



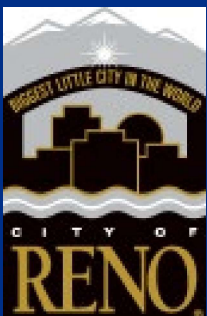
Engineer's Report



City of Reno

2024 Special Assessment District No. 1
(Quilici Ranch)

Prepared for:



November 2024

Table of Contents

Sections

Section i.	Engineer's Statement	i
Section 1.	Description of Improvements	1
Section 2.	Project Cost Estimates	3
Section 3.	Method of Assessment Apportionment	6
Section 4.	Assessment Roll	8
Section 5.	Assessment Diagram	9

Tables

Table 1-1.	Planned Development	1
Table 2-1.	Project Cost Estimates	5

Appendices

Appendix A.	Assessment Diagram	A-1
Appendix B.	Assessment Roll	B-1
Appendix C.	Development Plans	C-1
Appendix D.	Improvement Diagram	D-1

i. Engineer's Statement

AGENCY: CITY OF RENO
PROJECT: 2024 SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH)
TO: CITY COUNCIL
CITY OF RENO
STATE OF NEVADA

REPORT PURSUANT TO "SECTION 271 OF THE NEVADA REVISED STATUTES"

The City Council of the City of Reno, Nevada will consider creating its Special Assessment District No. 1 (Quilici Ranch) (the "SAD" or "SAD No. 1") to finance portions of the infrastructure that will be required to support the development of Quilici Ranch. SAD No. 1 will be created pursuant to Nevada Revised Statutes 271.710 through 271.730 in order to construct and finance the cost of the improvements referenced herein. Toll North Reno, LLC as the developer (the "Developer"), has by written petition initiated the process as required under the provisions of the Consolidated Local Improvement Law of the Nevada Revised Statutes Chapter 271 (NRS Chapter 271) requesting the construction and acquisition of certain public improvements by the City. Those improvements include waterline projects as described herein.

The cost of those improvements will be secured by the assessments levied upon the parcels of land located within the boundaries of SAD No. 1 set forth herein and which are benefited by the construction of said improvements.

I, Matthew E. Webb, a Professional Civil Engineer (employed by Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), as the Assessment Engineer, submit herewith the Report for SAD No. 1 consisting of five (5) Sections as follows. Please note that Albert A. Webb Associates provides engineering advice and related consulting engineering services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for SAD No. 1 is, or should be interpreted to be, municipal advisory services or advice.

- SECTION 1** **DESCRIPTION OF IMPROVEMENTS** maintained by SAD No. 1 consists of a general description of the nature, location, and extent of the improvements proposed to be funded, and are attached hereto.
- SECTION 2** A **PROJECT COST ESTIMATE** of the improvement projects to be funded by SAD No. 1, including incidental costs and expenses in connection therewith, is set forth on the lists thereof, attached hereto.
- SECTION 3** The **METHOD OF ASSESSMENT APPORTIONMENT** calculates the receipt of benefit derived from the installation of the respective improvements located throughout SAD No. 1, and the methodology used to apportion the total assessment to the properties within SAD No. 1.
- SECTION 4** A proposed **ASSESSMENT ROLL** of the total costs and expenses of the improvements for SAD No. 1 upon each parcel of land within the SAD, based upon the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof as shown in Appendix B.

i. Engineer's Statement

SECTION 5

An **ASSESSMENT DIAGRAM** showing the boundaries of SAD No. 1. The diagram refers to the Washoe County Assessor's maps for a detailed description of the lines and dimensions of any lots and parcels. A reduced copy thereof is filed herewith and made a part hereof as shown in Appendix A.

i. Engineer's Statement

Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Reno, pursuant to the Act do hereby submit the following:

Please note that Albert A. Webb Associates provides engineering advice and related consulting services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report is, or should be interpreted to be, municipal advisory services or advice.

Executed this 28th day of Oct 2024.



ALBERT A. WEBB ASSOCIATES

A handwritten signature in black ink, appearing to read "Matthew E. Webb", written over a horizontal line.

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER No. 010433
ENGINEER OF WORK
CITY OF RENO
STATE OF NEVADA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Reno, Nevada, on the _____ day of _____, 2024.

MIKKI HUNTSMAN
CITY CLERK
CITY OF RENO
STATE OF NEVADA

1. Description of Improvements

Introduction

SAD No. 1 is proposed to finance portions of the infrastructure needed to support the development within Quilici Ranch. SAD No. 1 is comprised of 11 villages (Phases 1 and 2), which include a total of 62 assessable parcels and approximately 368 net assessable acres. SAD No. 1 is located southeast of Interstate 80 and east of Quilici Ranch Road and is intended to be developed into approximately 1,039 single-family residential units and 172 multi-family residential units. The development also includes a school site and two parks that will be dedicated to the City.

The Developer has prepared the Quilici Ranch Development Plan (the “Development Plan”), which is incorporated herein under Appendix D. The table below provides a summary of the planned development based upon these Development Plans.

Table 1-1 Planned Development

Phase	Village	Zoning Designation	Net Acreage ⁽¹⁾⁽²⁾	Potential Estimated Units
1	5	Single Family Residential	34.00	74
1	7A	Single Family Residential	18.50	82
1	7B	Single Family Residential	21.50	95
1	7C	Single Family Residential	30.20	108
1	8 ⁽³⁾	Single Family Residential	19.90	64
1	MF-1	Multi-Family Residential	19.60	172
2	9	Single Family Residential	52.50	169
2	10A	Single Family Residential	60.40	147
2	10B	Single Family Residential	36.80	108
2	10C	Single Family Residential	54.60	132
2	11	Single Family Residential	19.60	60
Total			367.60	1,211

⁽¹⁾ From The Developer Petition and Application for the Formation of SAD No. 1

⁽²⁾ The slight variance from the assessment roll is due to rounding.

⁽³⁾ Village 8 has been partially mapped and is planned for a uniform assessment among all lots.

1. Description of Improvements

The SAD No. 1 improvements will consist of the construction of certain water improvements as defined in NRS Chapter 271. The SAD No. 1 projects are directly related to the development of the parcels within SAD No. 1 and will benefit the property within SAD No. 1. The construction of the improvements will allow all assessed parcels to develop to their planned densities.

There are a total of seven SAD No. 1 projects. A portion of the cost associated with these projects will be paid for by SAD No. 1 assessments and the remainder of the cost will be borne by the Developer.

Project Improvements

All projects within SAD No. 1 are regional infrastructure projects that specifically benefit the Quilici Ranch development.

Improvements will be constructed by the Developer and acquired by the Truckee Water Authority (“TMWA”) after construction has been completed and found to be in accordance with the approved plans and standards.

General Project Descriptions

The general description, location, and extent of the specific improvements to be installed by SAD No. 1 are as follows:

- **Water Improvements** – These improvements include the construction of water mains, waterlines, a booster pump, and water storage tanks. The improvements will require the grinding of existing pavement and an overlay of new pavement, as well as earthwork, retaining walls, asphalt paving, pavement patching, striping, landscape, surveying, and construction staking.

Project Descriptions and Cost Estimates

Below are Project Descriptions and Cost Estimates. Project construction cost is the estimated cost of construction without contingency, engineering, and other soft costs. The SAD No. 1 eligible project cost is 115% of the project construction hard cost to include incidental costs including engineering, survey, geotechnical services, mapping, bonds for agency approval, agency fees, Storm Water Pollution Protection Plan (SWPPP) costs, and other appropriate costs. Diagrams of the improvements are incorporated herein under Appendix E.

2. Project Cost Estimates

Quilici Phases 1 and 2 Specific Projects

- **Project 1** - This project is a portion of Project OS-2 from the TMWA annexation agreement. It consists of 2,435 linear feet ("LF") of 16" ductile iron pipe ("DIP") water main, 365 LF of 6" curb and gutter, and 13,950 square feet ("SF") of pavement patching. This improvement will require a grinding of existing pavement and overlay of new pavement to NDOT standards. The costs include earthwork, asphalt paving, striping, surveying, and construction staking.

This project has a total construction cost of \$1,111,457, with an SAD No. 1 eligible 15% soft cost of \$166,719, for a total cost of \$1,278,176.

- **Project 2** - This project is the remainder of Project OS-2, all of Project OS-3, and a portion of Project OS-5 from the TMWA annexation agreement. It consists of 410 LF of 20" DIP water main, 5,460 LF of 18" DIP water main, 1,875 LF of 16" DIP water main, and 49,100 SF of pavement patching. The costs include earthwork, asphalt paving, striping, surveying, and construction staking.

This project has a total construction cost of \$5,163,986, with an SAD No. 1 eligible 15% soft cost of \$774,598 for a total cost of \$5,938,584.

- **Project 3** - This project contains Project OS-1 and the remainder of Project OS-5 from the TMWA annexation agreement. This project consists of 1,700 LF of 16" DIP water main along Leroy Street from Mesa Park to Burks Blvd., 1,070 LF of 18" DIP water main, 1,670 LF of 16" DIP water main, and 17,800 SF of pavement patching. The costs include earthwork, asphalt paving, striping, surveying, and construction staking.

This project has a total construction cost of \$1,441,705, with an SAD No. 1 eligible 15% soft cost of \$216,256 for a total cost of \$1,657,961.

- **Project 4** - This project is labeled as Project OS-4 from the TMWA annexation agreement. It consists of a booster pump located at 10200 Timberwolf Drive. The costs include earthwork, a building with pumps, retaining walls, asphalt paving, striping, landscape, surveying, and construction staking.

This project has a total construction cost of \$3,634,690, with an SAD No. 1 eligible 15% soft cost of \$545,204 for a total cost of \$4,179,894.

- **Project 5** - This project is labeled as Project OS-6 on the TMWA annexation agreement. It consists of 1,070 LF of 18" DIP water main, 1,670 LF of 16" DIP water main, and 17,800 SF of pavement patching. The costs include earthwork, asphalt paving, striping, surveying, and construction staking.

This project has a total construction cost of \$487,806, with an SAD No. 1 eligible 15% soft cost of \$73,171 for a total cost of \$560,977.

- **Project 6** - This project is labeled Projects OS-7 and OS-8 from the TMWA annexation agreement. It consists of 4,500 LF of 18" water line, 4,600 LF of a base road, and a 1.5-million-gallon storage tank. The costs include earthwork, asphalt paving on tank site, surveying, and construction staking.

This project has a total construction cost of \$13,824,362, with an SAD No. 1 eligible 15% soft cost of \$2,073,654 for a total cost of \$15,898,016.

- **Project 7** - This project is labeled Projects OS-9 and OS-10 from the TMWA annexation agreement. It consists of 1.5 million gallons of water storage, 4,800 LF of 20" DIP water line, and 4,800 LF of access road. The costs include earthwork, asphalt, surveying, and construction staking.

This project has a total construction cost of \$8,800,000, with an SAD No. 1 eligible 15% soft cost of \$1,320,000 for a total cost of \$10,120,000.

2. Project Cost Estimates

Table 2-1 identifies each proposed SAD No. 1 project with the estimated costs for each project including incidental costs. The table provides for the amount being funded by Assessments and the amount being funded by the Developer. The estimated construction costs shown were provided by the Developer and in our judgment are reasonable for the work being performed. The total shown for each project represents the total SAD No. 1 acquisition cost for the project. The total SAD No. 1 acquisition costs for the projects listed, including incidental expenses, may not exceed the amount of \$26,110,000.

2. Project Cost Estimates

Table 2-1 Project Cost Estimates

	Project Description	Project Location	Estimated Construction Cost	Incidentals ⁽¹⁾	Total Eligible Costs	Estimated Construction Completion Date
1	Plan Set 1	Water Line along 4th St. from River Inn to I-80 (Portion of OS-2)	\$1,111,457	\$166,719	\$1,278,176	Complete
2	Plan Set 2	Water Line from I-80 to Mogul Mountain (Remainder of OS-2, OS-3, and portion of OS-5)	\$5,163,986	\$774,598	\$5,938,584	November 2024
3	Plan Set 3	Water Line on Leroy St. and Mogul Mountain (OS-1 and Remainder of OS-5)	\$1,441,705	\$216,256	\$1,657,961	Complete
4	Plan Set 4	Booster Pump at 10200 Timberwolf Dr (OS-4)	\$3,634,690	\$545,204	\$4,179,894	September 2025
5	Plan Set 5	Water Line along Old Highway 40 (OS-6)	\$487,806	\$73,171	\$560,977	Complete
6	Plan Set 6	Lower Verdi Tank and Access Road (OS-7 and OS-8)	\$13,824,362	\$2,073,654	\$15,898,016	December 2025
7	Plan Set 7	US 40 Water Tank and Access Road (OS-9 and OS-10)	\$8,800,000	\$1,320,000	\$10,120,000	December 2025
Total:			\$34,464,006	\$5,169,602	\$39,633,608	

⁽¹⁾ 15% Soft Costs

Plans and Specifications

Plans and Specifications for improvements are on file and are available for inspection in the Office of the Director of Public Works of the City of Reno.

3. Method of Assessment Apportionment

NRS Chapter 271 requires that assessments levied pursuant to the provisions of the "Consolidated Local Improvement Law" must be based on the estimated benefit that the properties receive from the project improvements. The law does not specify the method or formula that should be used in any special assessment district proceeding. Webb Municipal Finance, LLC has made an analysis of the facts and has identified the benefits received by the properties in SAD No. 1 and herein apportions the costs to the benefiting properties as follows.

Benefit Determination

The proposed project improvements that are regional in nature are the water systems that will provide benefit to the entire project. The improvements will benefit all properties within SAD No. 1 equally, regardless of their location or proximity to the improvements. The project improvements included herein will also fulfill a large portion of the property owner's development requirements and will increase the value of the property.

The construction of the improvements will allow all assessed parcels to develop to their planned densities. The determination is based upon our review of all the improvement plans, specifications and cost estimates.

Method of Assessment

It is recommended that the initial assessment be levied in a lump sum within the boundaries of SAD No. 1, as indicated by the metes and bounds legal description of the property included in the Assessment Roll, Appendix B. The initial lump sum assessment represents the benefit received by all of the properties in SAD No. 1 from the construction of the project improvements referenced herein. The property has previously been subdivided into several parcels, only a portion of which have been assigned APNs, as shown in the Assessment Roll. The development plan provides for certain net acreage within each of the respective parcels in order to determine the future apportionment of the assessments. The developer is in the process of recording subdivision maps for a portion of the property. It is anticipated that the assessments will be reapportioned from the lump sum levy of the property to individual parcels in accordance with the methodology described herein.

The undeveloped and vacant land in Quilici Ranch, designated as Residential property consisting of all parcels within SAD No. 1, except non-assessable lots, pursuant to the Conceptual Land Use Plan, Appendix D, will be assessed for general improvements on a net assessable area basis. Currently, the estimated assessable net area for SAD No. 1 is 368 acres. The net assessable area is defined as the area of land within the boundaries of the SAD minus non-assessable land. Non-assessable land includes: (i) areas excluded from the definition of "assessable property" pursuant to NRS 271.040, (ii) areas designated on the assessment diagram as being areas of non-assessment, and (iii) properties which are conveyed, with restrictions limiting the uses of such properties to common areas, parks, landscaped areas and other permanent open space. The net assessable area basis rate is approximately \$70,000 per acre based upon a total assessment for SAD No. 1 of \$26,110,000 and the currently proposed development plan. The assessable area rate will change if the development plan is modified resulting in changes to the non-assessable land area.

The initial assessments shall be levied in lump sum. As maps are recorded, assessments shall be apportioned from the lump sum amount to each assessable parcel, or portion thereof, located within SAD No. 1 based upon the net planned acreage or recorded lots for each development area. For any area that subdivides into a mix of single-family, and multi-family residential units, the uncollected amounts will be apportioned based upon their net assessable acreage. Each single-family residential unit or residential condominium unit in an area or tract will be an equal unit. Therefore, the assessment for that net assessable area will be reapportioned to single-family residential units or residential condominium units for that area on an equal basis. If the developed use is not single-family residential or condominium units, the assessments will be apportioned on the net assessable area basis; provided, however, assessments may not be divided onto condominium units until such time as the condominium unit receiving the divided apportionment has received a Certificate of Occupancy. As parcels

3. Method of Assessment Apportionment

within each development area planned for residential development subdivide into merchant builder parcels and final development plans are completed, the assessments will be reapportioned to the new parcels based on their net assessable acreage. When a parcel is further subdivided into single-family residential lots or condominium parcels with individual assessor parcel numbers which are not “air parcel,” the uncollected amounts will be divided on a per lot basis; provided that the applicant, at the time of such apportionment, may request that the uncollected amounts be apportioned on a net area basis by product type, and then divided on a per lot basis. For condominium parcels, the assessment amount will remain on the underlying parcel until the construction of all units in a building is complete and a Certificate of Occupancy has been issued for each unit within that building. At that time, the uncollected amount will be apportioned on a per unit basis to each unit within the building. When a parcel is further subdivided into single-level condo units with individual assessor parcel numbers, the lots will be treated like single-family residential lots described above. The area of lands not included in the net assessable area may be estimated by the City in the case of any apportionment for which final legal descriptions of the excluded area are not yet available and any such estimate shall be final and conclusive absent fraud.

Apportionment of Special Assessment Liens

If any parcel of land within SAD No. 1 has a special assessment lien and subsequently subdivides, an Apportionment Report must be prepared and submitted to the City Treasurer for approval.

The special assessment liens must be apportioned to the newly created parcels based on the Method of Assessment that was used when SAD No. 1 was formed. The Apportionment Report must be recorded in the office of the County Recorder together with a statement that the current payment status of any assessments may be obtained from the City of Reno.

4. Assessment Roll

A proposed assessment of the total costs and expenses of the improvements upon each parcel of land within SAD No. 1, based upon the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof as shown in Appendix B.

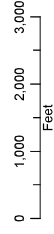
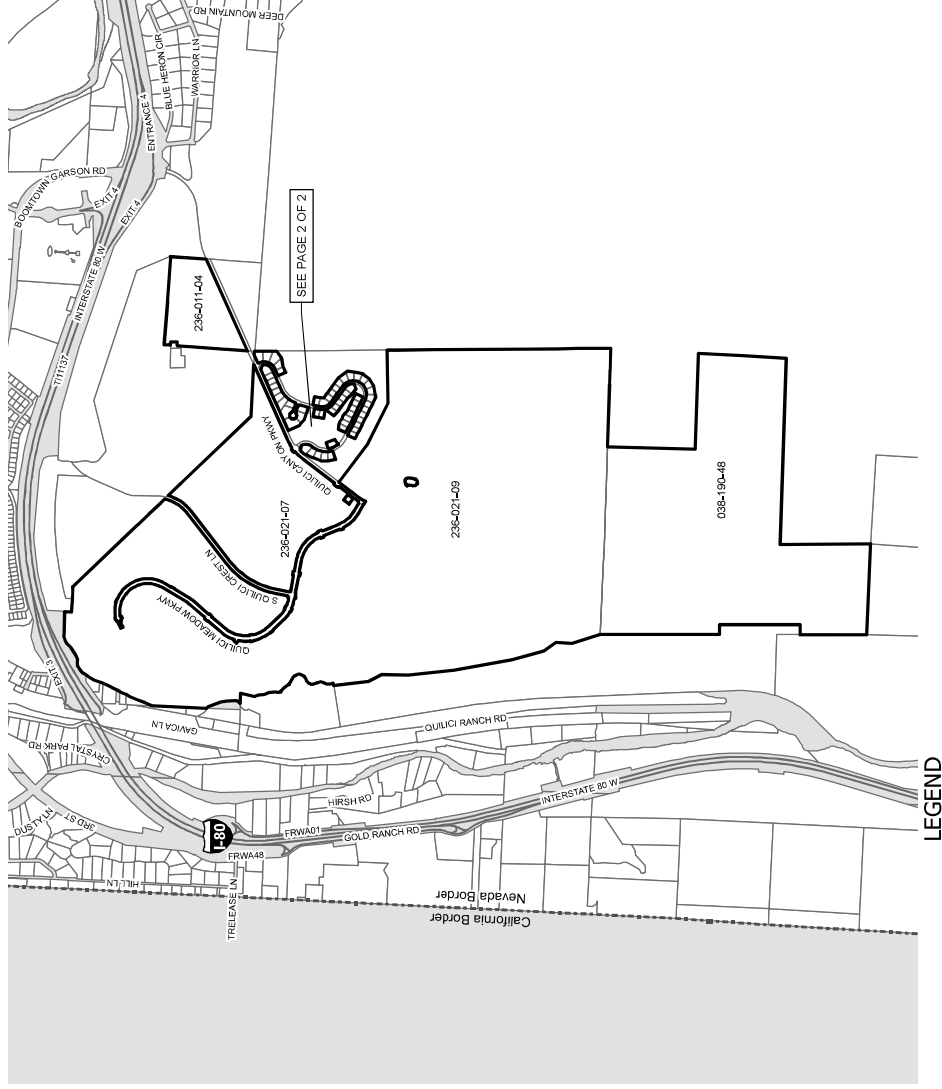
5. Assessment Diagram

The SAD No. 1 boundary is within the City of Reno and aligns with the metes and bounds in the assessment roll and the parcel boundaries are as of APNs available October 1, 2024. The Assessment Diagram is on file in the office of the City Clerk of the City of Reno and is shown in Appendix A of this Report. The diagram refers to the Washoe County Assessor's maps for a detailed description of the lines and dimensions of any lots and parcels. A reduced copy of the diagram is included in this report.

APPENDIX A
Assessment Diagram



ASSESSMENT DIAGRAM
SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH)
CITY OF RENO
WASHOE COUNTY
STATE OF NEVADA



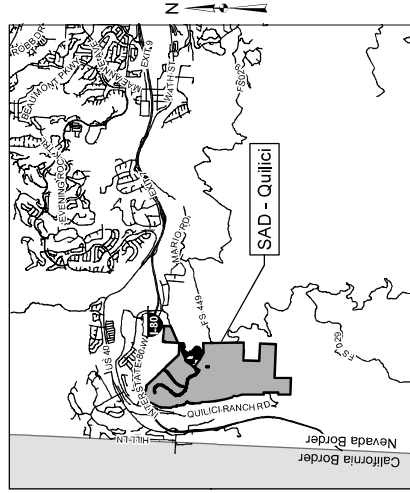
LEGEND

— SAD BOUNDARY

— PARCEL BOUNDARY

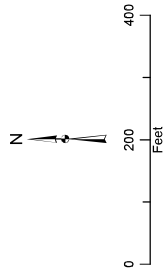
XXX-XXX-XX ASSESSOR'S PARCEL NUMBER

VICINITY MAP
NOT TO SCALE

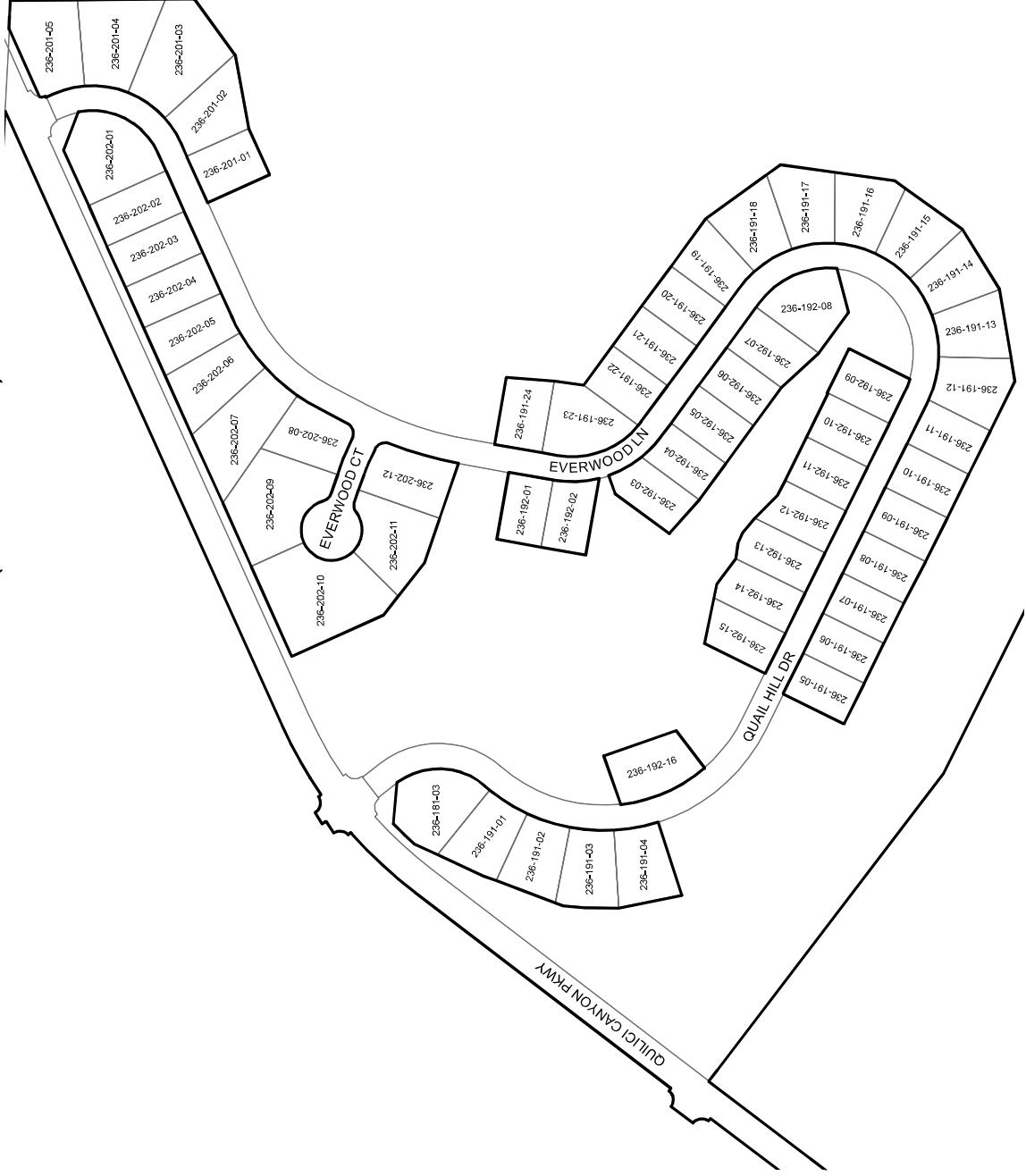


ASSESSMENT DIAGRAM

SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH)



- LEGEND**
- SAD BOUNDARY
 - PARCEL BOUNDARY
 - XXX-XXX-XX ASSESSOR'S PARCEL NUMBER



APPENDIX B
Assessment Roll



Special Assessment District No. 1 (Quilici Ranch)

Assessment Roll

Assessments of \$26,110,000 attributable in lump sum to the property described below. Initial lump sum assessment represents the benefit received by all of the property in the District from the construction of the project improvements referenced herein.

Legal Description of the Property:

The land referred to herein below is situated in the County of Washoe, State of Nevada, and described as follows:

PARCEL 1:

THAT PORTION OF THE SOUTH HALF (S ½) OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B. & M., WASHOE COUNTY, NEVADA, ALSO KNOWN AS ASSESSOR PARCEL NUMBER 038-030-10.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17 AND THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 16, ALL IN TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B. & M., WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS:

ALL OF THE PROPERTY AS SHOWN ON PARCEL MAP NO. 5708, FILE NO. 5430646, RECORDED JANUARY 19, 2024 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA. EXCEPTING THEREFROM PARCEL A AND QUILICI CANYON PARKWAY (AREA A) ON SAID MAP.

PARCEL 3:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19 AND THAT PORTION OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B. & M., WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS:

ALL OF THE PROPERTY AS SHOWN ON PARCEL MAP NO. 5714, FILE NO. 5433639, RECORDED FEBRUARY 02, 2024 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA., MORE PARTICULARLY DESCRIBED AS:

ALL OF THE PROPERTY AS SHOWN ON PARCEL MAP NO. 5714, FILE NO. 5433639, RECORDED FEBRUARY 02, 2024 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.

PARCEL 4:

THAT PORTION OF THE NORTH HALF (N ½) AND SOUTHWEST QUARTER (SW ¼) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 18 EAST. M.D.B. & M., WASHOE COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, BEING THE CORNER COMMON TO SECTIONS 20, 21, 28, 29, AS DEFINED AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 4276; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 4276, NORTH 89°12'59" WEST, 1463.94 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF

BEGINNING A ND N ORTH L INE O F S AID S ECTION 29, S OUTH 0 0°19'12" W EST, 1302.35 FEET; THENCE, SOUTH 89°12'45" EAST, 1,420.86 FEET;
 THENCE, SOUTH 02°12'53" WEST, 1,302.80 FEET;
 THENCE, NORTH 89°12'31" WEST, 2,755.58 FEET;
 THENCE, SOUTH 01°34'40" EAST, 1,338.88 FEET;
 THENCE, NORTH 88°45'35" WEST, 1,347.31 FEET;
 THENCE, NORTH 01°00'18" WEST, 987.16 FEET;
 THENCE, NORTH 88°59'58" EAST, 149.99 FEET;
 THENCE, NORTH 01°00'02" WEST, 1,188.53 FEET;
 THENCE, SOUTH 88°59'58" WEST, 149.96 FEET;
 THENCE, NORTH 00°59'47" WEST, 1,772.24 FEET;
 THENCE, SOUTH 88°34'37" EAST, 1,307.79 FEET;
 THENCE, SOUTH 89°12'59" EAST, 1,463.94 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS RESULTANT PARCEL 2 OF RECORD OF SURVEY 6312 RECORDED NOVEMBER 24, 2021 AS INSTRUMENT NO. 5251600, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 24, 2021 AS INSTRUMENT NO. 5251599 OF OFFICIAL RECORDS.

Assessment Roll

The parcels listed in the Assessment Roll below encompass all of the property included in the legal description above and the recorded Tract Map for Village 7C attached hereto.

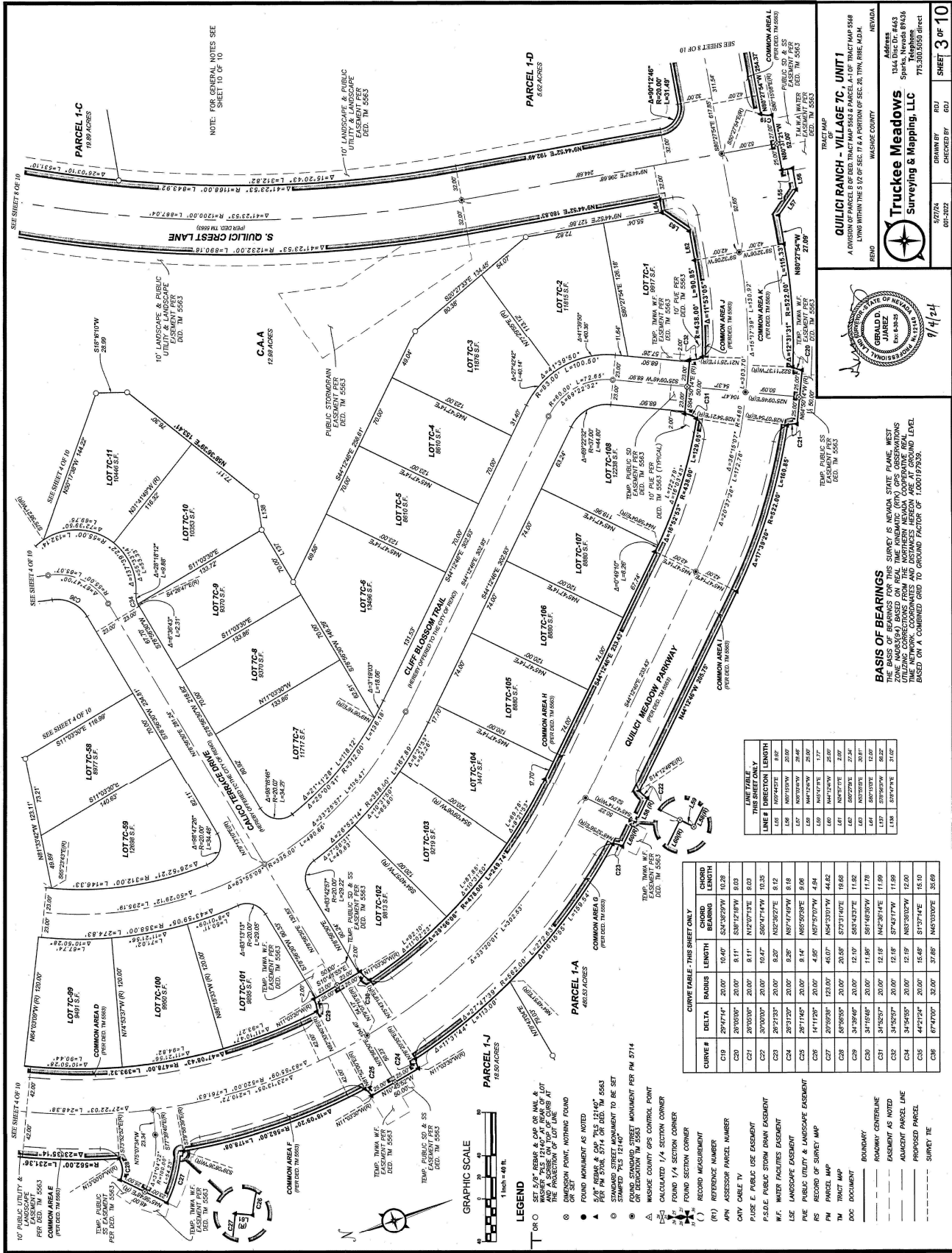
APN	Planning Area	Ownership	Net Acreage Per Parcel	Total Assessment (Net Acres) **
038-190-48	11	Toll North Reno, LLC	15.60	\$1,091,707.32
236-011-04	5	Toll North Reno, LLC	3.80	\$265,928.71
236-021-07*	5, MF-1, 8	Toll North Reno, LLC	56.00	\$3,918,949.34
236-021-09*	7A, 7B, 7C, 9, 10A, 10B, 10C, 11	Toll North Reno, LLC	274.70	\$19,223,846.19
236-181-03	8	Toll North Reno, LLC	0.39	\$27,751.18
236-191-01	8	Toll North Reno, LLC	0.31	\$27,751.18
236-191-02	8	Toll North Reno, LLC	0.29	\$27,751.18
236-191-03	8	Toll North Reno, LLC	0.31	\$27,751.18
236-191-04	8	Toll North Reno, LLC	0.30	\$27,751.18
236-191-05	8	Toll North Reno, LLC	0.22	\$27,751.18
236-191-06	8	Toll North Reno, LLC	0.22	\$27,751.18
236-191-07	8	Toll North Reno, LLC	0.22	\$27,751.18
236-191-08	8	Toll North Reno, LLC	0.23	\$27,751.18
236-191-09	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-10	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-11	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-12	8	Toll North Reno, LLC	0.32	\$27,751.18
236-191-13	8	Toll North Reno, LLC	0.29	\$27,751.18

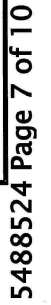
APN	Planning Area	Ownership	Net Acreage Per Parcel	Total Assessment (Net Acres) **
236-191-14	8	Toll North Reno, LLC	0.29	\$27,751.18
236-191-15	8	Toll North Reno, LLC	0.28	\$27,751.18
236-191-16	8	Toll North Reno, LLC	0.30	\$27,751.18
236-191-17	8	Toll North Reno, LLC	0.31	\$27,751.18
236-191-18	8	Toll North Reno, LLC	0.31	\$27,751.18
236-191-19	8	Toll North Reno, LLC	0.26	\$27,751.18
236-191-20	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-21	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-22	8	Toll North Reno, LLC	0.24	\$27,751.18
236-191-23	8	Toll North Reno, LLC	0.35	\$27,751.18
236-191-24	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-01	8	Toll North Reno, LLC	0.22	\$27,751.18
236-192-02	8	Toll North Reno, LLC	0.23	\$27,751.18
236-192-03	8	Toll North Reno, LLC	0.25	\$27,751.18
236-192-04	8	Toll North Reno, LLC	0.22	\$27,751.18
236-192-05	8	Toll North Reno, LLC	0.23	\$27,751.18
236-192-06	8	Toll North Reno, LLC	0.23	\$27,751.18
236-192-07	8	Toll North Reno, LLC	0.26	\$27,751.18
236-192-08	8	Toll North Reno, LLC	0.34	\$27,751.18
236-192-09	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-10	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-11	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-12	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-13	8	Toll North Reno, LLC	0.26	\$27,751.18
236-192-14	8	Toll North Reno, LLC	0.26	\$27,751.18
236-192-15	8	Toll North Reno, LLC	0.24	\$27,751.18
236-192-16	8	Toll North Reno, LLC	0.32	\$27,751.18
236-201-01	8	Toll North Reno, LLC	0.25	\$27,751.18
236-201-02	8	Toll North Reno, LLC	0.33	\$27,751.18
236-201-03	8	Toll North Reno, LLC	0.51	\$27,751.18
236-201-04	8	Toll North Reno, LLC	0.43	\$27,751.18
236-201-05	8	Toll North Reno, LLC	0.41	\$27,751.18
236-202-01	8	Toll North Reno, LLC	0.45	\$27,751.18
236-202-02	8	Toll North Reno, LLC	0.28	\$27,751.18
236-202-03	8	Toll North Reno, LLC	0.28	\$27,751.18
236-202-04	8	Toll North Reno, LLC	0.28	\$27,751.18
236-202-05	8	Toll North Reno, LLC	0.30	\$27,751.18
236-202-06	8	Toll North Reno, LLC	0.35	\$27,751.18
236-202-07	8	Toll North Reno, LLC	0.46	\$27,751.18
236-202-08	8	Toll North Reno, LLC	0.30	\$27,751.18
236-202-09	8	Toll North Reno, LLC	0.56	\$27,751.18

APN	Planning Area	Ownership	Net Acreage Per Parcel	Total Assessment (Net Acres) **
236-202-10	8	Toll North Reno, LLC	0.69	\$27,751.18
236-202-11	8	Toll North Reno, LLC	0.40	\$27,751.18
236-202-12	8	Toll North Reno, LLC	0.33	\$27,751.18
			367.60	\$26,110,000.00

*APN list as of October 1, 2024, shown for planning purposes only. The developer is currently in the process of mapping certain parcels within APNs that include Village 7 and a portion of Village 8. Upon the creation of SAD No. 1, the assessments will be reapportioned in accordance with the methodology described herein.

**Assessment based on original taxable acreage prior to Village 8 partially subdividing.





T5582

42/4/4

871

1

100

SEE - SHEET 2 OF 10

100

SUBSEQUENT
TO THIS MAJFOR AN
CHANG

5488524 Page 7 of 10

T5582

1000

100

1

10

1

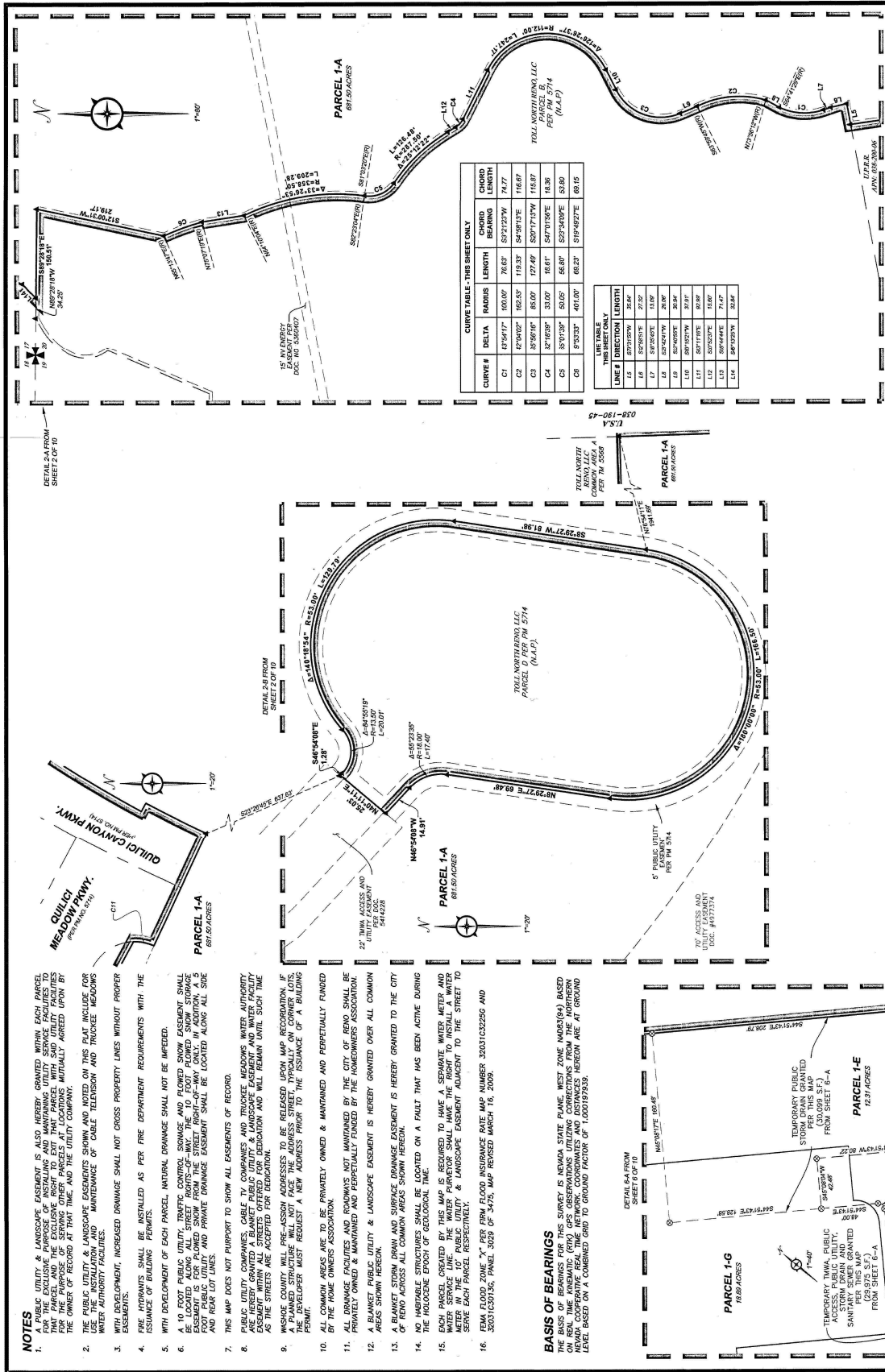
100

7-510

2024 Dec 31

E49



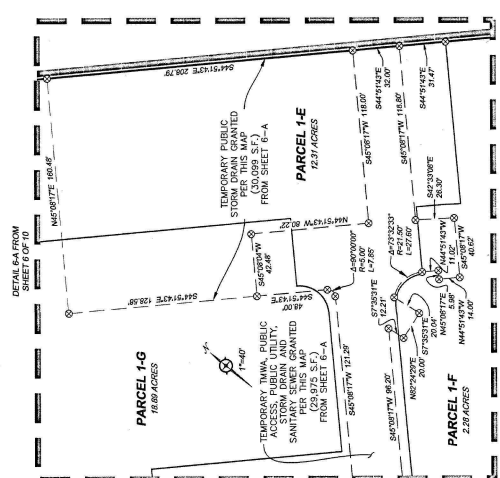


NOTES

1. A PUBLIC UTILITY & LANDSCAPE EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL THAT PARCEL 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, AND 1-G. THE EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
2. THE PUBLIC UTILITY & LANDSCAPE EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
3. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
4. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE EASEMENT OF BUILDING PERMITS.
5. WITH DEVELOPMENT OF EACH PARCEL, NATURAL DRAINAGE SHALL NOT BE IMPEDED.
6. A 10 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, AND FLOWED SNOW EASEMENT SHALL BE GRANTED FOR THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SANITARY FACILITIES TO THE PUBLIC UTILITY & LANDSCAPE EASEMENT. THE EASEMENT SHALL BE LOCATED ALONG ALL SIDE AND FRONT LOT LINES.
7. THIS MAP DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
8. PUBLIC UTILITY COMPANIES, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY ARE HEREBY GRANTED THE EXCLUSIVE RIGHT TO INSTALL AND MAINTAIN ANY FACILITIES OR EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED UPON MAP RECORDED, IF THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE EASEMENT OF A BUILDING PERMIT.
10. ALL COMMON AREAS ARE TO BE PRIMARILY OWNED & MAINTAINED PERPETUALLY FUNDED BY THE HOME OWNERS ASSOCIATION.
11. ALL DRAINAGE FACILITIES AND ROADWAYS NOT MAINTAINED BY THE CITY OF RENO SHALL BE PRIMARILY OWNED & MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION.
12. A 10 FOOT PUBLIC UTILITY & LANDSCAPE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
13. A BLANKET STORM DRAIN AND SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF RENO ACROSS ALL COMMON AREAS SHOWN HEREON.
14. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
15. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER SERVICE EACH PARCEL RESPECTIVELY.
16. FIRM FLOOD ZONE "X" PER FIRM FLOOD INSURANCE RATE MAP NUMBER 32031C32250 AND 32031C30135, PANEL 3029 OF 3475, MAP REVISED MARCH 16, 2008.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN HEMISPHERE TRANSIT SYSTEM (NHTS) STATION. THE BEARINGS HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GROUND TO GROUND FACTOR OF 1.000179238.



Truckee Meadows
Surveying & Mapping, LLC
 1344 Dine Dr. #443
 Sparks, Nevada 89435
 775.380.9550 direct
 775.380.9550 fax

TRACT MAP
QUILICI RANCH - VILLAGE 7C, UNIT 1
 A DIVISION OF PARCEL 1-B OF TRACT MAP 556 & PARCEL A-1 OF TRACT MAP 558
 LYING WITHIN THE S 1/2 OF SEC. 17 & A PORTION OF SEC. 20, T17N, R8E, M3M
 WASHOE COUNTY
 NEVADA

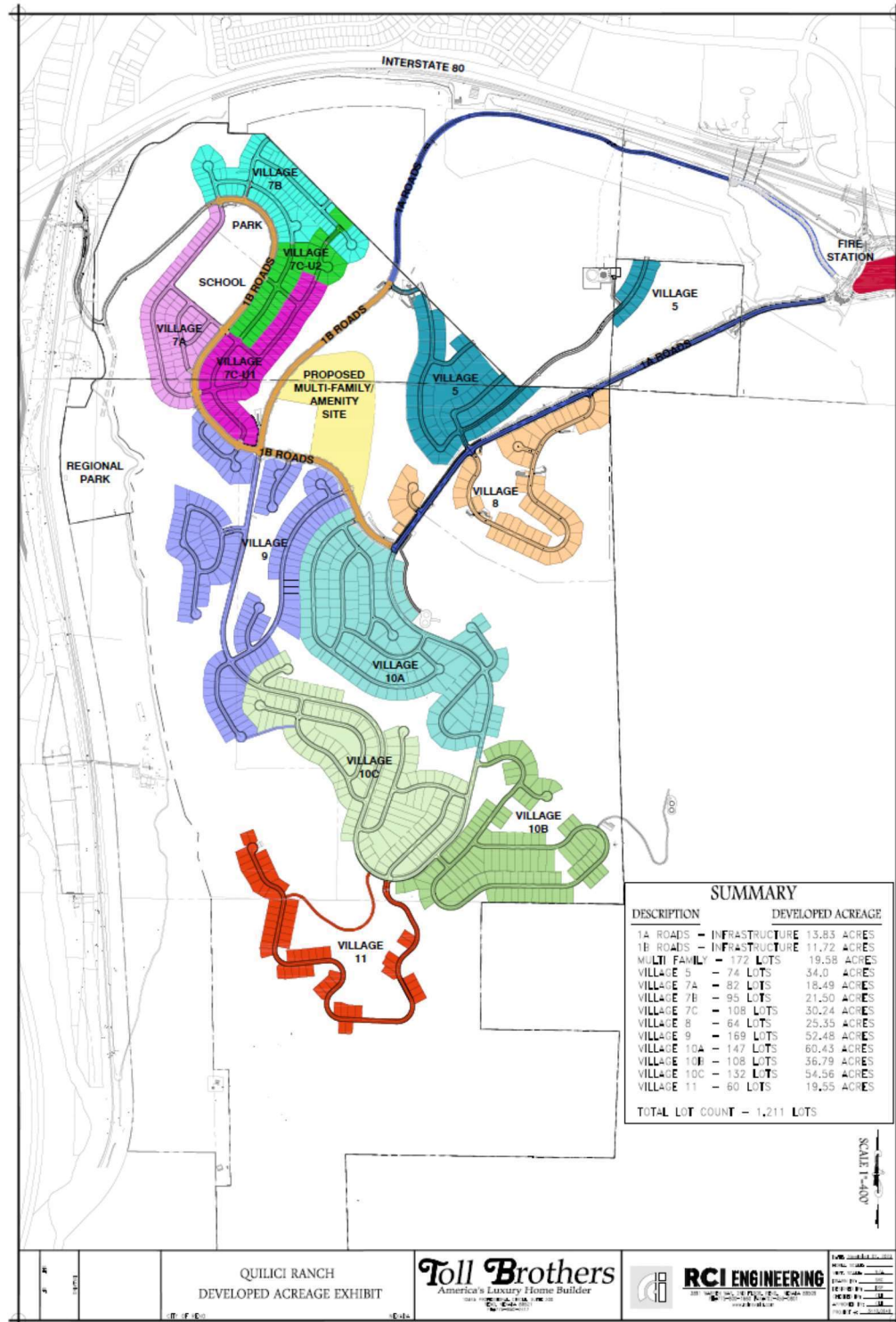
DRAWN BY: S2724
 CHECKED BY: GDI
 SHEET 10 OF 10

APPENDIX C

Land Use Plans

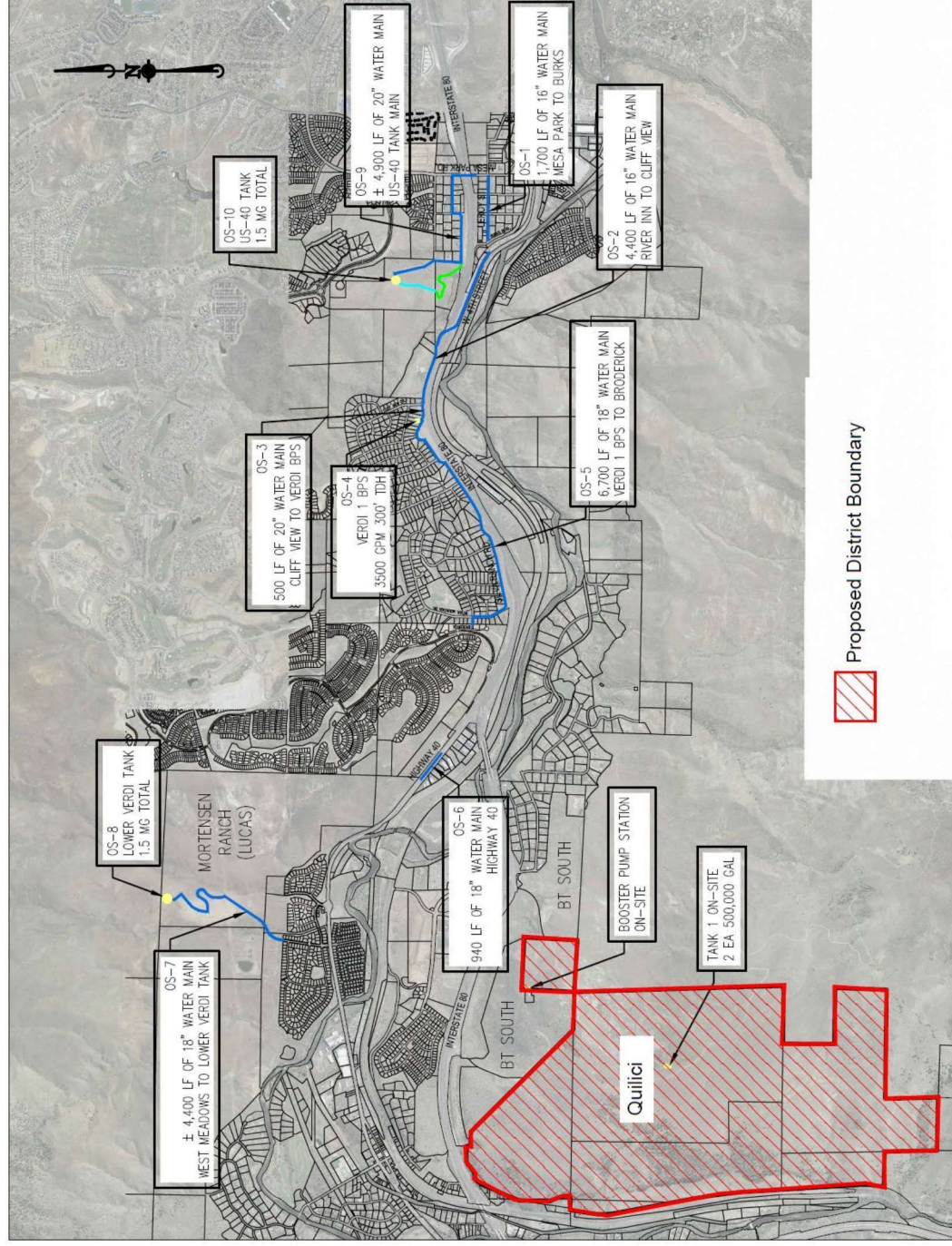


Quilici Special Assessment District Conceptual Land Use Plan



Source: RCI Engineering.

Quilici Special Assessment District Proposed District Boundary and Water Improvement Location Map



Source: RCI Engineering.