET
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC GENERATOR
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- AIR CONDITIONER
- BOILER
- BOILER
- STORM DRAIN MANHOLE
- STORM DRAIN DROP INLET
- STORM DRAIN CATCH BASIN
- STORM DRAIN CLEANOUT
- RECLAIMED WATER MANHOLE
- RECLAIMED WATER VALVE
- RECLAIMED WATER VAULT
- RECLAIMED TELEMETRY BOX
- COMMUNICATION RISER
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- COMMUNICATION CABINET
- GAS METER
- GAS VALVE
- FOUND MONUMENT
- LUMOS CONTROL POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- FINISHED FLOOR ELEVATION
- T.R. TOP ROOF ELEVATION
- R.N. REFERENCED OCCUPANT
- CALCULATED COURSE AND DISTANCE

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: A.P.N. 008-541-91 & 008-541-59 Carson City, NV

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Armando Espino Armando Espino Charter Spectrum 6/2/2023
Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: A.P.N. 008-541-91 & 008-541-59 Carson City, NV

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Frank Lee _____ Frank Lee _____ Southwest Gas Corporation 5/30/2023
Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada

**STEWART TITLE GUARANTY COMPANY
PRELIMINARY REPORT**

Your No. P-23035231-LS-1

Our No. P-23035231-LS

TO:

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 31, 2023 at 12:00 AM.

First Centennial Title of Nevada

A handwritten signature in cursive script that reads "Jennifer L. White". The signature is written in black ink and is positioned above a solid horizontal line.

Jennifer L. White, Authorized Signatory

PRELIMINARY REPORT

(Continued)

The form of policy of title insurance contemplated by this report is:

Preliminary Title Report to facilitate a Right-of-Way Abandonment

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A Fee as to Parcels A & B; An Easement as to Parcel B

Title to said estate or interest at the date hereof is vested in:

PPC Properties LLC, a Nevada limited liability company

The land referred to in this Report is situated in the State of Nevada, County of Carson, and is described as follows:

SEE EXHIBIT A ATTACHED HEREWITH FOR LEGAL DESCRIPTION.

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. This Preliminary Title Report is intended only as a solicitation of an offer to issue a Policy of Title Insurance. It is not intended for any other purpose and the Company expressly disclaims all liability for any use or purpose other than as stated herein. The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.
2. **NOTE:** General and Special Taxes for proration purposes for the fiscal year 2022-2023 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: \$788.13
Assessor's Parcel No.: 008-541-59

NOTE: General and Special Taxes for proration purposes for the fiscal year 2022-2023 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: \$829.49
Assessor's Parcel No.: 008-541-91
3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
4. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the land is located within said district.
5. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
6. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map referenced in the legal description contained herein.
7. Terms and Conditions as set forth and contained in a document entitled "Grant of Reciprocal Vehicular Access Easements", recorded April 9, 2007, as Document No. 366499, of Official Records.

PRELIMINARY REPORT

(Continued)

8. A Deed of Trust to secure an original principal amount of \$256,100.00, and any other amounts as therein provided, recorded 06/16/2022, as Document No. 533373, Official Records, Carson City, Nevada.
Dated: 06/10/2022
Trustor: PPC Properties LLC, a Nevada limited liability company
Trustee: First Centennial Title Company of Nevada
Beneficiary: Sierra Cloud, LLC, a Nevada Limited Liability Company
9. The Company reserves the right to make further requirements or exceptions in the event issuance of a policy of title insurance is hereafter requested.

PRELIMINARY REPORT

(Continued)

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

PARCEL A:

Parcel C-3-D as shown of the Parcel Map for John C. Serpa, recorded in the office of the Recorder of Carson City, Nevada, on December 19, 1980, in Book 4 of Maps, Page 856, as Document No. 1015.

APN: 008-541-59

PARCEL B:

PARCEL 1:

All that certain real property situate within the NE 1/4 of Section 11, Township 15 N, Range 20 E, M.D.B.&M., Carson City, Nevada, known as Parcel 2A, further described as a portion of Parcel C-3-C as shown on the Parcel Map for John C. Serpa, recorded in the office of the Recorder of Carson City, Nevada, on December 19, 1980, in Book 4 of Maps, Page 856, as Document No. 1015, and more particularly described as follows:

Beginning at the NE corner of said Parcel C-3-C, said point also being on the Southerly right-of-way of Deer Run road;

Thence S 27°52'31" W leaving said right-of-way a distance of 181.02 feet to a point on the Northerly line of new Parcel 3, as shown on Record of Survey to Support a Lot Line Adjustment for John C. Serpa, recorded as Document No. 194756;

Thence N 59°25'00" W along said Northerly line a distance of 212.12 feet;

Thence N 87°20'00" W continuing along said Northerly line a distance of 18.23 feet;

Thence N 27°52'31" E leaving said Northerly line a distance of 184.58 feet to a point on the aforementioned Southerly right-of-way line of Deer Run Road;

Thence S 62°07'29" E along said Southerly right-of-way a distance of 145.00 feet;

Thence along a curve to the right having a radius of 600.00 feet, arc length of 83.64 feet, delta angle of 07°59'15", a Chord bearing of S 58°07'52" E, and a chord length of 83.58 feet to the true point of beginning.

PARCEL 2:

A Reciprocal Easement for vehicular access as set forth in Document recorded April 9, 2007 as Document No. 366499, Official Records.

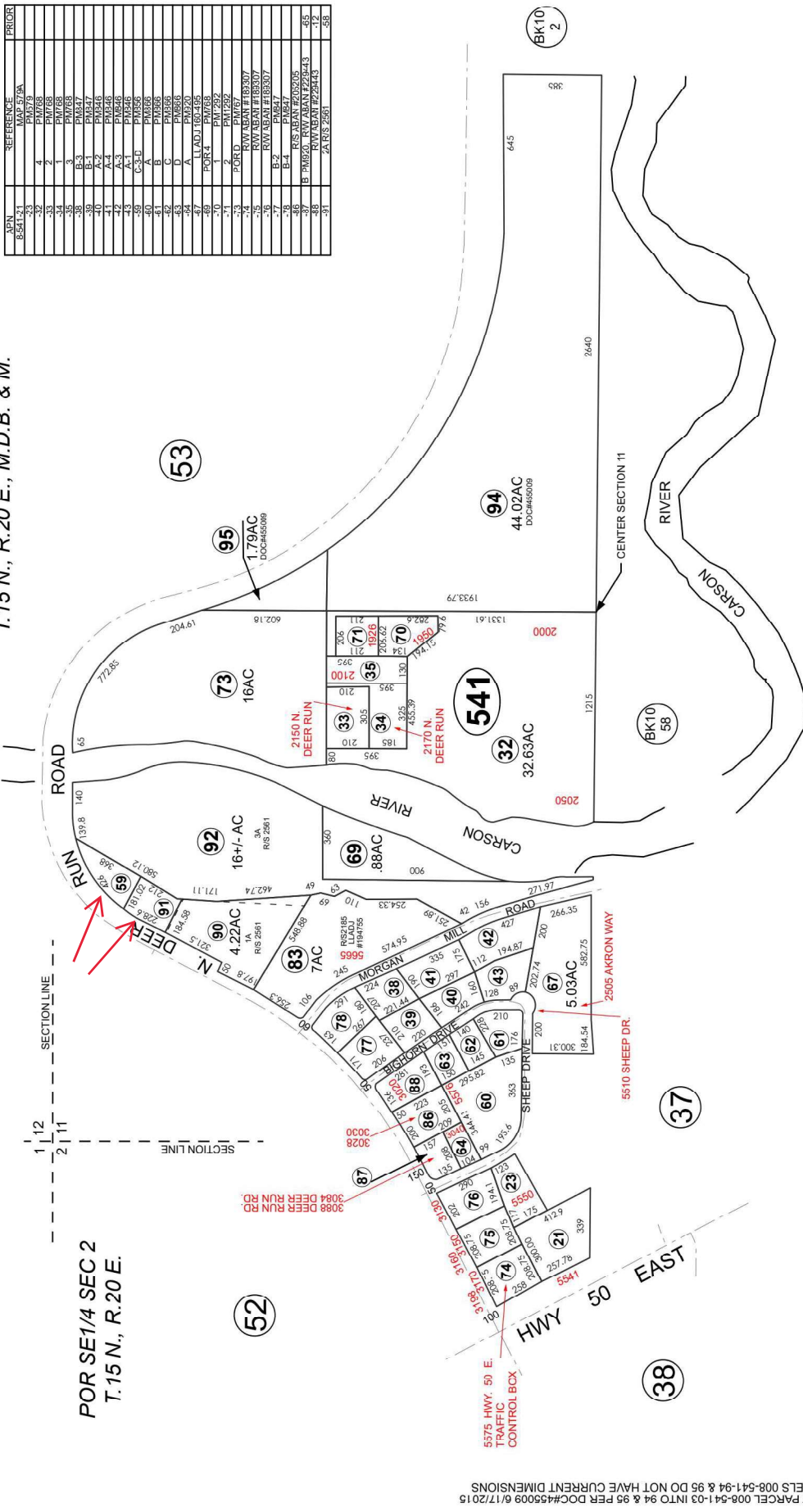
NOTE: The above metes and bounds description appeared previously in Document recorded May 27, 2005 as Document No. 337115.

Reference is hereby made to Record of Survey recorded May 27, 2005 as Document No. 337116.

APN: 008-541-91

PORTION E1/2 SECTION 11
T.15 N., R.20 E., M.D.B. & M.

ASIN	REFERENCE	PRIOR
8-541-21	MAP 571A	
-23	PM17.9	
-22	PM168	4
-21	PM168	1
-20	PM168	
-19	PM168	
-18	PM168	
-17	PM168	
-16	PM168	
-15	PM168	
-14	PM168	
-13	PM168	
-12	PM168	
-11	PM168	
-10	PM168	
-9	PM168	
-8	PM168	
-7	PM168	
-6	PM168	
-5	PM168	
-4	PM168	
-3	PM168	
-2	PM168	
-1	PM168	
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95	PM168	
96	PM168	
97	PM168	
98	PM168	
99	PM168	
100	PM168	



SCALE: 1"=750'

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 09/02/2022

POR SE1/4 SEC 2
T.15 N., R.20 E.

SPLIT PARCEL 008-541-94 & 95 PER DOC#455009 6/17/2015

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ENGINEERING DEPARTMENT AND IS NOT TO BE USED FOR
ANY OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE ENGINEER. THE ENGINEER'S
RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSONCITYENGINEERING.COM

Andrew Kasor
Carson City Treasurer
(775) 887-2092

CARSON CITY CONSOLIDATED MUNICIPALITY REAL PROPERTY TAXES FOR FISCAL YEAR 2022-2023



TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023

PROPERTY LOCATION / DESCRIPTION

PARCEL NUMBER: 008-541-91 DISTRICT: 02.1 ROLL NUMBER: 2022208592 PROPERTY LOCATION: N DEER RUN RD

PPC PROPERTIES LLC
550 MALLORY WY
CARSON CITY, NV 89701

2-M200411

ENTERED
7/26/22 (Em)

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
201 N. CARSON STREET #5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOUR TAXES ARE INCLUDED IN YOUR MORTGAGE PAYMENT, DO NOT PAY THIS BILL

ASSESSED VALUATION

DISTRIBUTION OF TAX AMOUNTS

DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	32,444	CITY OPER.	1.9622	\$636.63	\$-204.65	\$431.98
		CO-OP EXT.	0.0128	\$4.15	\$-1.33	\$2.82
		SR. CIT.	0.0500	\$16.22	\$-5.21	\$11.01
		ACCIDENT INDG	0.0150	\$4.87	\$-1.56	\$3.31
		MEDICAL INDG	0.1000	\$32.44	\$-10.43	\$22.01
		CAP.PROJ. (L)	0.0500	\$16.22	\$-5.21	\$11.01
		SCHOOL OPER.	0.7500	\$243.33	\$-78.22	\$165.11
		SCH. DEBT (V)	0.4300	\$139.51	\$-44.85	\$94.66
		STATE OF NV	0.1700	\$55.15	\$-17.73	\$37.42
		SUB-CONSERV.	0.0300	\$9.73	\$-3.13	\$6.60
		Ad Valorem Totals	3.5700	\$1,158.25	\$-372.32	\$785.93
		DAYTON VLY GRND WTR				\$2.17
NET ASSESSED	32,444					
TOTAL AMOUNT DUE						\$788.10

Information concerning taxing authorization, rates and uses of taxes collected can be found at www.carson.org/taxes

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

NOTICE TO TAXPAYERS

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.483 TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835.

PAY ONLINE, SIGN UP FOR TAX E-ALERTS, and REVIEW YOUR TAX HISTORY AT
www.carson.org/taxes

DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT. MAIL TO:

1ST INSTALLMENT
DUE ON OR BEFORE
August 15, 2022

CARSON CITY TREASURER TAX DEPT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

PARCEL NUMBER 008-541-91 AMOUNT \$198.69

008541910000000198699

POSTED

PPC PROPERTIES LLC
573 MEADOW LN
CARSON CITY NV 89701-8620

98

Date AUG. 12, 2022



PAY TO THE ORDER OF CARSON CITY TREASURER \$ 198.69

ONE HUNDRED NINETY EIGHT & 69/100 Dollars

Heat Reactive Ink



Memo PARCEL # 008-541-91

MP

1537591352770098

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

98

DATE 8/12/22

PAY TO CC TREASURER

AMOUNT \$ 198.69

MEMO PARCEL # 008-541-91

CATEG. prop. tax

ACCT. installment #1

PPC PROPERTIES LLC
573 MEADOW LN
CARSON CITY, NV 89701-8620

94-169/1212

1008

DATE 3-3-23



PAY TO THE ORDER OF CARSON CITY TREASURER - TAX | \$196.48

ONE HUNDRED NINETY SIX ⁴⁸/₁₀₀ DOLLARS



MEMO PARCEL # 008-541-91

⑆⑆2⑆20⑆694⑆⑆ ⑆53759⑆35277⑆⑆1008

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT. MAIL TO:

4TH INSTALLMENT
DUE ON OR BEFORE
March 6, 2023

CARSON CITY TREASURER TAX DEPT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

PARCEL NUMBER	AMOUNT
008-541-91	\$196.48

00854191000000196487

CARSON CITY CONSOLIDATED MUNICIPALITY REAL PROPERTY TAXES FOR FISCAL YEAR 2022-2023



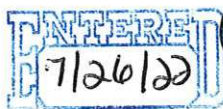
TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023

PROPERTY LOCATION / DESCRIPTION

PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
008-541-59	02.1	2022210999	N DEER RUN RD

PPC PROPERTIES LLC
550 MALLORY WY
CARSON CITY, NV 89701

2-M200411



MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
201 N. CARSON STREET #5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOUR TAXES ARE INCLUDED IN YOUR MORTGAGE PAYMENT, DO NOT PAY THIS BILL.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS					
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT	
Real Estate	34,151	CITY OPER.	1.9622	\$670.10	\$-215.40	\$454.70	
		CO-OP EXT.	0.0128	\$4.37	\$-1.41	\$2.96	
		SR. CIT.	0.0500	\$17.08	\$-5.49	\$11.59	
		ACCIDENT INDG	0.0150	\$5.12	\$-1.65	\$3.47	
		MEDICAL INDG	0.1000	\$34.15	\$-10.98	\$23.17	
		CAP.PROJ. (L)	0.0500	\$17.08	\$-5.49	\$11.59	
		SCHOOL OPER.	0.7500	\$256.13	\$-82.33	\$173.80	
		SCH. DEBT (V)	0.4300	\$146.85	\$-47.20	\$99.65	
		STATE OF NV	0.1700	\$58.06	\$-18.66	\$39.40	
		SUB-CONSERV.	0.0300	\$10.25	\$-3.29	\$6.96	
		Ad Valorem Totals	3.5700	\$1,219.19	\$-391.90	\$827.29	
		DAYTON VLY GRND WTR				\$2.20	
NET ASSESSED	34,151						
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.carson.org/taxes							
TOTAL AMOUNT DUE						\$829.49	

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

NOTICE TO TAXPAYERS

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.483 TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835.

PAY ONLINE, SIGN UP FOR TAX E-ALERTS, and REVIEW YOUR TAX HISTORY AT

www.carson.org/taxes

DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT. MAIL TO:

CARSON CITY TREASURER TAX DEPT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

1ST INSTALLMENT
DUE ON OR BEFORE
August 15, 2022

PARCEL NUMBER
008-541-59

AMOUNT
\$209.03

00854159000000209033

POSTED

PPC PROPERTIES LLC
573 MEADOW LN
CARSON CITY NV 89701-8620

100

Date AUG. 12, 2022



PAY TO THE ORDER OF CARSON CITY TREASURER

\$ 209.03

TWO HUNDRED NINE & 03/100

Dollars

Heat Reactive Ink



Memo: PARCEL #: 008-541-59

MP

1 2 2 0 1 6 9 4 1 5 3 7 5 9 1 3 5 2 7 7 1 0 1 0 0

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

100

DATE 8/12/22

PAY TO CC Treasurer

AMOUNT \$ 209.03

MEMO parcel #: 008-541-59

CATEG. property tax

ACCT. installment #1

DATE 9-30-22

Date 9.30.22

PAY TO CC TREASURER

PAY TO THE ORDER OF CARSON CITY TREASURER \$ 206.82
TWO HUNDRED SIX & 82/100 Dollars

AMOUNT \$ 206.82

PARCEL #: 008-541-59

US bank
PARCEL #: 008-541-59
Memo

REG. PROP. TAX

LOC. DEER RUN

⑆121201694⑆ 15375913527710107

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

9/30/22 *Em*

DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT. MAIL TO:

2ND INSTALLMENT
DUE ON OR BEFORE
October 3, 2022

CARSON CITY TREASURER TAX DEPT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

PARCEL NUMBER	AMOUNT
008-541-59	\$206.82

00854159000000206823

PPC PROPERTIES LLC
573 MEADOW LN
CARSON CITY, NV 89701-8620

94-169/1212

1004

DATE 12-30-22



PAY TO THE ORDER OF CARSON CITY TREASURER

\$ 206.82

TWO HUNDRED SIX & 82/100

DOLLARS



MEMO 008-541-59

⑆⑆2⑆20⑆694⑆⑆⑆⑆53759⑆35277⑆⑆⑆⑆1004

DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT. MAIL TO:

3RD INSTALLMENT
DUE ON OR BEFORE

January 2, 2023

CARSON CITY TREASURER TAX DEPT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

PARCEL NUMBER	AMOUNT
008-541-59	\$206.82

00854159000000206823

