

**B.9** Staff Report (For Possible Action): Approval of modified Amendment No. 2 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

## STAFF REPORT

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**Date:** January 22, 2025

**To:** Mayor and City Council

**Through:** Jackie Bryant, City Manager

**Subject:** Staff Report (For Possible Action): Approval of modified Amendment No. 2 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

**From:** Bryan McArdle, Revitalization Manager

**Department:** City Manager's Office

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### Summary:

The proposed Amendment No. 2 to the Professional Services Agreement (PSA) between the City of Reno and the Downtown Reno Business Improvement District (DRBID), doing business as the Downtown Reno Partnership (DRP), introduces significant changes to the scope and financial terms of the original agreement. The amendment eliminates all provisions related to Supplemental Police Services and the associated payment, reflecting adjustments due to changing economic conditions. Additionally, the amendment updates the City Maintenance Services and sets the City Maintenance Payment for Fiscal Year 2024/2025 at \$479,550. This amendment also modifies definitions and removes Exhibit D, which pertained to Supplemental Police Services, while revising Exhibit E related to Maintenance Services. The goal is to ensure more streamlined operations and maintain the effectiveness of the services provided within the District.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?		X
Other Considerations		
What percent of the total City budget does this item represent?	N/A	

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

August 14, 2019 – Council approved modified Amendment No. 1 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District dba Downtown Reno Partnership.

June 12, 2019 – Council approved Amendment No. 1 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District dba Downtown Reno Partnership.

May 23, 2018 – Council approved and directed the Mayor to sign the Professional Services Agreement between the City of Reno and the Downtown Management Organization, legally known as the Downtown Reno Business Improvement District (DMO).

**Background:**

Under the authority of NRS 271.332, the City of Reno can contract with a nonprofit association to manage and provide services for the Downtown Reno Business Improvement District (BID). The initial PSA, executed on May 23, 2018, and amended on August 14, 2019, set forth terms for DRP to manage the BID, including baseline services, enhanced maintenance, and supplemental police services.

**Discussion:**

Amendment No. 2 reflects agreed-upon changes due to evolving economic conditions and the need to optimize service delivery. Key changes include:

- Elimination of Supplemental Police Services
  - The definition of "Supplemental Police Services" and "Supplemental Police Services Payment" are deleted.
  - Section 3.2, which defined the scope, type, and level of Supplemental Police Services, is deleted.
  - Section 3.5.2, which related to the payment for these services, is also removed.
  - Exhibit D, which described Supplemental Police Services, is deleted in its entirety.
- City Maintenance Services
  - Section 3.5.3 outlines that the City will retain \$479,550 from BID revenues for City Maintenance Services for Fiscal Year 2024/2025.
  - Exhibit E, which details Maintenance Services, is amended and restated.

- Operating Budget Updates

- The Association is required to submit an Operating Budget by February 1 each year, detailing revenues, expenditures, and any proposed changes to City Maintenance Services.
- Any unexpended BID revenue will roll over to the following fiscal year unless the BID is terminated, in which case remaining funds revert to the City.
- These changes simplify the agreement by focusing on core maintenance services and reducing administrative complexities related to police services.

**Financial Implications:**

The amendment eliminates the provisions related to Supplemental Police Services, thereby removing the associated Supplemental Police Services Payment. This change reduces expenditures previously allocated to law enforcement support within the Downtown Reno Business Improvement District (BID). In place of this, the City Maintenance Services Payment for Fiscal Year 2024/2025 is set at \$479,550, which will be retained by the City from BID revenues. This amount reflects the costs for the City to provide baseline maintenance services within the BID and may be modified through mutual agreement as outlined in Section 3.3 of the Professional Services Agreement (PSA).

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law. The amendment aligns with NRS 271.332, which allows the City of Reno to contract with nonprofit associations to manage and provide services for improvement districts.

**Recommendation:**

Staff recommends approval of the modified Amendment No. 2 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

**Proposed Motion:**

I move to approve the modified Amendment No. 2 to Professional Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

**Attachments:**

- AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT DOWNTOWN RENO BUSINESS IMPROVEMENT DISTRICT
- PROFESSIONAL SERVICES AGREEMENT DOWNTOWN RENO BUSINESS IMPROVEMENT DISTRICT

**AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT  
(DOWNTOWN RENO BUSINESS IMPROVEMENT DISTRICT)**

**THIS AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT** (“**Amendment**”) is entered this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Reno, Nevada, as municipal corporation (“**City**”), and the Downtown Reno Business Improvement District, a private Nevada nonprofit corporation (“**Association**”).

**RECITALS**

A. **WHEREAS**, the City and Association previously entered into a Professional Services Agreement dated May 23, 2018 and a First Amendment to the Professional Services Agreement dated August 14, 2019 (collectively, the “**Agreement**”), setting forth terms and conditions for the Association to govern, manage, operate and administer the Downtown Reno Business Improvement District (“**BID**”); and,

B. **WHEREAS**, pursuant to Ordinance No. 6518 adopted by the Reno City Council on May 22, 2019, the City approved changes to the Management Plan (Exhibit “A”) and levied special assessments against lands specially benefitted by the BID to defray the costs of the project; and

C. **WHEREAS**, the Agreement obligates the City to provide certain City Maintenance Services and Supplemental Police Services within the BID and allows the City to retain a City Maintenance Payment and a Supplemental Police Services Payment from funds collected within the BID; and,

D. **WHEREAS**, Section 3.2 of the Agreement allows the City and the Association to mutually agree to modify the scope, type and level of Supplemental Police Services; and,

E. **WHEREAS**, Section 3.3 of the Agreement allows the City and the Association to mutually agree to modify the scope, type and level of City Maintenance Services; and

F. **WHEREAS**, due to changing economic conditions, the City and the Association have agreed to eliminate Supplemental Police Services and the Supplemental Police Services Payment, and modify the City Maintenance Services and the City Maintenance Payment as set forth in the Agreement; and

G. **WHEREAS**, the elimination of Supplemental Police Services and the Supplemental Police Services Payment warrants clarification of base level of police services provided by the City of Reno.

**NOW, THEREFORE**, in consideration of the aforesaid recitals, which are incorporated by reference into this Amendment, the parties mutually agree to amend the Agreement and replace or delete the original identified sections, subsections, and/or exhibits identified below in the Agreement in their entirety as set forth below:

## **Article 1**

### **1.1 Definitions.**

The definition of “Supplemental Police Services” is deleted in its entirety.

The definition of “Supplemental Police Services Payment” is deleted in its entirety.

### **1.2 Exhibits.**

The reference to Exhibit D is deleted in its entirety.

## **Article 2**

### **2.3.2 Operating Budget.**

On or before February 1 of each year during the Term, Association shall prepare, file with the City Clerk and provide to the City Manager and City Council for review and approval for conformance with applicable Laws and the purposes and intent of the BID the Operating Budget for the subsequent Fiscal Year in the line item form attached hereto as Exhibit “F”. Such approval not to be unreasonably withheld and is subject to the results of the public hearing held pursuant to NRS 271.377. Association is authorized to expend BID Revenues for all Operating Expenses set forth in the approved Operating Budget. The Operating Budget shall include the following information in accordance with NRS 271.472:

- (a) The name of the District;
- (b) The Fiscal Year to which the report applies;
- (c) Any proposed changes to the boundaries of the District for that Fiscal Year;
- (d) The BID Services to be provided for that Fiscal Year;
- (e) An estimate of the projected Operating Expenses for that Fiscal Year, including the cost of providing the BID Services set forth pursuant to paragraph (d);
- (f) An estimate of the projected BID Revenues for that Fiscal Year;
- (g) The method and basis of levying each assessment to be levied for that Fiscal Year in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property for that Fiscal Year;
- (h) The amount of any surplus or deficit to be carried over from a preceding Fiscal Year; and
- (i) The amount of any money received by Association from sources other than assessments levied pursuant to NRS Chapter 271.

The Operating Budget shall also include any request by the Association for modification to established City Maintenance Services for the Fiscal Year.

Any changes resulting from the public hearing held pursuant to NRS 271.377 shall be incorporated into the final Operating Budget for the subsequent Fiscal Year.

Any BID Revenue which is not expended in a Fiscal Year shall roll into the appropriate designated accounts (Standard, Premium, and Premium Plus BID Services) in accordance with the Management Plan and become available for expenditure by Association in subsequent Fiscal Year(s); provided, in the event the BID is terminated any remaining

unused BID Revenue at the time of termination shall be returned to the City for administration in accordance with applicable Law. The Parties agree that the approved Operating Budget for the BID for the Fiscal Year shall be in such amount approved by the City each Fiscal Year in accordance with this section.

### **Article 3**

#### **3.2 Supplemental Police Services.**

Section 3.2 is deleted in its entirety.

#### **3.5.2 Supplemental Police Services Payment.**

Section 3.5.2 is deleted in its entirety.

**3.5.3 City Maintenance Services.** City shall retain from BID Revenues an amount equal to the City Maintenance Payment, which funds shall be paid to the City in satisfaction of all payments due for City Maintenance Services. The City Maintenance Services Payment for Fiscal Year 2024/2025 shall be \$479,550.00, unless otherwise modified pursuant to Section 3.3.

### **Article 8**

**8.10 Approvals.** Whenever this Agreement calls for City approval, consent, or waiver, the written approval, consent, or waiver of the City Manager shall constitute the approval, consent, or waiver of the City, without further authorization required from the City Council. Where this Agreement specifically refers to City Council, then City Council approval, consent, or waiver is required. The City hereby authorizes the foregoing persons to deliver such approvals or consents as are required by this Agreement, or to waive requirements under this Agreement, on behalf of the City. Notwithstanding anything to the contrary in this Agreement, the City Manager shall be authorized to approve and sign any amendments to this Agreement and its Exhibits in order to make this Agreement and its Exhibits consistent with the approved Operating Budget of the Association.

### **Exhibits**

#### **Exhibit “C” – Base Services for the Downtown Reno Business Improvement District.**

Exhibit C of the Agreement is hereby amended and restated in its entirety as attached hereto.

#### **Exhibit “D” – Supplemental Police Services Description.**

Exhibit D of the Agreement is deleted in its entirety.

#### **Exhibit “E” – Maintenance Services Description.**

Exhibit E of the Agreement is hereby amended and restated in its entirety as attached hereto.



This Amendment shall be effective on the date it is duly executed by all of the parties. The parties agree that this Amendment, together with the original Agreement, its attachments, contains the entire agreement of the parties and supersedes any written or oral representations, promises, warranties, or other undertakings made during the negotiation of this Amendment.

This Amendment may be executed in counterparts and is effective when each party receives a complete set of counterpart signature pages. All other terms and conditions of the original Agreement shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be signed and intend to be legally bound thereby.

**ASSOCIATION:**  
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT,  
A Nevada nonprofit corporation

By: \_\_\_\_\_  
Tony Marini, President

Dated: \_\_\_\_\_

**CITY:**  
CITY OF RENO

**ATTEST:**

By: \_\_\_\_\_  
Hillary Schieve, Mayor

By: \_\_\_\_\_  
Mikki Huntsman, City Clerk

**APPROVED AS TO FORM**

By: \_\_\_\_\_  
Deputy City Attorney

**Add administrative ability to make minor changes to the PSA and exhibits.**

## Exhibit “C”

### Base Services for the Downtown Reno Business Improvement District

The Downtown Reno Business Improvement District (BID) Base Services described below are provided by the departments of Parks, Recreation & Community Services; Police; and Public Works. Negative fluctuations in the economy may lead to fiscal constraints and could require a reduction in budgets affecting these services. Any services funded through grants or other non-City revenue may also be subject to fluctuating service levels.

#### Parks, Recreation & Community Services & Public Work

Activity	Non- BID Service Level	2024-2025 Total
Citywide		
Illegal Dumping and Unattended Property Removal	Within two days of notification to M&O or as discovered by staff.	\$0
Street Light and Traffic Signal Maintenance	City owned street lights are re-lamped, replaced, and maintained as needed. This includes Sternberg street lights and alleyway lighting.	\$0
Street Sign and Wayfinding Sign Maintenance	As needed	\$0
Graffiti Removal	As needed	\$0
Street Snow Removal	As needed	\$0
Special Event Sweepings/ Washings	As needed. Billed to the promoter	\$0
Street Sweeping	Once per month	\$0
Weed Removal	Minimum 2 times per year	\$0
Crosswalk Striping	Every other year	\$0
Long line striping	Every other year	\$0
Curb painting	Every other year	\$0

#### Reno Police Department

- **Patrols** –The base police patrol services are provided in the form of bike teams, patrol cars, walking teams, or any other type of equivalent police service within the sole discretion of the City Police Chief.

**Exhibit “E”**

**Maintenance Services Description.**

The Maintenance Services provided within the BID District will include the following:

		COR			
Activity	Frequency	Time (Hours)	Dedicated Staff Costs	Supplies & Equipment	2024 – 2025 Total
BID Wide Services (Includes Base Services and BID Wide Services and Premium Services)					
Public Trash Receptacles- Pressure Washing, Repairs, Paint, Replacement, Emptying	Emptied three times a week by Waste Management. City of Reno staff empty daily as needed.	600	\$24,141.00	\$21,481.77	\$45,622.77
Riverwalk- General cleaning, maintenance, landscape, including replacing flowers and weeding, irrigation maintenance and repair, and pressure washing	Weekly	468	\$30,859.96	\$11,115.78	\$41,975.74
Street Mechanical Sweeping	Once every two weeks (Streets outside the BID are swept once per month)	234	\$19,978.92	\$26,500.00	\$46,478.92
Curb painting	Up to twice a year	280	\$20,769.00	\$7,813.00	\$28,582.00
Long-line Striping	Every year	60	\$5,122.80	\$1,338.00	\$6,460.80
Crosswalk Striping	Every year	200	\$14,835.00	\$4,042.00	\$18,877.00
Total		1,842	\$115,706.68	\$72,290.54	\$187,997.22

Yellow indicates street fund employees. This work is in addition to people who are assigned downtown.

The Maintenance Services provided within the BID District premium maintenance level area<sup>1</sup> by the City will include the following:

Activity	Frequency	Time (Hours)	COR Dedicated Staff Costs	Supplies & Equipment	2024-2025 Total
<b>Premium Services Area (Includes Base Services and BID Wide Services and Premium Services and Premium Plus Services)</b>					
Detail Cleaning of Public Benches, Public Bike Racks	As needed	54	\$2,172.69	\$1,763.36	\$3,936.05
Alleyway Pressure Washing, Cleaning, and Graffiti Removal- Lovers Lane, Fireside Alley, Gallery Alley, and Unnamed Alley-Midblock 2nd Street, between Sierra and West from 2nd Street to Montage property.	Every other week	380	\$23,415.40	\$9,871.78	\$33,287.18
All Sidewalks within BID Premium Services Area- Pressure Washing, Cleaning, and Graffiti Removal	4 times per year	350	\$21,981.00	\$6,947.70	\$28,928.70
Planter Boxes- Planting, Pruning, Weeding, and Irrigation Maintenance. Not Trees	As needed	60	\$4,219.90	\$2,848.18	\$7,068.08
<b>Total</b>		<b>844</b>	<b>\$51,788.99</b>	<b>\$21,431.02</b>	<b>\$73,220.0</b>

<sup>1</sup>As defined in Exhibit A, Management Plan, BID map, p. 9.

The Maintenance Services provided within the BID District premium plus level area (Virginia St.) by the City will include the following:

Activity	Frequency	Time (Hours)	COR Dedicated Staff Costs	Supplies & Equipment	2024-2025 Total
<b>Premium Plus Service Areas</b>					
Detail Cleaning of Public Benches, Public Bike Racks	As needed	150	\$6,035.25	\$5,120.44	\$11,155.69
Alleyway Pressure Washing, Cleaning, and Graffiti Removal- Lincoln Alley, Douglas Alley, Fulton Alley South, Fulton Alley North,	Weekly	800	\$54,793.00	\$18,509.02	\$73,302.02
All Sidewalks within BID Premium Plus Services Area- Pressure Washing, Cleaning, and Graffiti Removal	Weekly	1,220	\$84,813.00	\$17,746.26	\$102,559.26
Snow Removal on Sidewalks in Premium Plus Services Area	During snow event	TBD		\$2,000.00	\$2,000.00
Planter Boxes- Planting, Pruning, Weeding, and Irrigation Maintenance. Not Trees	As needed	10	\$853.80	\$2,141.36	\$2,995.16
Weekend garbage can service, spot cleaning. Part-time employee	16 Hours per week, Saturday & Sunday	832	\$14,560.00	\$11,761.38	\$26,321.38
<b>Total</b>		<b>3,012</b>	<b>\$161,055.05</b>	<b>\$57,278.46</b>	<b>\$218,333.51</b>

Yellow indicates street fund employees. This work is in addition to people who are assigned downtown.

## AGREEMENT FOR PROFESSIONAL SERVICES

This AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") is entered into this 23rd day of May, 2018, by and between the City of Reno, Nevada, as municipal corporation ("City"), and the Downtown Reno Business Improvement District, a private Nevada nonprofit corporation ("Association").

### RECITALS

**WHEREAS**, through the "Consolidated Local Improvement Law" (Chapter 271 of the Nevada Revised Statutes), counties, cities and towns are permitted to create Neighborhood Improvement Projects for the beautification and improvement of an area through the provision of promotional activities and related services; and

**WHEREAS**, the City Council of the City of Reno determined that public convenience and necessity require the creation of a Neighborhood Improvement Project in the downtown Reno corridor; and

**WHEREAS**, pursuant to Ordinance No. 6455 adopted by the Reno City Council on March 16, 2018, the City created a Neighborhood Improvement Project titled the Downtown Reno Business Improvement District and designated an improvement district generally located in downtown Reno in which special assessments would be levied against lands specially benefitted by the BID to defray the costs of the project; and

**WHEREAS**, pursuant to NRS Chapter 271, the BID (as defined below) is intended to facilitate and finance the provision of certain services and promotional activities within the District (as defined below) as described within the Management Plan (as defined below) and Engineer's Report (as defined below); and

**WHEREAS**, the City will continue to provide a base level of services in the District consistent with the type and level of services provided by the City at the time of creation of the District, which scope and level is included in Exhibit "C" attached to this Agreement and titled Base Services (as defined below); and

**WHEREAS**, the City will provide Supplemental Police Services (as defined below) within the District as further described in this Agreement; and

**WHEREAS**, the City will provide City Maintenance Services (as defined below) within the District as further described in this Agreement; and

**WHEREAS**, as permitted under NRS Chapter 271.332, the City seeks to contract with a private nonprofit corporation to provide the improvements that are specified in the Management Plan and that are generally referred herein as BID Services (as defined below), and to expend BID Revenue (as defined below) and manage the BID's day-to-day operations on the terms and conditions of this Agreement; and

**WHEREAS**, the Association is an "association" within the meaning of NRS 271.057 and was formed on November 17, 2017, with the intent of being the private association responsible for managing and operating the BID in accordance with the Management Plan; and

**WHEREAS**, the City seeks to contractually engage with the Association to govern, manage, operate and administer the BID and provide the BID Services in accordance with the Management Plan; and

**WHEREAS**, the Association represents it is duly qualified and able to render the BID Services in accordance with the Management Plan and as further described in this Agreement.

**NOW, THEREFORE**, in consideration of the aforesaid recitals, which are incorporated by reference into this Agreement, the parties mutually agree as follows:

## **ARTICLE 1 DEFINITIONS AND EXHIBITS**

### **1.1     Definitions.**

In addition to the terms defined elsewhere in this Agreement, the following definitions shall apply:

**“Account”** means the account established at a financial institution by Association for the deposit and administration of BID Revenues in accordance with this Agreement.

**“Agreement”** means this Professional Services Agreement.

**“Base Services”** means the type and level of services provided by the City within the District at the time the BID was created, including the services described in Exhibit “C” attached hereto.

**“BID”** shall mean the “neighborhood improvement project” within the meaning of NRS 271.147 described in Ordinance No. 6455 as the Downtown Reno Business Improvement District, and adopted by the Reno City Council on March 16, 2018, in accordance with NRS Chapter 271, and any amendments thereto.

**“BID Assessments”** shall mean the special “assessment” within the meaning of NRS 271.045, or the levy thereof, against property within the District to defray wholly or in part the costs of the BID, as such may be adjusted from time to time.

**“BID Revenues”** shall mean all funds received from the levying and collection of BID Assessments.

**“BID Services”** shall mean collectively those services identified in the Management Plan including: i) the Standard BID Services, ii) the Premium Services, iii) the Premium Plus Services, and iv) the Downtown-Wide Advocacy, Improvements & Activities (as defined in the Management Plan).

**“City”** means the City of Reno, Nevada, a municipal corporation.

**“City Maintenance Services”** means the type and level of cleaning and maintenance services described in Exhibit “E” attached hereto provided by the City within the District in accordance with Section 3.3, and as such may be adjusted from time to time in accordance with Section 3.3.

**“City Maintenance Service Payment”** means the City Maintenance Services costs which are allocated to the BID and paid from BID Revenues, determined in accordance with Section 3.5.3 of this Agreement.

**“City Manager”** means the City Manager of the City or its designee.

**“City Police Chief”** means the Chief of Police of the City, or its designee.

**“District”** shall mean the “improvement district” within the meaning of NRS 271.130 and geographical area within the City of Reno designated and delineated by the City Council in Ordinance No. 6455 adopted on March 16, 2018 to be assessed for the BID project, as more particularly described in the map included on page nine of the Management Plan.

**“Effective Date”** shall mean the date this Agreement has been validly executed by all Parties.

**“Engineer’s Report”** means the Downtown Reno Business Improvement District Engineer’s Report dated January 2018 prepared by Kristin Lowell Inc., a copy of which is attached hereto as Exhibit “B”, as such may be amended from time to time.

**“Fiscal Year”** means the period commencing on July 1 of each year and terminating June 30 or such other period which corresponds with the City’s fiscal year.

**“Law”** means collectively, (i) NRS Chapter 271; (ii) City Ordinance No. 6455, adopted on March 16, 2018; and (iii) all other material statutes, ordinances, laws, rules, regulations, and requirements under federal, State, City and other local authority applicable to the terms and conditions of this Agreement.

**“Management Plan”** means the Downtown Reno BID Management Plan dated October 31, 2017, attached hereto as Exhibit “A”, as such may be amended from time to time pursuant to the requirements of NRS Chapter 271, specifically NRS 271.297.

**“Monthly Payment”** means the amount of BID Revenue paid by City to Association on a monthly basis during the Term, calculated by dividing the sum of the total BID Assessments for the applicable Fiscal Year less the Supplemental Police Payment and City Maintenance Service Payment for the applicable Fiscal Year, if any, by twelve. By way of example, the “total BID Assessments” for Fiscal Year 2018/2019 is \$2,350,000, and as adjusted in accordance with this Agreement to reflect a one-time Start-up Fund in the amount of \$75,000, the Monthly Payment for Fiscal Year 2018/2019 shall be \$95,833.33  $((\$2,350,000 - \$725,000 - \$400,000 - \$75,000)/12)$ .

**“Operating Budget”** means the annual operating budget of the Association for the operation and maintenance of the BID.

**“Operating Expenses”** means actual fees, costs and expenses incurred by Association for the management, operation and maintenance of the BID, facilitating and implementing the Management Plan, providing and/or performing the BID Services, conducting the day-to-day operations of the BID, performing its obligations under this Agreement, and as otherwise necessary and appropriate for the administration and operation of the BID.

**“Premium Services”** means the “Premium Services” described in the Management Plan provided within those portions of the District qualified for Premium Services, including: i)



additional sanitation, street and sidewalk cleaning and patrols, and power washing; ii) periodic removal of litter, weeds, and graffiti; iii) cleaning of public furniture and fixtures; and iii) other sanitation and cleaning services and special maintenance in Association's discretion as they arise.

**"Premium Plus Services"** means the "Premium Plus Services" described in the Management Plan provided within the Virginia Street corridor of the District consisting of more frequent maintenance and cleaning services and other sanitation and cleaning services and special maintenance in Association's discretion as they arise.

**"Standard BID Services"** means the "Standard Services" described in the Management Plan, including: i) a "clean and safe" program that deploys teams of safety ambassadors and maintenance patrols throughout the District which ambassadors shall provide quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services; ii) District-wide sanitation, street and sidewalk cleaning services including, "on-demand spot cleaning" throughout the District; iii) "promotional activities" within the meaning of NRS 271.178, including services related to security, sanitation, cleaning of streets, and other activities that benefit business and real property located in the District; and iv) Association administrative staff and personnel.

**"Supplemental Police Services"** means the dedicated deployment of City of Reno police officers within the District more particularly described in Exhibit "D" attached hereto, as such may be adjusted from time to time in accordance with Section 3.2 of this Agreement.

**"Supplemental Police Services Payment"** means the Supplemental Police Services costs which are allocated to the BID and paid from BID Revenues, determined in accordance with Section 3.5.2 of this Agreement.

1.2 Exhibits. The following exhibits are attached to and incorporated into this Agreement as fully enforceable under the terms expressed herein:

Exhibit A	Management Plan
Exhibit B	Engineer's Report
Exhibit C	Base Services
Exhibit D	Supplemental Police Services Description
Exhibit E	Maintenance Services Description
Exhibit F	FY 2018-2019 Operating Budget

## **ARTICLE 2 MANAGEMENT AND OPERATION OF THE BID**

2.1 BID Management and Operation. Pursuant to NRS 271.332, City hereby engages Association as an independent contractor and on an exclusive basis during the Term to provide the BID Services within the District, to administer, manage and operate the BID and to act as the "Downtown Management Association" contemplated in the Management Plan, all on the terms and conditions of this Agreement and applicable provisions of NRS Chapter 271.

2.2 Association's Obligations. Association shall administer, manage and operate the BID in compliance with the Management Plan and all applicable Laws. Association's authority and responsibility shall include the following:

2.2.1 BID Operation. Association shall be responsible for the day to day administration, management and operation of the BID and shall provide and/or subcontract for the provision of BID Services within the District and otherwise administer and implement the BID as contemplated by the Management Plan. Association shall be responsible for managing all operations of the BID, including administering, negotiating, and executing employment contracts, service contracts, vendor agreements, leases, licenses and all other actions required in the ordinary course of managing and operating the BID.

2.2.2 BID Services. Association shall provide the BID Services within the District. Association may enter such other contracts, subcontracts or vendor agreements with City and/or third parties as necessary or appropriate to facilitate Association's operation of the BID and provision of BID Services.

2.2.3 Equipment. Association may acquire, lease and operate such equipment and inventory necessary and appropriate for the provision of BID Services and administration of the BID.

2.2.4 BID Revenue; Operating Expenses. Association shall pay Operating Expenses from BID Revenue and shall manage and expend BID Revenue as provided in Section 2.3 of this Agreement.

2.2.5 Recommendations to City. As provided under NRS 271.297, Association may at any time request the City adjust or modify aspects of the BID, District and/or Management Plan from time to time, including: i) adjustments in the rate, formula, or methodology of BID Assessments as permitted by applicable law, provided any proposed increase in BID Assessments is limited to a maximum increase of five percent (5%) per Fiscal Year; ii) modifications of the BID Services; iii) modifications of the geographical area of the District; and iv) termination of the BID.

2.2.6 Other. Association may take any other actions necessary or appropriate to manage and operate the BID and provide the BID Services, consistent with the terms and conditions of this Agreement and applicable Law.

### 2.3 Administration of BID Revenue and Operating Expenses; Reports

2.3.1 Use of BID Revenue. Association shall use and expend BID Revenues for the sole and exclusive purposes of paying Operating Expenses. All BID Revenues shall be the sole and exclusive property of the City, managed by the Association, which City shall deposit in the Account managed by Association pursuant to this Agreement. Notwithstanding the Association's receipt of BID Revenues on behalf of the City, the Association shall have no title, interest, lien or set-off rights on or against any portion of the BID Revenues except to pay Operating Expenses as provided in this Agreement.

2.3.2 Operating Budget. On or before February 1 of each year during the Term, Association shall prepare, file with the City Clerk and provide to the City Manager and City Council for review and approval for conformance with applicable Laws and the purposes and intent of the BID, such approval not to be unreasonably withheld, the Operating Budget for the subsequent Fiscal Year in the line item form attached hereto as Exhibit "F". Association is authorized to expend BID Revenues for all Operating Expenses set forth in the approved Operating Budget. The Operating Budget shall include the following information in accordance with NRS 271.472:

- (a) The name of the District;
- (b) The Fiscal Year to which the report applies;
- (c) Any proposed changes to the boundaries of the District for that Fiscal Year;
- (d) The BID Services to be provided for that Fiscal Year;
- (e) An estimate of the projected Operating Expenses for that Fiscal Year, including the cost of providing the BID Services set forth pursuant to paragraph (d);
- (f) An estimate of the projected BID Revenues for that Fiscal Year;
- (g) The method and basis of levying each assessment to be levied for that Fiscal Year in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property for that Fiscal Year;
- (h) The amount of any surplus or deficit to be carried over from a preceding Fiscal Year; and
- (i) The amount of any money received by Association from sources other than assessments levied pursuant to NRS Chapter 271.

The Operating Budget shall also include any request by the Association for modification to established Supplemental Police Services and City Maintenance Services for the Fiscal Year.

Any BID Revenue which is not expended in a Fiscal Year shall roll into and become available for expenditure by Association in subsequent Fiscal Year(s); provided, in the event the BID is terminated any remaining unused BID Revenue at the time of termination shall be returned to the City for administration in accordance with applicable Law. The Parties agree that the approved Operating Budget for the BID for Fiscal Year 2018-2019 is \$2,350,000 as set forth in Exhibit "F" attached hereto.

**2.3.3 Modifications to Budget.** Association shall provide to the City Manager any modifications to the Operating Expenses contained in the Operating Budget no less than quarterly and unless such modifications exceed the total annual budget amount previously approved by City Manager by \$50,000 or more, Association shall be entitled to include such modifications in the approved budgeted Operating Expenses. Any modifications to the Operating Budget which exceed the total annual budget amount previously approved by the City by \$50,000 or more, are subject to review and approval by the City Manager for conformance with applicable Laws and the purposes and intent of the BID, such approval not to be unreasonably withheld; provided, however, that Association may make a modification to the Operating Expenses without the prior approval of the City Manager if sufficient off-setting revenue is available.

**2.3.4 Annual and Quarterly Reports.** Within ninety (90) days following the close of each Fiscal Year during the term hereof, Association shall submit a report ("**Annual Report**") to the City Clerk setting forth the following details for the applicable Fiscal Year: (1) all BID Revenues received by Association; (2) all Operating Expenses paid by Association with BID Revenues. Association shall make available to City invoices and such other supporting documentation reasonably evidencing the Operating Expenses set forth in the Report upon request. Each Report shall be certified as correct by Association's Executive Director. In addition to the Annual Report, Association shall submit quarterly to the City Manager and City Clerk's Office on or before the 15<sup>th</sup> of October, January, and April of each fiscal year a progress report describing the general actions of the Association related to BID Services and a report of all related records of financial transactions that took place in the preceding fiscal quarter, including any modifications to the Operating Budget ("**Quarterly Reports**").

2.3.5 Audits & Records. During the term of this Agreement, and for six years after the term expires or terminates, the Association agrees to maintain under generally accepted accounting principles (GAAP) full, true and complete records, contracts, books, and documents pertaining to BID administration sufficient to provide the basis for an unqualified opinion by an independent auditor, including but not limited to records concerning budgeting, expenditures, subcontracts, insurance, permits, administrative expenses, and overhead. The Association agrees to make all such records available to the City at all reasonable times. Notwithstanding the record retention period specified above, the Association will annually obtain and provide to the City, at the Association's sole cost, an independent financial audit of the Association's use of BID Revenue and operation of the BID.

2.4 Insurance. The Association shall maintain, during the term of this Agreement, an occurrence comprehensive general liability insurance for limits of not less than one million dollars (\$1,000,000) for bodily injury and property damages, per occurrence. As evidence of liability insurance coverage, the City will accept certification of insurance issued by an authorized representative of the insurance carrier. Coverage must be provided by an insurance company licensed to do business in the State of Nevada with an A.M. Best Rating of A – Class VII or better. Each certificate shall contain a 30-day written notice of cancellation to the certificate holder and shall name the City as an additional insured, and waive subrogation, if the policy so allows and at the expense of the City, if there is a cost. The Association shall carry during the term of this Agreement, Workers' Compensation Insurance under the laws of the State of Nevada, to cover any compensable injuries or diseases arising during the performance of this Agreement.

2.5 Compliance with Laws. Association shall comply with all applicable Laws in the performance of its obligations under this Agreement.

### **ARTICLE 3 CITY OBLIGATIONS**

3.1 Base Services. The City shall ensure pursuant to NRS 271.332(5) that the Base Services, as described in Exhibit "C", and provided by the City at the time of the creation of the BID continue to be provided at City's expense after the formation of the District. However, both parties acknowledge and agree that negative fluctuations in the economy may lead to fiscal constraints that may require a reduction in budgets affecting city-wide services including the reduction of those base level services described in Exhibit "C". Nevertheless, any reductions would be mindful of the City's stated goal to the revitalization of downtown Reno and will comply with applicable statutory requirements.

3.2 Supplemental Police Services. The City shall provide the Supplemental Police Services within the District during the Term. Beginning in Fiscal Year 2021/2022, the scope, type and level of Supplemental Police Services and the Supplemental Police Services Contribution may be adjusted from time to time as mutually agreed in writing by the City Police Chief, City Manager and the Association.

3.3 City Maintenance Services. City shall provide the City Maintenance Services within the District during Fiscal Year 2018/2019 and such future periods as the City Manager and Association shall mutually agree in writing no later than ninety (90) days before the commencement of the Fiscal Year in which such services are to be provided. The scope, type and level of City Maintenance Services may be adjusted from time to time as mutually agreed in writing by the City Manager and the Association.

3.4 Bid Administration. City shall on at least an annual basis conduct and administer hearings on the BID Assessments and take such actions necessary to perpetuate the BID and levying of BID Assessments as required under NRS 271, including, without limitation, preparation of the assessment property list, assessment roll, annual City Council reports, notices to property owners, and any changes to the cost-spread formulas. City shall consider in good faith any requests of the Association to modify the BID Assessment rate or formula, the geographical area of the District, the level of BID Services identified in the Management Plan, or requests to terminate the BID, which requests shall not be unreasonably denied.

3.4.1 Billing and Collecting BID Assessments. City shall coordinate with Washoe County on the annual levy and collection of BID assessments, which will appear as a line item on annual property tax bills and will carry the same lien authority for enforcement as standard property taxes. The BID assessments will be collected with the regular annual city/county property taxes.

3.5 Payment of BID Revenues. Commencing July 1, 2018 and continuing on the first day of each month thereafter, City shall pay BID Revenues to Association in fixed monthly installments equal to the Monthly Payments applicable to the then current Fiscal Year. Association shall deposit the Monthly Payments received from the City into the Account during the term of this Agreement. The Parties agree the Monthly Payments for Fiscal Year 2018/2019 shall be \$95,833.33 per month, unless otherwise adjusted pursuant to Section 3.3 and 3.5.3.

3.5.1 Start-up Fund. City shall pay Association a one-time lump-sum initial payment in the amount of \$75,000 upon approval of this Agreement by the Reno City Council, which will be reimbursed to the City from BID Revenues for Fiscal Year 2018/2019.

3.5.2 Supplemental Police Services Payment. City shall retain from BID Revenues an amount equal to the Supplemental Police Services Payment, which funds shall be paid to City in satisfaction of the BID cost sharing obligation with respect to the provision of the Supplemental Police Services. The Supplemental Police Services Payment for Fiscal Years 2018/2019 through 2020/2021 shall be \$725,000 per Fiscal Year. The Supplemental Police Services Payment may be adjusted from time to time in connection with an adjustment of the Supplemental Police Services as mutually agreed in writing by the City Police Chief, City Manager and the Association.

3.5.3 City Maintenance Services. City shall retain from BID Revenues an amount equal to the City Maintenance Payment, which funds shall be paid to City in satisfaction of all payments due for the City Maintenance Services. The City Maintenance Services Payment for Fiscal Year 2018/2019 shall be \$400,000, unless otherwise modified pursuant to Section 3.3.

3.5.4 Other City Contracts. The City and Association may enter other contracts from time to time for the City to provide services within the District (e.g., maintenance services), which contracts may provide for additional payments to the City from BID Revenues.

3.6 Evaluation of BID. Prior to Fiscal Year 2022/2023, Association and City shall undergo a formal evaluation of the BID to determine whether the BID Services, BID Assessments, and assessment methods are consistent with the needs of the BID and whether adjustments should be made.

## **ARTICLE 4 INDEPENDENT ORGANIZATION**

4.1 Independent Organization. The Association is and shall at all times be an independent, privately created and operated entity, and in accordance with NRS 271.332 (4) shall not be deemed a political subdivision, local government, public body, governmental agency or entity, establishment of the government, public or quasi-public corporation, affiliate, subsidiary, subcommittee, administrative or advisory body of the City of Reno for any purpose. The Association's relationship with the City of Reno is contractual and only for the purpose and to the extent specified in this Agreement, and with respect to performance of the contracted services pursuant to this Agreement. The Association shall have the sole right to supervise, manage, operate, control, and direct performance of the means, methods, and details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for the City whatsoever with respect to the indebtedness, liabilities, and obligations of the Association or any other party.

4.2 Independent Contractor. The parties agree that the Association is an independent contractor and this Agreement is entered into in conformance with the provisions of NRS 333.700. The parties agree that the Association is not a City employee and there shall be no:

- (1) Withholding of income taxes by the City;
- (2) Industrial insurance provided by the City;
- (3) Participation in group insurance plans which may be available to employees of the City;
- (4) Participation or contributions by either the independent contractor or City to any public employees retirement system;
- (5) Accumulation of vacation leave or sick leave; or
- (6) Unemployment compensation coverage provided by City if the requirements of NRS 612.085 for independent contractors are met.

## **ARTICLE 5 INDEMNITY**

5.1 By Association. The Association shall indemnify, defend, protect, and hold harmless the City and its officers, employees, agents, and volunteers from and against all liabilities, claims, demands, damages (including but not limited to civil fines and penalties), and costs (including but not limited to reasonable attorneys' fees and litigation costs through final resolution) (collectively, "Claims") arising out of or related to i) any material default by Association of its obligations under this Agreement or ii) the acts or omissions of Association in connection with providing the activities or improvements described in the Management Plan or while otherwise administering or implementing the Management Plan, to the extent such Claims do not arise out of the acts or omissions of City of Reno or any material default by City of Reno of its obligations under this Agreement. The Association's obligation under this subsection includes, but is not limited to, all of the following:

- (1) Tortious acts or omissions by the Association or any of its officers, employees, agents, or volunteers; by any of the Association's subcontractors, excluding the City; and by any other person or entity employed by, acting on behalf of, or acting as the authorized agent for the Association or any of the Association's subcontractors, excluding the City.

- (2) All liabilities, claims, demands, damages, and costs arising from injury to, or death of, any person, from damage to, or destruction of, any property (including the environment), or from violation of law, to the extent caused by Association.

The Association's obligations under this subsection are separate from its obligations under the Insurance provision of this Agreement, and will survive the expiration or early termination of this Agreement.

5.2 By City. The City shall indemnify, defend, protect and hold harmless Association from and against any Claims arising out of or related to any material default by City of its obligations under this Agreement. With the exception of any Claims related to failure to timely administer and disburse BID Revenues to the Association, the City will not waive and intends to assert available NRS Chapter 41 liability limitations in all other cases. Contractual liability associated with this Agreement of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise specified. Damages for any City breach with respect to disbursement of BID Revenues shall never exceed the amount of BID Revenues collected and authorized for payment under this Agreement, but not yet paid to the Association.

## **ARTICLE 6 AGREEMENT TERM**

6.1 Agreement Term. The term of this Agreement ("Term") shall begin on the date approved by the City Council, and unless terminated sooner as provided herein, shall automatically renew annually on July 1<sup>st</sup> each year the BID is in existence.

### 6.2 Agreement Termination.

6.2.1 By Association. Association may terminate this Agreement and its responsibilities hereunder by providing written notice to the City no later than February 1<sup>st</sup> of the then current Fiscal Year; provided, however, such termination pursuant to this Section 6.2.1 shall not be effective until the end of the then current Fiscal Year.

6.2.2 By City. The City may terminate this Agreement upon thirty days written notice in the event of an Association Default.

6.2.3 Termination of BID. This Agreement shall automatically terminate concurrently with the termination or dissolution of the BID.

6.3 Cooperation Following Termination. In the event this Agreement is terminated, Association will cooperate with the City and do all of the following as expeditiously as commercially reasonable: i) terminate all Association activities with respect to BID, ii) pay from BID Revenues in the Account all obligations and administration costs then due and payable on behalf of the BID, and return to the City all remaining BID Revenues in the Account after such payments; iii) deliver to the City all assets then in Association's possession which were acquired by Association with BID Revenues including, but not limited to, all equipment, real property, fixtures, deposit accounts, or other assets; and iv) to the extent assignable, assign all leases and contracts entered by Association in furtherance of BID purposes which are then in effect to the City. The Association shall execute all appropriate deeds, bills of sale, and other instruments necessary to effectuate the foregoing.

## **ARTICLE 7 DEFAULT AND TERMINATION**

7.1 City Default. The following event, if uncured after expiration of the applicable cure period, shall constitute a "City Default":

(a) City breaches any material provision of this Agreement, fails to timely disburse BID Revenues to Association as required under this Agreement, or otherwise fails to comply with any other term, covenant or condition of this Agreement.

In the event of a City Default, Association shall notify the City in writing of its purported breach or failure, and with the exception of the disbursement of BID Revenue, the City shall have thirty (30) days from receipt of such notice to cure such breach or failure, with the exception of a City Default with respect to the timely disbursement of BID Revenue which the City shall cure within ten (10) days notice. If the City does not cure within such period, then Association shall be entitled to (i) terminate this Agreement by written notice to the City; (ii) prosecute an action for damages; (iii) obtain specific performance of this Agreement or any provision hereof; and (iv) pursue any other rights afforded it in law or in equity (including, without limitation, the right to recover all costs and expenses incurred by the Association in connection with this Agreement); provided, however, in the event the cure of such purported breach or failure (other than disbursement of BID Revenue) will reasonably require greater than thirty (30) days to complete, then such City Default will not be deemed to exist provided the City promptly commences and thereafter diligently pursues to completion the cure of such purported breach or failure and completion of the cure occurs no later than ninety (90) days after the initial written notice provided by the Association, unless extended by Association.

7.2 Association Default. Each of the following events, if uncured after expiration of the applicable cure period, shall constitute an "Association Default"

(a) Association misappropriates any BID Revenues, or violates any applicable Law in performing its obligations under this Agreement; or

(b) Association breaches any material provision of this Agreement or otherwise fails to comply with any other term, covenant or condition of this Agreement.

In the event of an Association Default, the City shall first notify the Association in writing of its purported breach or failure, and the Association shall have thirty (30) days from receipt of such notice to cure such breach or failure. If the Association does not cure within such period, then, City shall be afforded all of the following rights and remedies: (i) terminating in writing this Agreement; (ii) prosecuting an action for damages; (iii) seeking specific performance of this Agreement; and (iv) any other remedy permitted by law; provided, however, in the event the cure of such purported breach or failure will reasonably require greater than thirty (30) days to complete, then such Event of Default will not be deemed to exist provided the Association promptly commences and thereafter diligently pursues to completion the cure of such purported breach or failure and completion of the cure occurs no later than ninety (90) days after the initial written notice provided by the City, unless extended by City. In the event the City seeks to terminate Association for a Association Default, then prior to terminating the Association, the City shall first proceed with mediation provided, however, that the mediation must be concluded no later than 60 days after the date completion of the cure for such Association Default should have occurred.



## **ARTICLE 8 MISCELLANEOUS**

8.1 Notices. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the following addresses:

City: City of Reno  
Attn: City Manager  
P.O. Box 1900  
Reno, NV 89505

Association: Downtown Reno Business Improvement District  
Attn: Board President  
P.O. Box 2670  
Reno, Nevada 89505

With a copy to:  
McDonald Carano LLP  
Attn: Michael Pagni  
P.O. Box 2670  
Reno, Nevada 89505

8.2 Remedies. Except as otherwise provided for by law or this Agreement, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages, and to a prevailing party reasonable attorneys' fees and costs.

8.3 Waiver. A party's failure to insist on strict performance of this Agreement or to exercise any right or remedy upon the other party's breach of this Agreement will not constitute a waiver of the performance, right, or remedy. A party's waiver of the other party's breach of any term or provision in this Agreement will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other term or provision. A waiver is binding only if set forth in writing and signed by the waiving party.

8.4 Force Majeure. Neither party shall be deemed to be in violation of this Agreement if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Agreement after the intervening cause ceases.

8.5 Partial Invalidity. If any provision contained in this Agreement is held to be unenforceable by a court of law or equity, this Agreement shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Agreement unenforceable.

8.6 Assignment. Association shall not assign this Agreement to any person without the prior written consent of the City.

8.7 Proper Authority. The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement.

8.8 Governing Law/Jurisdiction. This Agreement and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada and the ordinances of the City of Reno, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. The parties consent to the exclusive jurisdiction of the Second Judicial District Court, Washoe County, Nevada for enforcement of this Agreement.

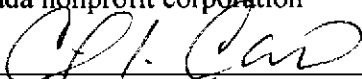
8.9 Entire Agreement and Modification. This Agreement constitutes the entire agreement of the parties and as such is intended to be the complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Headings are for convenience only and shall not be construed as material. Unless an integrated attachment to this Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such attachment and this Agreement shall be construed consistent with the terms of this Agreement. Unless otherwise expressly authorized by the terms of this Agreement, no modification or amendment to this Agreement shall be binding upon the parties unless the same is in writing and signed and approved by the respective parties hereto. This Agreement may be executed in counterparts.

8.10 Approvals. Whenever this Agreement calls for City approval, consent, or waiver, the written approval, consent, or waiver of the City Manager shall constitute the approval, consent, or waiver of the City, without further authorization required from the City Council. Where this Agreement specifically refers to City Council, then City Council approval, consent or waiver is required. The City hereby authorizes the foregoing persons to deliver such approvals or consents as are required by this Agreement, or to waive requirements under this Agreement, on behalf of the City.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and intend to be legally bound thereby.

**ASSOCIATION:**  
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT,  
A Nevada nonprofit corporation

By:   
Cindy Carano, President

Dated: 5-31-18

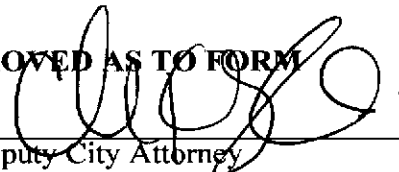
**CITY:**  
CITY OF RENO

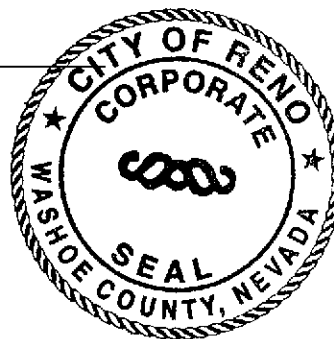
**ATTEST:**

By:   
Hillary Schieve, Mayor

By:   
Ashley Turney, City Clerk

**APPROVED AS TO FORM**

By:   
Deputy City Attorney



**Exhibit “A”**  
**Management Plan**  
**[Attached]**

**Downtown Reno Business Improvement District:  
Management Plan (FINAL October 31, 2017)**

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## Downtown Reno Business Improvement District: Management Plan Summary (October 31, 2017)

### BID Objectives

Through the "Consolidated Local Improvement Law" (Chapter 271 of the Nevada Revised Statutes), counties, cities and towns are allowed to form Neighborhood Improvement Projects for the improvement of an area by providing promotional activities (see NRS 271.147(2)). A "promotional activity" includes "providing services related to security, sanitation, the removal of graffiti, the cleaning of streets and sidewalks and providing other municipal services that are supplemental to those typically provided by the municipality" (NRS 271.178).

The **Downtown Reno Business Improvement District (BID)** herein is intended to be a private sector led and managed Neighborhood Improvement Project under NRS271 with the following objectives:

- **Stabilize Downtown Streets:** Provide advocacy, leadership, and services that address downtown's most pressing challenges/opportunities, such as improving public safety, reducing homelessness, enhancing cleanliness, increasing mobility (transportation and access), and activating quality public spaces.
- **Economic and Community Development:** Increase business activity for existing operators and attract new investment to downtown through housing, economic development, and diversification initiatives. Enhance property values, sales, and occupancies.
- **Unified Voice and Champion for Downtown:** Align existing groups to speak with a single unified voice on behalf of downtown
- **Accountability:** Offer accountability to ratepayers through a property and business owner-managed governance structure.

### BID Boundaries

The Downtown Reno BID will encompass a large area of the downtown bounded roughly by Interstate 80/9<sup>th</sup> Street to the north, Wells Avenue to the east, the Truckee River, California, and Moran Streets to the south; and Keystone Avenue to the west. A map of the proposed BID service area is provided on **page 9**.

### Service Areas

(see *attached map*)

The Downtown Reno BID will offer the following levels of service:

- **Standard Services** will include a "clean and safe" program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. These services will augment supplemental City of Reno police services, including foot and bike patrols that will be supported by BID funds. District-wide maintenance services will include "on-demand spot cleaning" throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area's overall image and

appeal for employees, visitors, and residents.

- **Premium and Premium-Plus Services** will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing; and special maintenance needs as they arise. The Virginia Street corridor will receive daily maintenance services and properties along this corridor will pay a higher "premium-plus" service rate.

## Estimated Operating Budget

For the initial year of BID operation, an annual operating budget of \$2.35 million is projected:

Standard Services \$1,850,000 & Premium Services \$500,000. A summary Year 1 budget is provided below:

<b>Standard Services</b>		
Safety Ambassadors		\$ 725,000
Supplemental Reno Police		\$ 725,000
BID Staff & Marketing		\$ 400,000
<b>TOTAL STANDARD SERVICES</b>		<b>\$ 1,850,000</b>
<b>Premium Services</b>		
Supplemental Maintenance: Core of Downtown		\$ 400,000
Enhanced Daily Services: Virginia Street		\$ 100,000
<b>TOTAL PREMIUM SERVICES</b>		<b>\$ 500,000</b>
<b>TOTAL OPERATING BUDGET</b>		<b>\$ 2,350,000</b>

## Estimated Annual Costs

The BID operating budget is distributed on a cost allocation basis to a database that contains **assessed valuations and linear street frontage** for all assessable properties within each service zone. According to NRS 271, properties exempt from assessment are limited to those owned by the federal government and public schools. Local governments may opt in to pay their fair share of assessment, but are not required to do so by the statute. **The new BID is replacing two pre-existing special assessment districts, one for enhanced City policing services and one for enhanced City maintenance services. A comparison of existing rates to proposed BID rates is provided below.**

Service Area	Existing SAD Rates	Proposed BID Rates
Standard	\$ 0.00499/per \$1 of value	\$ 0.00506/per \$1 of value
Premium	\$ 0.00805/per \$1 of value	\$ 0.00506/per \$1 of value + \$10.87/foot of linear frontage
Premium-Plus	\$ 0.00805/per \$1 of value	\$ 0.00506/per \$1 of value + \$ 29.75/foot of linear frontage

Adjusted rates are recommended for non-profit, government, and residential properties as follows:

- Owned by non-profits and government and used for a non-profit use: **50% discount** on all assessment rates
- Residential properties: Pay **85%** of the standard area commercial rate – adjustment to take marketing out of residential rate

## **Assessment Cap**

For properties that are in excess of \$50,000,000 in assessed value, the standard assessment applies only to the first \$50,000,000 of assessed value. This cap acknowledges the diminished benefit from BID services to large high value properties and also acknowledges the assessed value differential between newer and older real estate improvements.

## **City Services**

The City of Reno will establish a documented base level of pre-BID City services. The BID will not replace any pre-existing general City services.

Currently, one of the SADs raises \$1.6 million annually to support dedicated deployment of City of Reno police officers within the downtown area. This Management Plan initially allocates \$725,000 annually to support these supplemental police services, and recommends that these services be deployed exclusively through foot and bicycle patrols. The City of Reno has committed to fund the remaining amount (i.e. \$875,000) with a combination of city general fund allocations and other non-city contributions to ensure that existing supplemental patrols are retained for the first three years of the BID.

## **Collection & Enforcement**

BID assessments will appear as a line item on annual property tax bills and will carry the same lien authority for enforcement as standard property taxes.

## **Term of the District**

The BID will be established with an initial term of 10 years. In Year 5, the BID will undergo a formal evaluation to determine that the services and assessment methods are consistent with the needs of the district. Any adjustments may be considered at that time. To extend the BID beyond the initial 10-year term, a new operating plan will need to be developed and a property owner petition process consistent with NRS 271 undertaken to affirm support for the district.

## **Annual Adjustments to Assessments**

It is the intent of the BID operating plan that budgets and assessment will be adjusted annually. Any increase in assessment rates will be limited to a maximum of 5% as determined by the BID board of directors. The BID assessment roll will be updated annually to incorporate new development.



### **Annual Adjustments to Boundaries and Service Areas**

NRS271 allows for annual adjustments to BID boundaries and service areas. The process would require the Downtown Reno Management Organization (see below) to request modifications to the Reno City Council. Adjustments would be considered during a public hearing. Boundary and service area adjustments are anticipated to respond to new development activity and/or other needed adjustments to programming.

### **District Formation**

BID formation requires petition support from property owners representing more than 50% of the assessments to be paid. Petitions are submitted to the City of Reno and the BID is formed by an ordinance of the Reno City Council.

### **District Governance**

The BID will be governed by a new 501(c)6 non-profit organization with a board of directors comprised of property and business owners representing a wide variety of geographic sub-districts and use-types within the downtown. The board is expected to be self-selected through a nominating process inviting participation from downtown property owners, businesses, and residents. A 15 to 19 member board is anticipated with the following considerations:

- Geographic representation including representation from each of the planning sub-districts identified in the 2017 Downtown Action Plan: Entertainment, Riverwalk, University, and Northwest.
- Use-type representation including gaming, hospitality, office, retail, non-profit, residential, health care and civic
- A mix of small and large property owners, including standing seats for the three private sector property owners paying the most assessments
- At least two business tenants that are not property owners
- Two government representatives or their designees from the 1) Reno City Council and 2) Washoe County Commission

### **New Reno Downtown Management Organization**

The BID will usher in a new downtown management model that is commonly found in peer cities to Reno throughout the nation. The organizational parts include:

- The Downtown BID will be an assessment district that finances the services specified within this plan. As permitted by Nevada statutes, the BID will contract with a new non-profit Management Organization that will implement day-to-day services.

### **Downtown Reno Management Organization**



### **Downtown BID**

- A new Reno Downtown Management Organization (DMO) will become the operating arm for the BID. Envisioned as a 501(c)6 non-profit organization, all staff and overhead will be housed in the new Reno DMO. Its board will be composed of 15 to 19 members as outlined above. This structure will allow for a unified and cohesive approach to the management, marketing, and maintenance of downtown Reno. It will also provide a conduit for diversifying BID funds by helping to attract sponsorships, grants, contracts, and memberships from companies located outside of downtown. Other like-minded organizations will have the option to organize under the umbrella of the Reno Downtown DMO if mutually agreed upon.

The DMO will have committees that encourage property owners, residents and other stakeholders to have creative input into the design and implementation of DMO and BID-funded initiatives. Initial recommended committees include 1) Clean and Safe and 2) Marketing and Economic Development.

## 2. WHY CREATE THE DOWNTOWN RENO BID?

### What is a BID?

The International Downtown Association estimates that more than 1,000 business improvement districts (BID) currently operate throughout the United States and Canada. **A BID provides enhanced improvements and activities, such as public safety, maintenance and image enhancement, in addition to those provided by local government.** BIDs provide services that improve the overall viability of business districts, resulting in higher property values, sales and tax revenues. Downtown BIDs are found in major cities throughout the West, including Boise, Denver, Sacramento, Salt Lake City and Spokane.

### Why Create a BID for Downtown Reno?

- **Influence the Future Growth and Development of Downtown:** The BID is intended to be a private sector led and managed entity that will influence how future policies and civic investments are crafted to benefit downtown. Issues that the BID plans to tackle include improving public safety, addressing homelessness, improving blighted buildings, increasing transportation options and creating quality public spaces.
- **Create a Consistently Clean, Welcoming and Attractive Downtown:** Downtown Reno is challenged by an inconsistent experience in its public realm –occasionally intimidating street behaviors, dirty sidewalks and graffiti that detract from the overall daily experience of visitors, employees and residents. The BID will supplement existing City services, providing additional resources to ensure a consistently clean and welcoming downtown at all times.
- **Enhance Property Values, Sales, and Occupancies:** BIDs are a critical mechanism in strengthening the economic foundation of downtowns. A Downtown Reno BID will fund improvements and services that enhance the overall economic vitality of the downtown business district. Success will be measured by higher property values, sales and occupancies.
- **Help Downtown Reno Compete:** As a business location and a retail/entertainment destination, Reno competes with growing cities throughout the West. Moving forward out of a recessionary economic cycle, the BID will provide resources to help Downtown Reno strengthen its unique position in this increasingly competitive market.
- **Maximize Ratepayer Control and Accountability:** The BID will be governed by a board composed of a majority of property owners and a new downtown organizational structure, ensuring that decisions affecting assessments are made by affected property and business owners. BID-financed programs will be subject to an annual audit and other private sector performance standards and controls.

### 3. IMPROVEMENT & ACTIVITY PLAN

#### A. Process to Establish the BID Management Plan

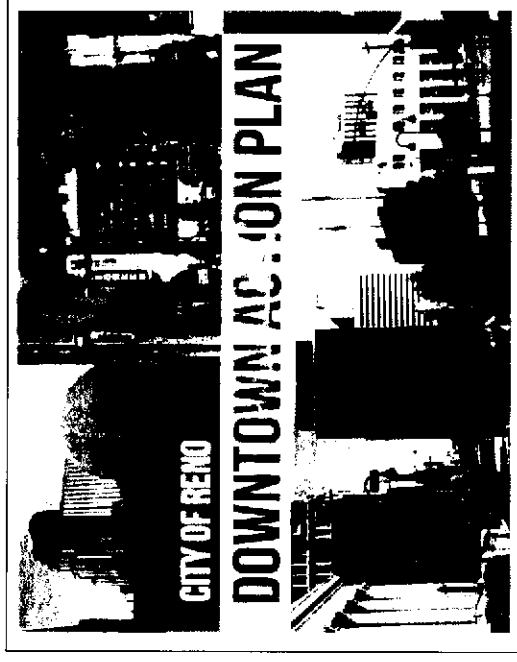
The impetus and opportunity to move forward to create a Downtown BID came along with the Downtown Reno Action Plan process in 2016. The Action Plan identified the BID as the best mechanism to advance downtown's economic development, create a consistently clean and safe public realm, and improve the private sector's ability to advance policies that enhance downtown's business climate. More than 1,400 business, resident and community voices contributed to the Action Plan and its recommendations. In April of 2017, the Reno City Council unanimously adopted the Action Plan and authorized resources to help the downtown community explore the formation of the BID.

To form the Downtown BID Management District Plan, downtown property and business owners and civic leaders have been involved in a participatory process that was initiated following the adoption of the Downtown Action Plan in the spring of 2017. The consulting firms Progressive Urban Management Associates and Kristin Lowell Inc. were retained by the City of Reno to guide the process for creating the BID. Input from nearly 100 property owners, businesses, residents and civic leaders have been obtained through an extensive community outreach process. Key steps of the process included:

- A series of BID Steering Committee meetings with key property owners, businesses, residents and civic leaders.
- Property owner forums were convened in October of 2017 to present final draft BID Management Plan concepts and solicit input for final revisions.
- Periodic presentations and briefings have been held for the Reno City Council and appropriate staff members throughout the process.

Overall, the outreach process revealed a willingness to support a BID, particularly if it can address the following key issues:

- **Leadership and influence** to guide policy and civic investment decisions affecting downtown.
- **Enhanced safety and security** with an emphasis on containing disruptive street behaviors and challenges arising from homelessness.
- **Economic development** to help attract new businesses, jobs and investment to downtown, including improving blighted buildings.
- **Activating public spaces** to make downtown more inviting and livable.



**City Base Level of Services:** Concurrent with the property and business owner outreach process to develop the BID Management Plan, meetings were held with City staff to develop an accounting of current city services and a policy commitment to continue these services through the duration of the BID. A letter is provided by the City Manager identifying current city services and an intention to continue these services through the life of the BID. (*see Exhibits*)

## **B. BID Boundaries**

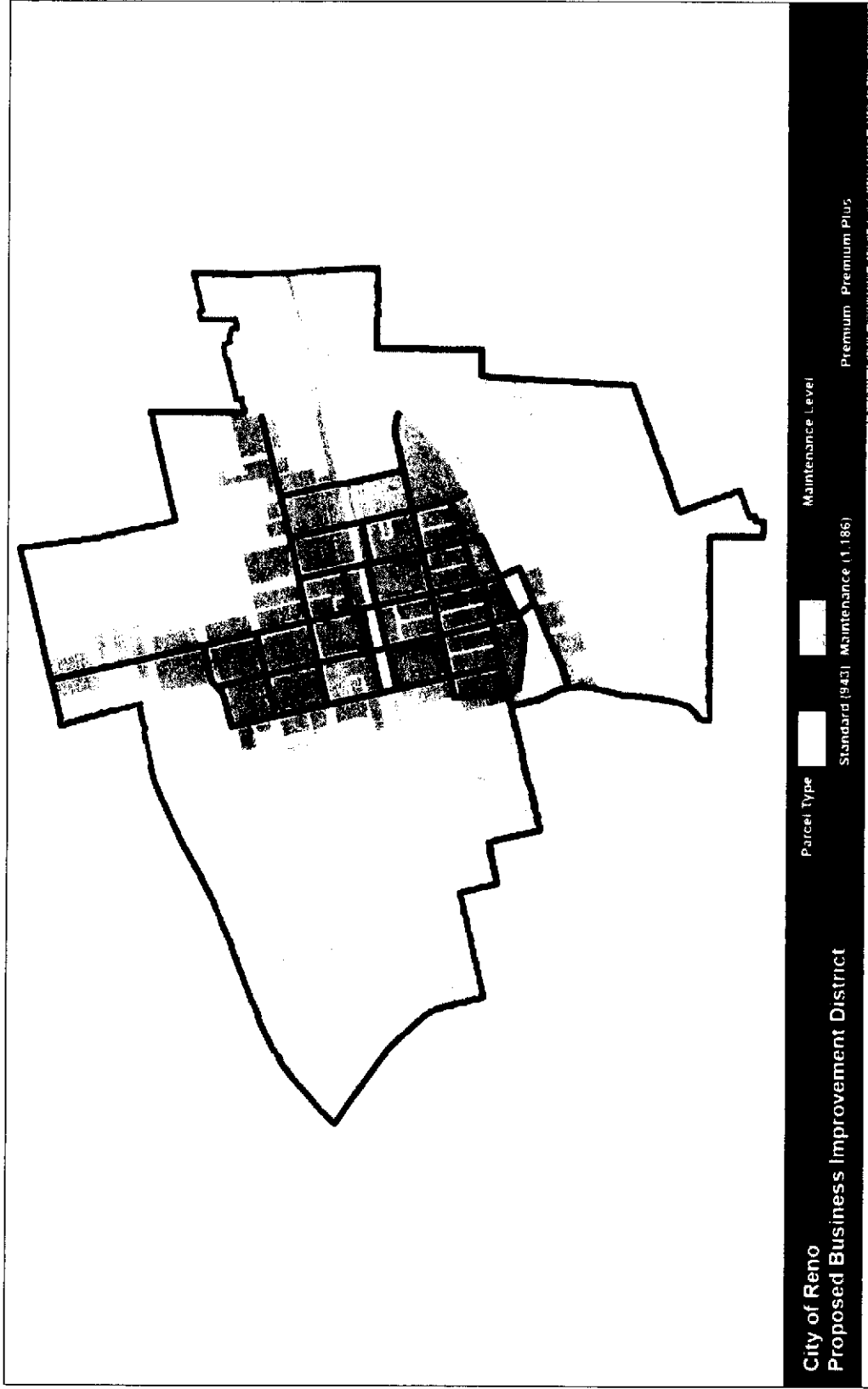
**Replacing Two SADs with One BID:** Currently, downtown property owners pay special assessments through two special assessment districts (SADs) to support extra police and sidewalk cleaning services provided by the City of Reno. The BID will replace the existing assessment districts and introduce a new private-sector led approach to keeping downtown safe and clean.

The proposed BID district will encompass the core of the downtown area that is currently serviced by the two SADs, bounded roughly by Interstate 80/9<sup>th</sup> Street to the north; Wells Avenue to the east; the Truckee River, California, and Moran Streets to the south; and Keystone Avenue to the west. A map of the proposed BID service area is provided on the following page.

**Benefit Zones:** Three benefit zones are proposed with three different levels of service. The benefits are delineated as follows:

- **Standard Services** will include a "clean and safe" program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. These services will augment supplemental City of Reno police services, including foot and bike patrols that will be supported by BID funds. District-wide maintenance services will include "on-demand spot cleaning" throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area's overall image and appeal for employees, visitors, and residents.
- **Premium Services** will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing, and special maintenance needs as they arise.
- **Premium-Plus Services:** The Virginia Street corridor will receive more frequent maintenance services and properties along this corridor will pay a higher "premium-plus" service rate.

A map of the proposed district boundary and benefit zones is provided on the following page and a more detailed map with specific parcel lines will be provided upon request.



### C. Work Program

#### Clean & Safe Program

To respond to stakeholder priorities and guiding principles for a Downtown Reno BID, several scenarios were developed for providing district-wide Clean and Safe services. Objectives in developing the Clean and Safe scenarios included:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.
- Carefully document existing City services and ensure that BID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the BID is created.
- Provide flexibility in the modeling of the program so that the BID can either create its own in-house program or contract with private firms.

Nationally, BID Clean and Safe programs are typically provided by teams of highly trained maintenance workers and hospitality "ambassadors". Both ambassadors and maintenance workers wear distinctive and colorful uniforms that maximize the visibility of their presence on the street plus complement overall downtown marketing efforts.

Hospitality ambassadors are trained for a variety of tasks, ranging from providing information to visitors to offering escort services for employees, to bearing witness against persons who commit nuisance crimes. Ambassadors act as "eyes and ears" for police and can carry radios that interface with police dispatch systems. They do not carry weapons. Urban Clean and Safe programs also work in concert with local social service providers to address homelessness, offering service referrals and, as the program matures, entry-level employment options for persons living on the street.

The firm of Block by Block, a national Clean and Safe service provider that specializes in urban BIDs (including downtown Oakland, Santa Monica and Long Beach), provided cost estimates for a Downtown Reno Clean and Safe program, including service frequencies, manpower, equipment and costs. Based upon the Block by Block evaluation, the BID Management Plan recommends resources for a Clean and Safe program with total annual resources estimated at \$1,175,000. The range of service frequencies that could be expected from this level of investment are provided below:



<b>Standard Services: Throughout the Entire BID</b>	
<b>Safety &amp; Hospitality Ambassadors</b>	
<i>Hospitality F.T.E.</i>	530 hours per week
Coverage in All Areas	7 days/week; 8 to 16 hours
Primary method of coverage	Walking & Segway patrols
Patrol rounds	2 rounds per shift
Business contacts	3 per shift
Outreach with street populations	Daily
Social Outreach/Case Workers	2 F.T.E. (included)
Safety Escorts for Employees, Residents or Visitors	Daily as needed
On-Demand "Spot Cleaning"	Daily as needed
Reporting	Daily
<b>Premium and Premium-Plus Zones Only</b>	
<b>Cleaning Services</b>	
Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Once per day
Detail cleaning of public amenities	Daily as needed
Graffiti removal	Daily as needed
Weed removal	Daily as needed
Pressure washing/spot cleaning	Daily as needed
Pressure washing/scheduled cleaning	Four times per year (premium) Weekly (premium-plus)
Alley Cleaning	On Demand "Spot Cleaning"

**Supplemental Reno Police and City Maintenance Services:** Similar to one of the existing SADs, the BID will continue to pay for supplemental Reno Police services in the downtown area. Currently, one of the SADs raises \$1.6 million annually to support dedicated deployment of City of Reno police officers within the downtown area. This Management Plan initially allocates \$725,000 annually to support these supplemental police services, and recommends that these services be deployed exclusively through foot and bicycle patrols. The City of Reno has committed to fund the remaining funds with a combination of city general fund allocations and other non-city contributions to ensure that existing supplemental patrols are retained for the first three years of the BID.



Similarly, enhanced City of Reno maintenance services are currently funded through a second, smaller SAD that raises about \$300,000 annually. The BID plan anticipates expanding both the maintenance budget and geographic reach of supplemental maintenance services. It will be the discretion of the BID board of directors to either continue to contract with the City for enhanced maintenance services or seek competitive bids moving forward.

**Downtown-Wide Advocacy, Improvements & Activities:** All ratepayers within the proposed Downtown Reno BID would share in supporting a variety of activities aimed to influence policies, civic investments, business attraction, public space activation and other improvements and activities that benefit the entire downtown. A new self-sustaining private/public downtown management organization will be the entity that implements downtown-wide improvements. The new organization will be governed by board of property, business and civic interests representing downtown's various business types and geographic sub-districts. A list of activities that could be undertaken include:

- Advocate on behalf of property and business owners to advance policy responses that are advantageous to downtown.
- Work with the city, county and other governmental agencies to increase resources available to help treat, house and otherwise assist street populations.
- Help coordinate responses between social service agencies to maximize the effectiveness of existing services to reduce street populations.
- Advance public improvements that can improve downtown for a variety of investment sectors, including efforts to improve mobility for all transportation modes.
- Compile and maintain up-to-date market information on downtown, including a variety of indicators that will be of interest to potential investors and community influencers.
- Recruit and retain new businesses with an emphasis on local independent concepts and new services that can serve downtown's residential population.
- Communicate and market the economic benefits of downtown through a variety of mediums.
- Enhance communications between all downtown stakeholders and keep property and business owners informed of new projects and policies.
- Special projects to demonstrate how various improvements could benefit downtown, including temporary "tactical urbanism" installations and efforts to implement concepts from the Downtown Action Plan.

Like any business, the BID will require a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To this end, the BID Management Plan has budgeted for two professional positions, including an Executive Director and a Communications/Marketing Manager.

To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the BID will be managed by a new non-profit organization, a Downtown Reno Management Organization. BID funds

can be further leveraged by sponsorships from special events, contracts, grants, earned income and membership dues from interested parties who are not assessed as part of the BID (i.e. businesses with downtown interests that are not located there).

Additional administrative costs will include:

- Accounting and annual financial audit
- Insurance
- Program support costs including supplies, equipment and rent
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with BID renewal.

## D. Plan Budgets

The total improvement and activity plan budget for 2018 is projected at \$2,350,000. The initial budget allocation is summarized below:

<b>Standard Services</b>	
Safety Ambassadors	\$ 725,000
Supplemental Reno Police	\$ 725,000
BID Staff & Marketing	\$ 400,000
<b>TOTAL STANDARD SERVICES</b>	<b>\$ 1,850,000</b>
<b>Premium Services</b>	
Supplemental Maintenance: Core of Downtown	\$ 400,000
Enhanced Daily Services: Virginia Street	\$ 100,000
<b>TOTAL PREMIUM SERVICES</b>	<b>\$ 500,000</b>
<b>TOTAL OPERATING BUDGET</b>	<b>\$ 2,350,000</b>

An illustrative budget is provided on the following page, but final budget allocation decisions will be subject to the annual determination of the BID Board of Directors.

## Ten Year Maximum Assessments

A projected maximum ten year of commercial assessment rates for the Downtown Reno BID is provided in the exhibit below. Projections are based upon the assumption that assessment rates increase by 5% per year, the maximum allowed under the proposed annual budget adjustment to keep pace with changes in the consumer price index and other program costs. Actual assessment rates may not increase 5%, as determined by the BID Board of Directors.

Maximum Assessment Rates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Standard Service: Assessed Value	0.00506	0.00531	0.00558	0.00586	0.00615	0.00646	0.00678	0.00712	0.00748	0.00785
Premium Service: Linear Frontage	10.87	11.41	11.98	12.58	13.21	13.87	14.57	15.30	16.06	16.86
Premium Plus: Linear Frontage	29.75	31.24	32.80	34.44	36.16	37.97	39.87	41.86	43.95	46.15

## Illustrative Budget

The following budget provides an example on how the BID funds could be utilized. Annual budgets will be determined and set by the BID Board of Directors.

<b><u>STANDARD SERVICES</u></b>	<b><u>BID</u></b>	<b><u>Reno GF/Other</u></b>	<b><u>TOTAL</u></b>
<b>BID Program Staff</b> <ul style="list-style-type: none"> <li>Executive Director</li> <li>Marketing &amp; Communications Manager</li> <li>Administrative Overhead</li> </ul>	\$ 200,000		\$ 200,000
<b>Marketing &amp; Economic Development services:</b> <ul style="list-style-type: none"> <li>Promotions, special events, social media</li> <li>Market data, research, and planning</li> <li>Public art, pop-up storefronts, and temporary tactical urbanism</li> </ul>	\$ 200,000		\$ 200,000
<b>Ambassador Services Contract</b> <ul style="list-style-type: none"> <li>Average of 530 hours of weekly coverage by safety ambassadors, case workers, and maintenance patrols (Can be adjusted for seasonal and weekly demands - Includes equipment rental, uniforms, supplies, etc.)</li> </ul>	\$ 725,000		\$ 725,000
<b>Enhanced Police Services Contract</b> <ul style="list-style-type: none"> <li>Supplemental police services from City of Reno Police, including walking and bike patrols</li> </ul>	\$ 725,000	\$ 875,000	\$ 1,600,000
<b>TOTAL STANDARD SERVICES</b>	<b>\$ 1,850,000</b>	<b>\$ 875,000</b>	<b>\$ 2,725,000</b>
<b>PREMIUM SERVICES</b> <ul style="list-style-type: none"> <li><b>Maintenance Services Contract</b> <ul style="list-style-type: none"> <li>Daily coverage by maintenance patrols in the core of downtown, focusing efforts along and in the vicinity of the Virginia Street corridor (Can be adjusted for seasonal and weekly demands - Includes equipment rental, uniforms, supplies, etc.)</li> </ul> </li> </ul>	\$ 500,000		\$ 500,000
<b>TOTAL PREMIUM SERVICES</b>	<b>\$ 500,000</b>	<b>\$ 0</b>	<b>\$ 500,000</b>
<b>TOTAL ANNUAL BUDGET</b>	<b>\$ 2,350,000</b>	<b>\$ 875,000</b>	<b>\$ 3,225,000</b>

## 4- ASSESSMENTS

### A. Assessment Methodology

To develop the BID assessment methodology, the consulting team includes Kristin Lowell Inc., a certified engineer. In collaboration with City of Reno staff, Kristin Lowell Inc. evaluated several methods of assessment for conveying special benefits from the type of improvements and activities described within the Downtown Reno BID Management Plan.

*Additional information and justification for the proposed assessment methods and adjustments are provided in the Engineer's Report, prepared by Kristin Lowell Inc. and provided as an Exhibit to the Management Plan.*

The special benefits conveyed to each property owner within the BID are distributed based on the assessed value of buildings and linear frontage through a "cost allocation" approach — the costs of specific services are allocated to the assessment variables that benefit most from services. Assessed value and linear frontage are proposed as the key variables for the assessment methodology:

- **Assessed Value:** Assessed value is utilized to assess the special benefit from services to properties, including tenants, residents, visitors and employees.
- **Linear Frontage:** Linear frontage is utilized to assess added special benefit from cleaning services to the ground floor exterior of buildings.

**Property Use Considerations:** The methodology provides the following treatments for property used exclusively for residential, nonprofit and government:

- **Treatment of Residential Property:** Residential uses will benefit fully from BID safe and clean services and will be assessed accordingly. However, there is diminished benefit to residential properties from proposed marketing and economic development services that will primarily benefit commercial properties. A distinction is made between rental apartments and condominiums/single family homes:
  - Rental apartments are considering income-producing property and will pay 100% the amount of commercial assessments;
  - Condominiums and single family homes will not benefit from marketing and economic development services, and will therefore pay a decreased proportional assessment rate excluding marketing and economic development services-related costs.
- **Assessment Policy on Nonprofit and Government Properties:** Properties that are exempt from property tax and nonprofit organizations (e.g. faith-based, low income housing, cultural, community services, local, county and state government, etc.), will not benefit from increased commercial activity resulting from BID services and thereby will receive reduced benefits from BID services.

An owner of real property located within the BID boundaries may reduce their assessment if ALL of the following conditions are met:

1. The property owner is a nonprofit corporation that has obtained federal tax exemption under Internal Revenue Code section 501(c)3.
2. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
3. The nonprofit or governmental property owner occupies a majority of building square footage within the subject property.
4. The property owner makes the request in writing to the Downtown Reno BID prior to the submission of the BID assessment rolls to the Washoe County Assessor (to accommodate periodic changes in ownership or use, on or before April 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.
5. The City of Reno may verify the documentation of tax-exempt status and classification of the property for assessment purposes prior to submitting the assessments to the County Assessor.

If ALL of these conditions are met, the amount of the BID assessment to be levied will be for one-half (50%) of the standard, premium or premium-plus rate, depending on the location of the property.

- **Hardship Determination:** The Nevada statute requires that the City establish a procedure to allow a person whose property is included within the boundaries of an improvement or assessment district to apply for a hardship determination pursuant to the provisions of NRS Chapter 271. A hardship procedure ordinance will be developed for the BID similar to the existing SAD hardship ordinance which currently provides detailed policies and procedures for determining a hardship. To qualify for a hardship determination, an application will need to be filed with the City of Reno. For properties that qualify for a hardship, assessments will be postponed until subject properties are sold or transferred, an application for hardship determination is disapproved or other conditions as determined by the City of Reno.

## **B. Calculation of Assessments**

The preceding methodology is applied to a database that has been constructed by Kristin Lowell Inc. and the City of Reno. The process for compiling the property database includes the following steps:

- Property data was first obtained from the City of Reno.
- County assessor property data was cross-checked with reliable private sector sources.
- Property owners may request final verification of data from the City of Reno on or before April 1, 2018, which is one month prior to the submission of assessment information to the Washoe County Assessor.

**Benefit Zone Adjustments:** The assessments are adjusted to reflect anticipated service frequencies within each of three benefit zones:

- **Standard Services** will include a "clean and safe" program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. These services will augment supplemental City of Reno police services, including foot and bike patrols that will be supported by BID funds. District-wide maintenance services will include "on-demand spot cleaning" throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area's overall image and appeal for employees, visitors, and residents.
- **Premium Services** will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing; and special maintenance needs as they arise.
- **Premium-Plus Services:** The Virginia Street corridor will receive more frequent maintenance services and properties along this corridor will pay a higher "premium-plus" service rate.

The resulting assessment calculation by service and benefit zone follows:

Assessment by Service	Per \$1 of Assessed Value per Year	Per Foot of Linear Frontage per Year
<b>Standard:</b> Downtown-Wide Safety, Marketing & Economic Development	\$ 0.00506	\$ 0.00
<b>Premium:</b> Enhanced Maintenance	\$ 0.00506	\$ 10.87
<b>Premium-Plus:</b> Enhanced Maintenance on Virginia Street	\$ 0.00506	\$ 29.75

Based upon the preceding calculations, plus the assessment adjustments outlined in prior section, the following assessment rates are projected for the first year of the BID:

Property Type/Service Area	Per \$1 of Assessed Value per Year	Per Foot of Linear Frontage per Year
Commercial/Standard	\$ 0.00506	\$ 0.00
Commercial/Premium	\$ 0.00506	\$ 10.87
Commercial/Premium-Plus	\$ 0.00506	\$ 29.75
Residential/Standard	\$ 0.00430	\$ 0.00

Residential/Premium		\$ 0.00430	\$ 10.87
Residential/Premium-Plus		\$ 0.00430	\$ 29.75
Non-Profit-Government/Standard		\$ 0.00253	\$ 0.00
Non-Profit-Government/Premium		\$ 0.00253	\$ 5.43
Non-Profit-Government/Premium-Plus		\$ 0.00253	\$ 14.87

### C. Assessment Adjustments

**Annual Assessment Adjustment:** Annual assessment rates may be adjusted for annual changes in the Reno Area Consumer Price Index (CPI) for all urban consumers and/or other changes in programs costs, not to exceed 5%. Actual annual adjustments may range from 0% to 5%. Assessment rates will not exceed the levels shown in the Five Year Operating Budget and Maximum Assessment exhibit. The BID assessment roll will be updated annually to incorporate new development.

**Annual Boundary Adjustment:** NRS271 allows for annual adjustments to BID boundaries and service areas. The process would require the Downtown Reno Management Organization (see below) to request modifications to the Reno City Council. Adjustments would be considered during a public hearing. Boundary and service area adjustments are anticipated to respond to new development activity and/or other needed adjustments to programming. See NRS 271.297.

**Assessment Cap:** For individual properties that are in excess of \$50,000,000 million in assessed value, the assessment applies only to the first 50 million dollars of assessable value. This cap acknowledges the diminished benefit from BID services to large and/or high rise property development. The assessment cap does not apply to assessable frontage.

**Budget Process:** A balanced budget approach is utilized to develop each annual budget within the constraints of the assessment rates. Any annual budget surplus or deficit is tracked by program. Prior year surpluses may be used as deemed necessary by the BID board of directors based on the allocations described in the Management District Plan. See NRS 271.428.

**Time and Manner for Collecting Assessments:** As provided by state law, the Downtown Reno BID assessment appears as a separate line item on annual property tax bills prepared by Washoe County. Property tax bills are distributed in the fall and payment is expected by lump sum or installment. Existing laws for enforcement and appeal of property taxes apply to BID assessments.

**Disestablishment:** State law provides for the disestablishment of a BID pursuant to an annual review process. Each year that the BID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the district was first established by City Council. Within that 30-day period, if a



written petition is submitted by the owners of real property who pay more than 50 percent (50%) of the assessments levied, the BID may be disestablished. The City Council will hold a public hearing on disestablishing the BID prior to actually doing so.

**Issuance of Bonds:** No bonds or other bonded debt is to be issued to finance activities and improvements envisioned in the Management District Plan. If the BID Board decides to issue bonds or other bonded debt in the future that increases the term and/or assessment rates set in this Plan, revisions to the Management Plan will require new petition procedures.

## 5. GOVERNANCE

**BID Board of Directors:** The BID will be governed by a new non-profit organization (501(c)(6)) with a board of directors comprised of property and business owners representing a wide variety of geographic sub-districts and use-types within the downtown. The board is expected to be self-selected through a nominating process inviting participation from downtown property owners, businesses, and residents. A 15 to 19 member board is anticipated with the following considerations:

- Geographic representation including representation from each of the planning sub-districts identified in the 2017 Downtown Action Plan: Entertainment, Riverwalk, University, and Northwest.
- Use-type representation including gaming, hospitality, office, retail, non-profit, residential, health care and civic
- A mix of small and large property owners, including standing seats for the three private sector property owners paying the most assessments
- At least two business tenants that are not property owners
- Two government representatives or their designees from the 1) Reno City Council and 2) Washoe County Commission

**New Downtown Reno Management Organization:** The BID will usher in a new downtown management model that is commonly found in peer cities to Reno throughout the nation. The organizational parts include:

- The Downtown BID will be an assessment district that finances the services specified within this plan. As permitted by Nevada statutes, the BID will contract with a new non-profit Management Organization that will implement day-to-day services.
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The DMO will have committees that encourage property owners, residents and other stakeholders to have creative input into the design and implementation of DMO and BID-funded initiatives. Initial recommended committees include 1) Clean and Safe and 2) Marketing and Economic Development.

### **Downtown Reno Management Organization**



### **Downtown BID**

**Exhibit “B”**  
**Engineer’s Report**  
**[Attached]**

# **Downtown Reno Business Improvement District**

## **Engineer's Report**



**Reno, Nevada  
January 2018**

***Prepared by:*  
Kristin Lowell Inc.**

*Prepared pursuant to Chapter 271 of the Nevada Revised Statutes  
to create a neighborhood improvement project*

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## **ENGINEER'S STATEMENT**

This Report is prepared pursuant to Chapter 271 of the Nevada Revised Statutes ("NRS 271") to form a Neighborhood Improvement Project, commonly known as and referred to in this Report as a Business Improvement District ("BID"). NRS 271 is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the BID. The improvements and activities funded through the BID are over and above those already provided by the City within the BID's boundaries.

These activities will specially benefit each individual assessable parcel in the BID. Every individual assessed parcel within the BID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the BID receive the special benefit of these proposed activities.

The duration of the proposed BID is ten (10) years, commencing no later than July 1, 2018. An estimated budget for the BID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the BID's Board of Directors. Assessment increases must stay between 0% and 5% in any given year. Funding for the BID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the BID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the BID will receive a special benefit and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,

Deborah Jenkins, P.E.  
for Kristin Lowell, Inc.

## SECTION A: BENEFITTING PARCELS

### ***Replacing Two SADs with One BID***

Currently, downtown property owners pay special assessments through two special assessment districts (SADs) to support extra police and sidewalk cleaning services provided by the City of Reno. The BID will replace the existing assessment districts and introduce a new private-sector led approach to keeping downtown safe and clean.

The proposed BID district will encompass the core of the downtown area that is currently serviced by the two SADs, bounded roughly by Interstate 80/9<sup>th</sup> Street to the north; Wells Avenue to the east; the Truckee River, California, and Moran Streets to the south; and Keystone Avenue to the west. A map of the proposed BID service area is provided on the following page.

### ***Benefit Zones***

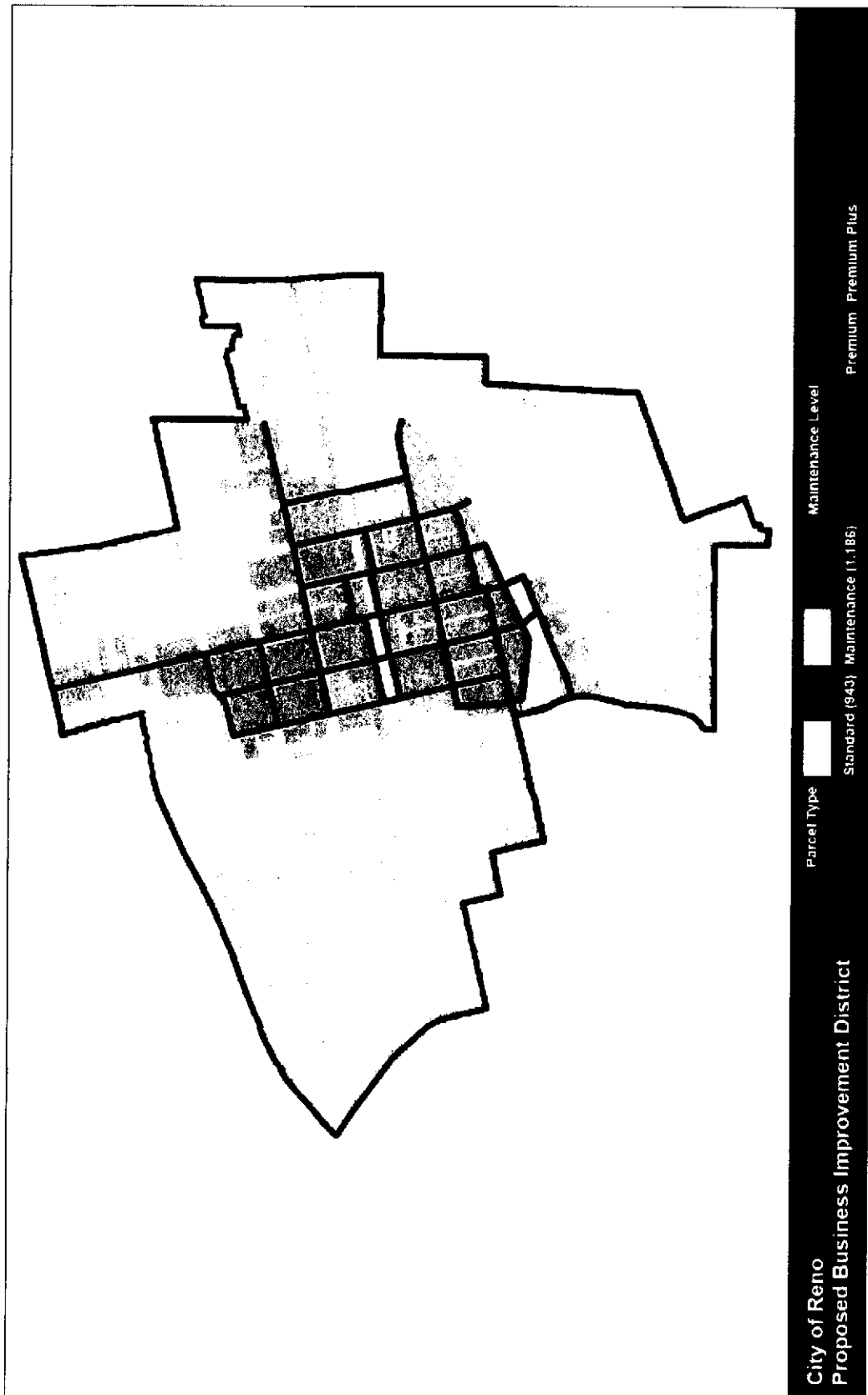
Three benefit zones are proposed with three different levels of service. The benefits are delineated as follows:

**Standard Services** will include a "clean and safe" program that deploys teams of safety ambassadors and maintenance patrols throughout the downtown. Ambassador services will include quality of life crime deterrence, engagement of the homeless population, on-demand safety escorts, ongoing public engagement, and hospitality services. These services will augment supplemental City of Reno police services, including foot and bike patrols that will be supported by BID funds. District-wide maintenance services will include "on-demand spot cleaning" throughout downtown. In addition, the program will include support for a downtown management organization providing leadership, economic development, communications, marketing services, and advocacy to advance issues and policies that benefit downtown and improve the area's overall image and appeal for employees, visitors, and residents.

**Premium Services** will add maintenance patrols concentrated within the core of downtown providing periodic removal of litter, weeds, and graffiti; cleaning of public furniture and fixtures; power washing; and special maintenance needs as they arise.

**Premium-Plus Services:** The Virginia Street corridor will receive more frequent maintenance services and properties along this corridor will pay a higher "premium-plus" service rate.

A map of the proposed district boundary and benefit zones is provided on the following page and a more detailed map with specific parcel lines will be provided upon request.





## **SECTION B: IMPROVEMENTS AND ACTIVITIES**

The Downtown Reno BID Steering Committee collectively determined the priority for improvements and activities that the BID will deliver. The primary needs as determined by the property owners are Clean and Safe programs as well as Improvements and Marketing activities. Specifically, the Downtown Reno BID shall provide the following activities.

### **CLEAN and SAFE PROGRAM**

To respond to stakeholder priorities and guiding principles for a Downtown Reno BID, several scenarios were developed for providing district-wide Clean and Safe services. Objectives in developing the Clean and Safe scenarios included:

- Deploy a Clean and Safe program that will make a visible, tangible and lasting impact.
- Carefully document existing City services and ensure that BID-funded services are supplemental to, and do not replace, existing City services.
- Ensure that the program is properly capitalized and that additional funding will not be required once the BID is created.
- Provide flexibility in the modeling of the program so that the BID can either create its own in-house program or contract with private firms.

Nationally, BID Clean and Safe programs are typically provided by teams of highly trained maintenance workers and hospitality "ambassadors". Both ambassadors and maintenance workers wear distinctive and colorful uniforms that maximize the visibility of their presence on the street plus complement overall downtown marketing efforts.

Hospitality ambassadors are trained for a variety of tasks, ranging from providing information to visitors to offering escort services for employees, to bearing witness against persons who commit nuisance crimes. Ambassadors act as "eyes and ears" for police and can carry radios that interface with police dispatch systems. They do not carry weapons. Urban Clean and Safe programs also work in concert with local social service providers to address homelessness, offering service referrals and, as the program matures, entry-level employment options for persons living on the street.

The firm of Block by Block, a national Clean and Safe service provider that specializes in urban BIDs (including downtown Oakland, Santa Monica and Long Beach), provided cost estimates for a Downtown Reno Clean and Safe program, including service frequencies, manpower, equipment and costs. The range of service frequencies that could be expected from this level of investment are provided below:

<b>Standard Services: Throughout the Entire BID</b>	
<b>Safety &amp; Hospitality Ambassadors</b>	
<i>Hospitality F.T.E.</i>	<i>530 hours per week</i>
Coverage in All Areas	7 days/week; 8 to 16 hours
Primary method of coverage	Walking & Segway patrols
Patrol rounds	2 rounds per shift
Business contacts	3 per shift
Outreach with street populations	Daily
Social Outreach/Case Workers	2 F.T.E. (included)
Safety Escorts for Employees, Residents or Visitors	Daily as needed
On-Demand "Spot Cleaning"	Daily as needed
Reporting	Daily
<b>Premium and Premium-Plus Zones Only</b>	
<b>Cleaning Services</b>	
Average Weekly Coverage	7 days/week
Litter removal/pan & broom	Once per day
Detail cleaning of public amenities	Daily as needed
Graffiti removal	Daily as needed
Weed removal	Daily as needed
Pressure washing/spot cleaning	Daily as needed
Pressure washing/scheduled cleaning	Four times per year (premium) Weekly (premium-plus)
Alley Cleaning	On Demand "Spot Cleaning"

**Supplemental Reno Police and City Maintenance Services:** Similar to one of the existing SADs, the BID will continue to pay for supplemental Reno Police services in the downtown area. Currently, one of the SADs raises \$1.6 million annually to support dedicated deployment of City of Reno police officers within the downtown area. Initially allocated is \$725,000 annually to support these supplemental police services, and recommends that these services be deployed exclusively through foot and bicycle patrols. The City of Reno has committed to fund the remaining funds with a combination of city general fund allocations and other non-city contributions to ensure that existing supplemental patrols are retained for the first three years of the BID.

Similarly, enhanced City of Reno maintenance services are currently funded through a second, smaller SAD that raises about \$300,000 annually. The BID plan anticipates expanding both the maintenance budget and geographic reach of supplemental maintenance services. It will be the discretion of the BID board of directors to either continue to contract with the City for enhanced maintenance services or seek competitive bids moving forward.

### **ADVOCACY/IMPROVEMENTS/ACTIVITIES**

All ratepayers within the proposed Downtown Reno BID would share in supporting a variety of activities aimed to influence policies, civic investments, business attraction, public space activation and other improvements and activities that benefit the entire downtown. A new self-sustaining private/public downtown management organization will be the entity that implements downtown-wide improvements. The new organization will be governed by board of property,

business and civic interests representing downtown's various business types and geographic sub-districts. A list of activities that could be undertaken include:

- Advocate on behalf of property and business owners to advance policy responses that are advantageous to downtown.
- Work with the city, county and other governmental agencies to increase resources available to help treat, house and otherwise assist street populations.
- Help coordinate responses between social service agencies to maximize the effectiveness of existing services to reduce street populations.
- Advance public improvements that can improve downtown for a variety of investment sectors, including efforts to improve mobility for all transportation modes.
- Compile and maintain up-to-date market information on downtown, including a variety of indicators that will be of interest to potential investors and community influencers.
- Recruit and retain new businesses with an emphasis on local independent concepts and new services that can serve downtown's residential population.
- Communicate and market the economic benefits of downtown through a variety of mediums.
- Enhance communications between all downtown stakeholders and keep property and business owners informed of new projects and policies.
- Special projects to demonstrate how various improvements could benefit downtown, including temporary "tactical urbanism" installations and efforts to implement concepts from the Downtown Action Plan.

Like any business, the BID will require a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To this end, the BID Management Plan has budgeted for two professional positions, including an Executive Director and a Communications/Marketing Manager.

To reduce administrative costs, increase leveraging of funds and avoid duplication of enhanced services, this plan anticipates that the day-to-day services financed by the BID will be managed by a new non-profit organization, a Downtown Reno Management Organization. BID funds can be further leveraged by sponsorships from special events, contracts, grants, earned income and membership dues from interested parties who are not assessed as part of the BID (i.e. businesses with downtown interests that are not located there).

Additional administrative costs will include:

- Accounting and annual financial audit
- Insurance
- Program support costs including supplies, equipment and rent
- Other administration costs associated with the overhead and administrative support of programs.

A reserve is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies. Reserve funds can also be utilized to pay for costs associated with BID renewal.

## **SECTION C: PROPORTIONAL BENEFITS**

### ***Methodology***

NRS 271.365 stipulates that an assessment must be based on the basis of linear frontage or any other basis in which the assessment is proportional to the estimated benefits. It states that "the engineering shall assess upon each tract such relative portion of the whole sum to be levied as is proportionate to the estimated benefit."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the BID receive.

Each identified parcel within the Downtown Reno BID will be assessed based upon each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. Due to the proportionate special benefits received by each parcel from the BID services, each parcel will be assessed a rate which is commensurate with the amount of special benefits received.

### ***Special Benefit Factors***

The methodology to levy assessments upon real property that receives special benefits from the improvements of the Downtown Reno BID is a combination of Assessed Valuation and Linear Street Frontage. The Standard Services are apportioned to Assessed Valuation and the Premium and Premium Plus Services are apportioned to Linear Street Frontage.

Assessed Valuation Defined: Assessed Valuation is defined as the valuation of each tract or parcel as determined by the County Assessor.

Linear Street Frontage Defined: Linear Street Frontage is defined as the front footage of a parcel that fronts a public street. Properties are assessed for all street frontages. Properties with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage. Linear Street Frontage was obtained from the City's GIS data.

## SECTION D: SPECIAL BENEFIT ANALYSIS

All special benefits derived from the assessments outlined in this Report are for property-related improvements that are specifically intended for and directly benefiting each assessed parcel in the BID. The special benefit must affect the individual assessable parcel in a way that is particular and distinct from its effect on other parcels. No parcel's assessment shall be greater than the special benefits received. NRS 271.208 states that "Special benefit means the increase in market value of a tract that is directly attributable to a project for which an assessment is made as determined by the local government that made the assessment."

In addition to increased market value, BIDs in general also provide the following benefits: (1) Crime reduction. A study by the Rand Corporation confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

Each parcel will specially benefit from:

- Increased market values
- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed BID improvements and services

### ***Increased Market Value***

To determine the amount of increased market value that the BIDs provide to assessed parcels, we look at two independent studies that reviewed the economic impacts that BIDs have in both New York City and San Francisco.

In 2007, the Furman Center analyzed all New York City BIDs to determine the benefits of Business Improvement Districts and the value implication on both commercial and residential properties in BIDs. Their study found "BIDs have a significant positive impact on commercial property values. On average, the value of commercial property within a BID increases by approximately 15 percentage points more than comparable properties in the same neighborhood but outside the BID."<sup>1</sup> In the same study, they found that "A BID might lead to an increase in residential property values if the additional services provided by a BID are valued by residents."<sup>2</sup>

In addition to the New York City study, the City of San Francisco conducted their own independent study in 2012 of 5 BIDs within their City. Their analysis looked at how properties fared both during the recession and post recession. During the recession they found that

<sup>1</sup> Furman Center. July 2007. *The Benefits of Business Improvement Districts: Evidence from New York City*. pg. 5

<sup>2</sup> *ibid*

commercial parcels were less effected from the recession. "Districts lost 8.9% of their value, while citywide declines reached 19.45%".<sup>3</sup> Which indicates that properties within the BIDs fared much better than a like property elsewhere in the City. Post recession commercial properties are regaining their market value and have increased at a much higher rate than citywide commercial properties. Two of their districts "have grown by 50.02% and 23.93% in real value (adjusted for inflation) from 2006-2012, while citywide commercial office property values have grown only 15.79%".<sup>4</sup>

As for residential properties in San Francisco, those within a BID fared much better than citywide residential parcels. "During the 07/09 recession, the City lost 26.69% in non-office commercial property values. All districts...performed significantly better during the same period, be retaining more value, or posting gains in non-office commercial property values...on average, districts saw 2.5% growth in real non-office commercial property values during the recession".<sup>5</sup>

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<sup>3</sup> San Francisco Office of Economic and Workforce Development. Fall 2012. *Impact Analysis of San Francisco's Property and Business Improvement Districts*. pg. 24.

<sup>4</sup> ibid

<sup>5</sup> Ibid, pg. 25.

## SECTION E: COST ESTIMATE

### 2018 Operating Budget

The Downtown Reno BID's first year's assessment budget is outlined in the table below:

EXPENDITURES	TOTAL BUDGET	% of Budget
<b>Standard Services:</b>		
Safety Ambassadors	\$725,000	30.85%
Supplemental Reno Police	\$725,000	30.85%
BID Staff & Marketing	\$400,000	17.02%
<i>Total Standard Services</i>	<i>\$1,850,000</i>	<i>78.72%</i>
<b>Premium Services:</b>		
Supplemental Maintenance	\$400,000	17.02%
<b>Premium Plus Services:</b>		
Enhanced Daily Services: Virginia Street	\$100,000	4.26%
<b>TOTAL ASSESSMENT BUDGET</b>	<b>\$2,350,000</b>	<b>100.00%</b>

### Budget Notations

1. The cost of providing programs and services may vary depending on the market cost for those improvements. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessment rates will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The actual amount of increase will be determined by the BID's Board of Directors and will vary between 0% and 5% in any given year. Any change will be submitted to the City within its annual planning report.

## SECTION F: APPORTIONMENT METHOD

### Assessment Methodology

As previously discussed in Section A, the BID is segregated into three benefit zones based upon each zone's demand for services and improvements and the benefits received. The table below summarizes the assessable valuation and linear street frontage within the district:

	<b>Assessable Valuation or Linear Frontage</b>
District-wide Assessed Valuation	431,144,475
Premium Frontage	34,972
Premium Plus Frontage	5,478

### Calculation of Assessments

Based on the special benefit factors, assessable footages for each variable plus the proposed budget, all of which are discussed above, the following table illustrates the first year's maximum annual assessment.

<b>Benefit Zone</b>	<b>Assessment Rates</b>
Standard	\$0.00506/per \$1 of value
Premium	\$0.00506/per \$1 of value + \$10.87/foot of linear frontage
Premium Plus	\$0.00506/per \$1 of value + \$29.75/foot of linear frontage

### Sample Parcel Assessment

**Standard Zone:** To calculate the assessment for a parcel in the Standard Zone with \$1,000,000 assessed valuation the parcel assessment is calculated as follows:

Assessed Valuation (1,000,000 x \$0.00506) = \$5,060.00

**Premium Zone:** To calculate the assessment for a parcel in the Premium Zone with \$1,000,000 assessed valuation and 100 linear frontage, the parcel assessment is calculated as follows:

Assessed Valuation (1,000,000 x \$0.00506) = \$5,060.00  
Linear Frontage (100 x \$10.87) = \$1,087.00  
Total Parcel Assessment = \$6,147.00

**Premium Plus Zone:** To calculate the assessment for a parcel in the Premium Plus Zone with \$1,000,000 assessed valuation and 100 linear frontage, the parcel assessment is calculated as follows:

Assessed Valuation (1,000,000 x \$0.00506) = \$5,060.00  
Linear Frontage (100 x \$29.75) = \$2,975.00  
Total Parcel Assessment = \$8,035.00



The assessment calculation is the same for every parcel in the BID respective of each benefit zone.

### **Property Use Considerations**

#### **Parcel Cap**

For properties that are in excess of \$50,000,000 in assessed value, the standard assessment applies only to the first \$50,000,000 of assessed value. This cap acknowledges the diminished benefit from BID services to large high value properties and also acknowledges the assessed value differential between newer and older real estate improvements.

#### **Residential Parcels**

Residential parcels will benefit fully from BID safe and clean services and will be assessed accordingly. However, there is diminished benefit to residential properties from proposed marketing and economic development services that will primarily benefit commercial properties. A distinction is made between rental apartments and condominiums/single family homes:

- Rental apartments are considering income-producing property and will pay 100% the amount of commercial assessments;
- Condominiums and single family homes will not benefit from marketing and economic development services, and will therefore pay a decreased proportional assessment rate excluding marketing and economic development services-related costs.

#### **Non-Profit Parcels**

Properties that are classified as nonprofit organizations (e.g. faith-based, low income housing, cultural, community services, etc.), will not benefit from increased commercial activity resulting from BID services and thereby will receive reduced benefits from BID services.

An owners of real property located within the BID boundaries may reduce their assessment if ALL of the following conditions are met:

1. The property owner is a nonprofit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3.
2. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
3. The nonprofit property owner occupies a majority of building square footage within the subject property.
4. The property owner makes the request in writing to the Downtown Reno BID prior to the submission of the BID assessment rolls to the Washoe County Assessor (to accommodate periodic changes in ownership or use, on or before April 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.
5. The City of Reno may verify the documentation of tax-exempt status and classification of the property for assessment purposes prior to submitting the assessments to the County Assessor.

If ALL of these conditions are met, the amount of the BID assessment to be levied will be for one-half (50%) of the standard, premium or premium-plus rate, depending on the location of the property.

### **Government Parcels**

Pursuant to NRS 271 governmental parcels are not required to pay assessments or are exempt from assessments. City owned parcels as well as County owned parcels are not required to pay assessments, but by Resolution have opted to participate in the BID and assess their parcels respectively for the special benefits received. These parcels do not benefit from increased commercial activity and therefore will be assessed at 50% of the assessment. As for school district parcels, they are expressly exempt from the assessment and thus will not receive an assessment. The table below shows the governmental parcels that are assessed within the BID.

### **Hardship Determination**

The Nevada statute requires that the City establish a procedure to allow a person whose property is included within the boundaries of an improvement or assessment district to apply for a hardship determination pursuant to NRS 271.357. A hardship procedure ordinance will be developed for the BID similar to the existing SAD hardship ordinance which currently provides detailed policies and procedures for determining a hardship. To qualify for a hardship determination, an application will need to be filed with the City of Reno. For properties that qualify for a hardship, assessments will be postponed until subject properties are sold or transferred, an application for hardship determination is disapproved or other conditions as determined by the City of Reno.

### **Budget Adjustment**

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. District funds may be used to fund the cost of renewing the District. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established.

If an error is discovered on a parcel's linear street frontage or assessed valuation, the District may investigate and correct these after confirming the correction with the County Assessor Data and City Clerk's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

## SECTION G: ASSESSMENT ROLL

The total assessment amount for FY 2018/2019 is \$2,300,000, apportioned to each individual assessed parcel, as shown on the attached Assessment Roll.

State of Nevada     }  
                                  }ss.  
County of Washoe    }

To the City Council of Reno, 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 assessments for the Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; that in making such assessments, I have, as near as may be, and according to my best judgment, conformed in all things to the provisions of Chapter 271 of NRS.

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Engineer

Dated at Reno, Nevada, January 22, 2018

**DOWNTOWN RENO BID  
ASSESSMENT ROLL  
January 2018**

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
006-126-04	KEYSTONE INVESTMENT HOLDINGS LLC	0 W 6TH ST	Standard	\$226.84
006-183-02	KEYSTONE INVESTMENT HOLDINGS LLC	952 W 6TH ST	Standard	\$22.68
006-183-03	KEYSTONE INVESTMENT HOLDINGS LLC	950 W 6TH ST	Standard	\$54.75
006-183-06	KEYSTONE INVESTMENT HOLDINGS LLC	932 W 6TH ST	Standard	\$79.62
006-183-07	KEYSTONE INVESTMENT HOLDINGS LLC	920 W 6TH ST	Standard	\$79.62
006-183-10	KEYSTONE INVESTMENT HOLDINGS LLC	850 W 6TH ST	Standard	\$48.14
006-183-17	KEYSTONE INVESTMENT HOLDINGS LLC	555 VINE ST	Standard	\$56.94
006-183-18	KEYSTONE INVESTMENT HOLDINGS LLC	545 VINE ST	Standard	\$60.18
006-183-23	KEYSTONE INVESTMENT HOLDINGS LLC	563 VINE ST	Standard	\$47.95
006-183-30	KEYSTONE INVESTMENT HOLDINGS LLC	960 W 6TH ST	Standard	\$271.28
006-183-31	KEYSTONE INVESTMENT HOLDINGS LLC	944 W 6TH ST	Standard	\$127.76
006-183-32	KEYSTONE INVESTMENT HOLDINGS LLC	0 W 6TH ST	Standard	\$341.21
006-183-33	KEYSTONE INVESTMENT HOLDINGS LLC	910 W 6TH ST	Standard	\$161.24
006-183-34	KEYSTONE INVESTMENT HOLDINGS LLC	0 W 6TH ST	Standard	\$83.89
006-183-35	KEYSTONE INVESTMENT HOLDINGS LLC	846 W 6TH ST	Standard	\$148.14
006-183-36	KEYSTONE INVESTMENT HOLDINGS LLC	842 W 6TH ST	Standard	\$178.32
006-183-37	KEYSTONE INVESTMENT HOLDINGS LLC	834 W 6TH ST	Standard	\$65.73
006-183-38	KEYSTONE INVESTMENT HOLDINGS LLC	826 W 6TH ST	Standard	\$55.08
006-183-40	S G BORELLO & SONS INC	875 W 5TH ST	Standard	\$736.49
006-183-41	KEYSTONE INVESTMENT HOLDINGS LLC	801 W 5TH ST	Standard	\$1,737.87
006-183-42	KEYSTONE INVESTMENT HOLDINGS LLC	905 W 5TH ST	Standard	\$1,525.40
006-187-02	SRSA INVESTMENT LLC	800 W 5TH ST	Standard	\$491.02
006-187-03	ESTAVAN G & CONCEPCION P et al MORENO	447 VINE ST	Standard	\$148.02
006-187-11	LIVONA A et al LOPSHIRE	836 W 5TH ST	Standard	\$212.95
006-187-12	SPORTSMAN'S CORNER LLC	401 VINE ST	Standard	\$3,304.30
006-221-21	BLADOW PROPERTIES LLC	815 W 4TH ST	Standard	\$1,379.74
006-221-22	SPARTAN APARTMENTS LLC	430 KEYSTONE AVE	Standard	\$1,974.05
006-221-23	SPARTAN APARTMENTS LLC	450 KEYSTONE AVE	Standard	\$4,883.82
006-224-06	BYONG HAN SON	810 W 4TH ST	Standard	\$1,903.46
006-224-07	KOKEE & NEELAM LLC	890 W 4TH ST	Standard	\$1,783.50
007-182-02	HENRY J et al GREEN	34 W 9TH ST	Standard	\$339.02
007-182-03	BAJWA PROPERTIES LLC-30 W 9TH SERIES	30 W 9TH ST	Standard	\$261.72
007-182-06	BAJWA PROPERTIES LLC-841 N VIRGINIA SERIES	841 N VIRGINIA ST	Premium	\$941.76
007-182-07	ALICE C et al MYHRE FAMILY TRUST	829 N VIRGINIA ST	Premium	\$1,113.43
007-182-08	BAJWA PROPERTIES LLC-SILVER DOLLAR SERIES	817 N VIRGINIA ST	Premium	\$1,944.46
007-182-10	BAJWA PROPERTIES LLC-33 W 8TH SERIES	33 W 8TH ST	Standard	\$178.94
007-182-11	KEVIN J et al DURHAM	35 W 8TH ST	Standard	\$127.41
007-182-16	BAJWA PROPERTIES LLC-CAPRI SERIES	895 N VIRGINIA ST	Premium	\$1,639.04
007-182-17	RTS PROPERTIES LLC	801 N VIRGINIA ST	Premium	\$846.27
007-182-19	WILLIAM S KELLISON	842 N SIERRA ST	Standard	\$582.85
007-182-22	ETA IOTA HOUSE CORP	52 W 8TH ST	Standard	\$215.50
007-182-23	BAJWA PROPERTIES LLC-DOUGLAS ARMS SERIES	822 N SIERRA ST	Standard	\$903.81
007-182-24	RYMAX LLC	810 N SIERRA ST	Standard	\$398.48
007-183-03	MAAP LLC	58 E 9TH ST	Standard	\$222.17
007-183-04	UNIVERSITY OF NEVADA BOARD OF REGENTS	895 N CENTER ST	Standard	\$108.42
007-183-05	UNIVERSITY OF NEVADA SYSTEM	847 N CENTER ST	Standard	\$122.92
007-183-06	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	839 N CENTER ST	Standard	\$151.35
007-183-07	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	829 N CENTER ST	Standard	\$155.09
007-183-08	BOARD OF REGENTS UNIV NEVADA	821 N CENTER ST	Standard	\$99.92
007-183-09	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	815 N CENTER ST	Standard	\$101.06
007-183-10	UNIVERSITY OF NEVADA BOARD OF REGENTS	801 N CENTER ST	Standard	\$77.63
007-183-11	BAJWA PROPERTIES LLC-COED LODGE SERIES	800 N VIRGINIA ST	Premium	\$947.98
007-183-12	ROSS RENTALS LTD	812 N VIRGINIA ST	Premium	\$988.35
007-183-13	FALEY FAMILY TRUST	820 N VIRGINIA ST	Premium	\$866.37
007-183-18	SINGH FAMILY TRUST	850 N VIRGINIA ST	Premium	\$2,707.31
007-183-19	HOTSHOTS INC	10 E 9TH ST	Premium	\$1,176.73
007-202-16	MPT OF RENO LLC	429 ELM ST	Standard	\$496.42
007-202-17	MPT OF RENO LLC	433 ELM ST	Standard	\$96.01
007-202-21	MPT OF RENO LLC	415 ELM ST	Standard	\$340.88
007-202-23	MPT OF RENO LLC	343 ELM ST	Standard	\$3,635.07
007-202-24	MPT OF RENO LLC	343 ELM ST	Standard	\$10,346.93
007-214-24	FOSTER'S SIERRA SERVICE LLC	700 N SIERRA ST	Standard	\$1,266.10
007-214-25	CCR NEWCO LLC	715 N VIRGINIA ST	Premium	\$1,708.86
007-214-26	RENO CITY OF	705 N VIRGINIA ST	Premium	\$793.21
007-214-27	CCR NEWCO LLC	0 MAPLE ST	Premium	\$819.76
007-215-31	CCR NEWCO LLC	650 N SIERRA ST	Premium Plus	\$23,273.47
007-216-31	NEVADA STATE OF	750 N VIRGINIA ST	Premium	\$7,535.82
007-216-32	NEVADA NATIONAL BANK	700 N VIRGINIA ST	Premium	\$6,440.71
007-217-01	ROBERT R BARENGO	661 N CENTER ST	Standard	\$118.49
007-217-02	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	655 N CENTER ST	Standard	\$125.48
007-217-03	RICHARD N et al BARENGO	645 N CENTER ST	Standard	\$71.08
007-217-04	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	637 N CENTER ST	Standard	\$148.78
007-217-05	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	627 N CENTER ST	Standard	\$148.78

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-217-06	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	621 N CENTER ST	Standard	\$75.43
007-217-07	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	615 N CENTER ST	Standard	\$75.43
007-217-08	SCHNEIDER FAMILY TRUST	0 E 6TH ST	Standard	\$160.29
007-217-09	SCHNEIDER FAMILY TRUST	606 N VIRGINIA ST	Premium Plus	\$1,681.53
007-217-10	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	618 N VIRGINIA ST	Premium Plus	\$3,329.79
007-217-11	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	628 N VIRGINIA ST	Premium Plus	\$1,797.71
007-217-12	BRAR ENTERPRISES	636 N VIRGINIA ST	Premium Plus	\$4,775.29
007-217-13	BRAR ENTERPRISES	660 N VIRGINIA ST	Premium Plus	\$4,153.98
007-221-01	SIGMA ALPHA EPSILON HOUSE CORP	835 EVANS AVE	Standard	\$806.36
007-221-04	RENO CITY OF	200 E 9TH ST	Standard	\$34.75
007-221-05	RENO CITY OF	0 E 9TH ST	Standard	\$88.66
007-222-01	UNIVERSITY OF NEVADA BOARD OF REGENTS	182 E 9TH ST	Standard	\$137.33
007-222-02	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	843 LAKE ST	Standard	\$344.86
007-222-03	UNIVERSITY OF NEVADA BOARD OF REGENTS	839 LAKE ST	Standard	\$41.23
007-222-04	UNIVERSITY OF NEVADA BOARD OF REGENTS	839 LAKE ST	Standard	\$63.74
007-222-05	UNIVERSITY OF NEVADA BOARD OF REGENTS	829 LAKE ST	Standard	\$94.82
007-222-06	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	825 LAKE ST	Standard	\$125.01
007-222-07	ERIC H RIEBELING	815 LAKE ST	Standard	\$84.34
007-222-08	BOARD OF REGENTS NV SYSTEM HIGHER EDUCATION UNR	801 LAKE ST	Standard	\$158.16
007-222-09	UNIVERSITY OF NEVADA BOARD OF REGENTS	127 E 8TH ST	Standard	\$65.72
007-222-10	UNIVERSITY OF NEVADA BOARD OF REGENTS	0 N CENTER ST	Standard	\$58.89
007-222-11	UNIVERSITY OF NEVADA SYSTEM	810 N CENTER ST	Standard	\$58.89
007-222-12	UNIVERSITY OF NEVADA BOARD OF REGENTS	820 N CENTER ST	Standard	\$109.70
007-222-13	BOARD OF REGENTS UNIVERSITY OF NEVADA RENO	830 N CENTER ST	Standard	\$273.74
007-222-15	UNIVERSITY OF NEVADA BOARD OF REGENTS	0 N CENTER ST	Standard	\$116.78
007-222-18	UNIVERSITY OF NEVADA BOARD OF REGENTS	160 E 9TH ST	Standard	\$84.82
007-222-19	UNIVERSITY OF NEVADA BOARD OF REGENTS	836 N CENTER ST	Standard	\$122.26
007-223-05	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	721 EVANS AVE	Standard	\$152.98
007-223-06	DOLLY M JACKSON	711 EVANS AVE	Standard	\$183.27
007-223-07	NADIA B GULISTANI	701 EVANS AVE	Standard	\$139.23
007-223-08	TOD L REDICK	227 E 7TH ST	Standard	\$75.23
007-223-09	TOD L REDICK	219 E 7TH ST	Standard	\$290.95
007-223-10	ITALIAN CAPITAL LLC	211 E 7TH ST	Standard	\$75.02
007-223-11	ITALIAN CAPITAL LLC	712 LAKE ST	Standard	\$150.98
007-223-19	MARK MAUSER	729 EVANS AVE	Standard	\$200.60
007-223-20	ITALIAN CAPITAL LLC	720 LAKE ST	Standard	\$110.68
007-224-07	ITALIAN CAPITAL LLC	125 E 7TH ST	Standard	\$302.72
007-224-08	ITALIAN CAPITAL LLC	109 E 7TH ST	Standard	\$73.98
007-224-19	ITALIAN CAPITAL LLC	708 N CENTER ST	Standard	\$1,004.93
007-224-21	ITALIAN CAPITAL LLC	713 LAKE ST	Standard	\$110.70
007-241-11	EVA TWARDOKENS	705 W 6TH ST	Standard	\$174.97
007-241-12	PEDRO et al CELIS O	721 W 6TH ST	Standard	\$95.76
007-241-14	R & K HOLDINGS LLC	735 W 6TH ST	Standard	\$84.56
007-241-23	PITA HOLDINGS CORP	725 W 6TH ST	Standard	\$241.09
007-241-24	BLUE WATERS LLC	785 W 6TH ST	Standard	\$672.85
007-242-01	FABIAN & EARLENE GORZELL	556 VINE ST	Standard	\$106.31
007-242-02	MARTIN & LAMERES LLC	764 W 6TH ST	Standard	\$149.84
007-242-03	DONALD G WALKER	756 W 6TH ST	Standard	\$116.60
007-242-04	MICHAEL A DEWEERD	746 W 6TH ST	Standard	\$149.84
007-242-05	MARTIN J ARRAIZ	734 W 6TH ST	Standard	\$152.87
007-242-06	BLACKHAWK FAMILY LTD PTSP	724 W 6TH ST	Standard	\$119.53
007-242-07	TRUCKEE MEADOWS 4 LLC	716 W 6TH ST	Standard	\$106.95
007-242-08	JOEL B et al BARBER	557 WASHINGTON ST	Standard	\$360.43
007-242-09	SIERRA 4 LLC	549 WASHINGTON ST	Standard	\$80.01
007-242-10	SIERRA 4 LLC	0 WASHINGTON ST	Standard	\$136.10
007-242-11	METRO INVESTMENT PROP INC LLC	527 WASHINGTON ST	Standard	\$395.63
007-242-14	VICTORIA C UCCELLI & CATHERINE ADKINS FAMILY TRUST	719 W 5TH ST	Standard	\$173.27
007-242-15	RISSONE ENTERPRISES LLC	727 W 5TH ST	Standard	\$402.49
007-242-16	CHARTER COMMUNICATIONS LLC	737 W 5TH ST	Standard	\$407.68
007-242-17	TG RENTALS LLC	745 W 5TH ST	Standard	\$286.34
007-242-20	LEILA SLAYTON INVESTMENTS LLC SERIES 6 & 7	532 VINE ST	Standard	\$306.64
007-242-21	DANA & STACIA E GREENLEAF	540 VINE ST	Standard	\$89.48
007-242-22	WHITNEY R MONFALCONE	550 VINE ST	Standard	\$150.27
007-242-23	DOUGLAS K RICHARDSON	0 W 5TH ST	Standard	\$65.42
007-242-24	SHERRY et al METCALFE	777 W 5TH ST	Standard	\$1,265.59
007-242-25	CHO JOE LLC	521 WASHINGTON ST	Standard	\$680.39
007-244-13	MPT OF RENO LLC	595 BELL ST	Standard	\$4,469.22
007-245-01	VICTORIA PROPERTIES LLC	544 W 6TH ST	Standard	\$151.74
007-245-02	MPT OF RENO LLC	540 W 6TH ST	Standard	\$204.47
007-245-04	547 RALSTON LLC	547 RALSTON ST	Standard	\$372.01
007-245-05	CALVIN DUNLAP	537 RALSTON ST	Standard	\$312.69
007-245-06	CALVIN R X DUNLAP	527 RALSTON ST	Standard	\$70.84
007-245-07	CHARLENE L et al GREENLUND	519 RALSTON ST	Standard	\$218.10
007-245-09	ROSALBA J DE LA TORRE	575 W 5TH ST	Standard	\$310.88
007-245-10	RENO ASSEMBLY OF GOD	518 BELL ST	Standard	\$124.02
007-245-11	RENO ASSEMBLY OF GOD	524 BELL ST	Standard	\$409.78
007-245-12	MPT OF RENO LLC	548 BELL ST	Standard	\$164.84

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-245-13	VASENDEN FAMILY LLC	501 RALSTON ST	Standard	\$538.96
007-245-14	J J'S PIE COMPANY INC	555 W 5TH ST	Standard	\$437.45
007-245-15	MPT OF RENO LLC	520 W 6TH ST	Standard	\$2,475.91
007-251-25	PRIME A INVESTMENTS LLC	411 W 6TH ST	Standard	\$678.79
007-251-29	MPT OF RENO LLC	375 ELM ST	Standard	\$9,309.96
007-251-30	MPT OF RENO LLC	0 N ARLINGTON AVE	Standard	\$2,531.48
007-251-31	MPT OF RENO LLC	645 N ARLINGTON AVE	Standard	\$69,060.73
007-251-32	MPT OF RENO LLC	0 N ARLINGTON AVE	Standard	\$0.89
007-252-07	JRK INVESTMENTS LLC	527 NEVADA ST	Standard	\$296.32
007-252-08	AGC RENTALS LLC-W 5TH ST SERIES et al	407 W 5TH ST	Standard	\$375.18
007-252-09	SHARON L ABERNATHY FAMILY TRUST	419 W 5TH ST	Standard	\$276.74
007-252-10	PLANNED PARENTHOOD NORTHERN NEVADA	455 W 5TH ST	Standard	\$159.50
007-252-11	LPD & RMD FAMILY TRUST	485 W 5TH ST	Standard	\$324.07
007-252-12	MICHAEL A et al MARRONE	514 RALSTON ST	Standard	\$225.13
007-252-13	JRK INVESTMENTS LLC	526 RALSTON ST	Standard	\$214.68
007-252-16	MPT OF RENO LLC	444 W 6TH ST	Standard	\$671.30
007-254-21	RENO ORTHOPAEDIC PROP LLC	0 W 5TH ST	Standard	\$328.97
007-254-22	RENO ORTHOPAEDIC PROP LLC	555 N ARLINGTON AVE	Standard	\$3,060.20
007-254-23	RENO ORTHOPAEDIC PROP LLC	0 W 5TH ST	Standard	\$325.63
007-254-24	RENO ORTHOPAEDIC PROP LLC	350 W 6TH ST	Standard	\$10,003.55
007-256-04	CHI CAM et al THAI	205 W 5TH ST	Premium	\$1,986.62
007-256-05	SHREE HARSH MANAGEMENT LLC	215 W 5TH ST	Standard	\$1,107.20
007-256-06	CAM C et al THAI	231 W 5TH ST	Standard	\$240.95
007-256-07	RAJENDRAKUMAR PATEL	255 W 5TH ST	Standard	\$771.98
007-256-09	ST MARYS MEDICAL PLAZA LLC	236 W 6TH ST	Standard	\$7,095.39
007-256-10	MPT OF RENO LLC	200 W 6TH ST	Premium	\$7,858.33
007-261-12	CCR NEWCO LLC	190 W 6TH ST	Premium	\$1,744.97
007-261-21	B & D PROPERTIES	516 WEST ST	Premium	\$3,154.90
007-261-23	B & D PROPERTIES	0 W 6TH ST	Premium	\$4,454.05
007-261-28	CCR NEWCO LLC	516 WEST ST	Premium	\$16,105.86
007-261-29	UCCELLI LIVING TRUST et al	130 W 6TH ST	Premium	\$2,483.72
007-262-19	CCR NEWCO LLC	500 N SIERRA ST	Premium Plus	\$812.15
007-262-26	CCR NEWCO LLC	500 N SIERRA ST	Premium Plus	\$36,995.21
007-271-02	GOLD DUST WEST CASINO INC	444 VINE ST	Standard	\$1,164.80
007-271-03	GOLD DUST WEST CASINO INC	0 W 5TH ST	Standard	\$237.64
007-271-04	GOLD DUST WEST CASINO INC	445 WASHINGTON ST	Standard	\$118.13
007-271-05	GOLD DUST WEST CASINO INC	439 WASHINGTON ST	Standard	\$158.82
007-271-06	GOLD DUST WEST CASINO INC	431 WASHINGTON ST	Standard	\$101.79
007-271-07	GOLD DUST WEST CASINO INC	421 WASHINGTON ST	Standard	\$102.12
007-271-08	GOLD DUST WEST CASINO INC	701 W 4TH ST	Standard	\$261.81
007-271-09	GOLD DUST WEST CASINO INC	723 W 4TH ST	Standard	\$283.48
007-271-10	GOLD DUST WEST CASINO INC	735 W 4TH ST	Standard	\$377.69
007-271-11	GOLD DUST WEST CASINO INC	795 W 4TH ST	Standard	\$184.96
007-271-13	GOLD DUST RENO REAL ESTATE LLC	444 VINE ST	Standard	\$6,548.53
007-272-01	PAINE PROPERTIES LLC	790 W 4TH ST	Standard	\$603.42
007-272-02	PAINE PROPERTIES LLC	0 W 4TH ST	Standard	\$709.54
007-272-03	720 WEST 4TH STREET LLC	720 W 4TH ST	Standard	\$1,000.26
007-272-04	700 WEST 4TH STREET LLC	700 W 4TH ST	Standard	\$293.82
007-272-05	PAINE PROPERTIES LLC	0 WASHINGTON ST	Standard	\$176.67
007-272-06	PAINE PROPERTIES LLC	319 WASHINGTON ST	Standard	\$190.26
007-272-07	LEBO & MERRILL NEWMAN	324 VINE ST	Standard	\$579.71
007-272-08	PAINE PROPERTIES LLC	0 W 4TH ST	Standard	\$57.76
007-272-09	PAINE PROPERTIES LLC	0 W 4TH ST	Standard	\$44.75
007-273-01	638 WEST 5TH STREET LLC	638 W 5TH ST	Standard	\$130.49
007-273-02	634 WEST 5TH STREET LLC	634 W 5TH ST	Standard	\$85.35
007-273-03	614 W 5TH STREET LLC	614 W 5TH ST	Standard	\$102.10
007-273-04	RENO REAL ESTATE DEVELOPMENT LLC	612 W 5TH ST	Standard	\$128.56
007-273-05	RENO REAL ESTATE DEVELOPMENT LLC	606 W 5TH ST	Standard	\$443.59
007-273-18	JAMES & CATHERINE MCALLISTER TRUST	655 W 4TH ST	Standard	\$2,097.02
007-273-21	MASSOUD & VIDA KAENI	448 WASHINGTON ST	Standard	\$586.47
007-273-22	S P LEE PROPERTY LLC	454 WASHINGTON ST	Standard	\$192.05
007-273-29	RENO REAL ESTATE DEVELOPMENT LLC	434 WASHINGTON ST	Standard	\$1,130.37
007-274-01	670 & 690 WEST 4TH STREET LLC	690 W 4TH ST	Standard	\$836.39
007-274-02	670 & 690 WEST 4TH STREET LLC	670 W 4TH ST	Standard	\$1,326.61
007-274-03	614 WEST 4TH STREET LLC	614 W 4TH ST	Standard	\$301.27
007-274-04	600 WEST 4TH STREET LLC	600 W 4TH ST	Standard	\$266.88
007-274-05	HOUSING AUTHORITY CITY OF RENO	550 W 4TH ST	Standard	\$168.82
007-274-06	530 WEST 4TH STREET LLC	540 W 4TH ST	Standard	\$127.53
007-274-08	518 & 528 WEST 4TH ST LLC	528 W 4TH ST	Standard	\$46.23
007-274-09	518 & 528 WEST 4TH ST LLC	518 W 4TH ST	Standard	\$46.23
007-274-10	500 WEST 4TH STREET LLC	500 W 4TH ST	Standard	\$141.88
007-274-11	375 RALSTON STREET LLC	375 RALSTON ST	Standard	\$424.90
007-274-12	339 RALSTON STREET LLC	339 RALSTON ST	Standard	\$124.86
007-274-13	345 & 347 RALSTON STREET LLC	347 RALSTON ST	Standard	\$699.84
007-274-14	333 RALSTON STREET LLC	333 RALSTON ST	Standard	\$310.31
007-274-15	JESR LLC	311 RALSTON ST	Standard	\$62.23
007-274-16	511 3RD STREET LLC	511 3RD ST	Standard	\$52.24

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-274-17	HOUSING AUTHORITY CITY OF RENO	505 3RD ST	Standard	\$49.11
007-274-18	HOUSING AUTHORITY CITY OF RENO	541 3RD ST	Standard	\$889.42
007-274-31	STUDIO 3 LIMITED PARTNERSHIP	695 3RD ST	Standard	\$13,549.99
007-274-32	530 WEST 4TH STREET LLC	530 W 4TH ST	Standard	\$125.22
007-281-01	NUNAG LIVING TRUST	488 W 5TH ST	Standard	\$102.38
007-281-03	BISHAN SINGH	422 W 5TH ST	Standard	\$113.15
007-281-09	AM NEVADA SPENDTHRIFT TRUST	447 NEVADA ST	Standard	\$143.33
007-281-10	NGUYEN FAMILY TRUST	439 NEVADA ST	Standard	\$162.74
007-281-14	ELMWOOD PROPERTIES LLC	435 W 4TH ST	Standard	\$334.40
007-281-15	RALSTON LLC	428 RALSTON ST	Standard	\$145.59
007-281-16	TRANSFORMING YOUTH RECOVERY	436 RALSTON ST	Standard	\$51.13
007-281-17	TRANSFORMING YOUTH RECOVERY	0 RALSTON ST	Standard	\$55.79
007-281-18	JENNY Q PORTER	452 RALSTON ST	Standard	\$101.63
007-281-19	ANDREA H OLSON	0 RALSTON ST	Standard	\$25.70
007-281-20	TRANSFORMING YOUTH RECOVERY	430 W 5TH ST	Standard	\$32.29
007-281-25	BAJWA PROPERTIES LLC-RANCHO SIERRA SERIES	435 NEVADA ST	Standard	\$552.22
007-281-26	BAJWA PROPERTIES LLC-RANCHO SIERRA SERIES	0 W 4TH ST	Standard	\$456.68
007-281-27	BAJWA PROPERTIES LLC-RANCHO SIERRA SERIES	411 W 4TH ST	Standard	\$835.00
007-281-29	ANDREA H OLSON	400 W 5TH ST	Standard	\$1,350.36
007-283-02	RENO ORTHOPAEDIC PROPERTIES LLC	320 W 5TH ST	Standard	\$248.75
007-283-07	DESERT STONE LLC	401 N ARLINGTON AVE	Standard	\$312.00
007-283-09	DESERT STONE LLC	321 W 4TH ST	Standard	\$190.02
007-283-10	DESERT STONE LLC	375 W 4TH ST	Standard	\$187.57
007-283-11	DESERT STONE LLC	395 W 4TH ST	Standard	\$307.12
007-283-12	DESERT STONE LLC	408 NEVADA ST	Standard	\$128.98
007-283-15	437 & 455 N ARLINGTON LLC	455 N ARLINGTON AVE	Standard	\$907.43
007-283-16	RENO ORTHOPAEDIC PROPERTIES LLC	0 NEVADA ST	Standard	\$420.50
007-283-17	DESERT STONE LLC	301 W 4TH ST	Standard	\$370.46
007-283-18	437 & 455 N ARLINGTON LLC	437 N ARLINGTON AVE	Standard	\$1,191.79
007-283-19	437 & 455 N ARLINGTON LLC	0 NEVADA ST	Standard	\$151.49
007-284-06	PATRICIA A GORHAM	215 W 4TH ST	Premium	\$3,161.49
007-284-10	MONROE LIVING TRUST	495 WEST ST	Premium	\$4,091.57
007-284-11	PATRICIA A GORHAM	0 WEST ST	Premium	\$1,849.44
007-285-01	HMHA INC	280 W 4TH ST	Standard	\$986.45
007-285-02	HMHA INC	260 W 4TH ST	Standard	\$446.31
007-285-06	JOHN et al GORHAM	347 WEST ST	Premium	\$758.64
007-285-07	365 WEST STREET LLC	365 WEST ST	Premium	\$933.73
007-285-08	NEVADA RIVER INN INC	331 WEST ST	Premium	\$963.95
007-285-09	BUGSY LLC	325 WEST ST	Premium	\$1,236.25
007-285-15	NEVADA RIVER INN INC	322 N ARLINGTON AVE	Standard	\$441.85
007-285-17	360 N ARLINGTON AVE LLC	360 N ARLINGTON AVE	Standard	\$399.08
007-285-18	SOVANNA S NADLER	200 W 4TH ST	Premium	\$1,701.30
007-285-22	303 RENO LLC	303 3RD ST	Premium	\$23,264.48
007-285-23	DEEP SLEEP INN INC	330 N ARLINGTON AVE	Standard	\$373.01
007-285-24	330 N ARLINGTON AVE LLC	330 N ARLINGTON AVE	Standard	\$327.21
007-291-25	CIRCUS & ELDORADO JOINT VENTURE	411 N SIERRA ST	Premium	\$188,425.42
007-292-10	125 WEST 3RD STREET LLC	125 3RD ST	Premium	\$551.30
007-292-13	ELDORADO RESORTS LLC	143 3RD ST	Premium	\$508.66
007-292-14	REDEVELOPMENT AGENCY CITY RENO	322 WEST ST	Premium	\$794.53
007-292-15	MONROE LIVING TRUST	322 WEST ST	Premium	\$1,060.28
007-292-16	MONROE LIVING TRUST	350 WEST ST	Premium	\$945.52
007-292-26	ELDORADO RESORTS LLC	131 3RD ST	Premium	\$625.65
007-292-29	ELDORADO RESORTS LLC	325 N SIERRA ST	Premium	\$10,956.16
007-292-32	EL DORADO RESORTS LLC	360 WEST ST	Premium	\$360.97
007-292-33	ELDORADO RESORTS LLC	338 WEST ST	Premium	\$22.18
007-292-34	EL DORADO RESORTS LLC	370 WEST ST	Premium	\$1,546.99
007-292-35	ELDORADO RESORTS LLC	190 W 4TH ST	Premium	\$2,369.67
007-292-36	ELDORADO RESORTS LLC	375 N SIERRA ST	Premium	\$4,593.95
007-293-19	CIRCUS & ELDORADO JOINT VENTURE	407 N VIRGINIA ST	Premium Plus	\$75,049.49
007-294-36	C S & Y ASSOCIATES	345 N VIRGINIA ST	Premium Plus	\$17,150.79
007-294-38	ELDORADO RESORTS LLC	345 N SIERRA ST	Premium Plus	\$48,489.99
007-296-12	DESIDERIO PROPERTIES	340 N VIRGINIA ST	Premium Plus	\$2,055.53
007-296-13	SPORTSMAN'S CORNER LLC	354 N VIRGINIA ST	Premium Plus	\$3,010.62
007-296-14	KRIPAL et al SINGH	380 N VIRGINIA ST	Premium Plus	\$3,368.72
007-296-20	MACK & MACK LLC	11 E PLAZA ST	Premium	\$627.33
007-296-21	MACK & MACK LLC	300 N VIRGINIA ST	Premium Plus	\$5,407.50
007-296-22	RENO CITY OF	40 E 4TH ST	Premium	\$5,989.89
007-296-23	BESSO FAMILY TRUST	332 N VIRGINIA ST	Premium Plus	\$1,799.90
007-301-08	3 SQUIRRELS LLC	501 EVANS AVE	Standard	\$225.78
007-301-18	PH-RENO LLC et al	555 EVANS AVE	Standard	\$1,693.50
007-301-19	RENO SHEET METAL PLUMB & HEAT INC	517 EVANS AVE	Standard	\$475.58
007-301-20	PH-RENO LLC et al	0 EVANS AVE	Standard	\$231.93
007-301-22	PHRR LLC et al	590 LAKE ST	Standard	\$15,161.77
007-303-01	NORTHERN NV URBAN DEVELOPMENT CO LLC	520 EVANS AVE	Standard	\$531.37
007-303-07	KARL T & GRETCHEN E SWOPE	450 E 6TH ST	Standard	\$781.82
007-303-08	DEBORAH L WALKER LIVING TRUST	0 VALLEY RD	Standard	\$104.58
007-303-12	REDEVELOPMENT AGENCY CITY RENO	495 E 4TH ST	Premium	\$1,539.99

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007-303-13	BAJWA PROPERTIES LLC-415 E 4TH SERIES	415 E 4TH ST	Premium	\$1,315.79
007-303-15	395 E 4TH STREET LLC	395 E 4TH ST	Premium	\$1,227.62
007-303-19	FRANCES J et al DAVIS	0 EVANS AVE	Standard	\$42.54
007-303-20	SUSAN C ALBRECHT LIVING TRUST	0 EVANS AVE	Standard	\$37.61
007-303-21	WINMER PROPERTIES LLC	462 EVANS AVE	Standard	\$357.66
007-303-24	BAJWA PROPERTIES LLC-401 E 4TH SERIES	401 E 4TH ST	Premium	\$2,180.49
007-303-26	SANSCHER RYE INC	595 VALLEY RD	Standard	\$1,045.70
007-303-27	KATHY D TRIPP	505 VALLEY RD	Standard	\$711.55
007-303-41	4TH STREET DEPOT LLC	325 E 4TH ST	Premium	\$1,733.70
007-303-44	G C DOYLE LLC	410 E 6TH ST	Standard	\$718.57
007-303-46	MACHABEE 1995 FAMILY LTD PTSP	475 VALLEY RD	Standard	\$4,647.61
007-303-47	PICON PUNCH LLC	495 VALLEY RD	Standard	\$283.47
007-303-50	360 E 5TH STREET LLC	360 E 5TH ST	Standard	\$419.00
007-303-51	4TH STREET DEPOT LLC	0 E 4TH ST	Premium	\$550.79
007-303-52	S F & W W ECCLES LLC	420 EVANS AVE	Standard	\$1,079.60
007-303-53	S F & W W ECCLES LLC	304 E 5TH ST	Standard	\$48.60
007-303-54	MARCH PROPERTIES LLC	390 E 6TH ST	Standard	\$833.54
007-303-55	MARCH PROPERTIES LLC	321 E 5TH ST	Standard	\$414.67
007-311-19	REGIONAL TRANSPORTATION COMMISSION WASHOE CO	200 E 4TH ST	Premium	\$10,019.59
007-311-21	RENO CITY OF	0 LAKE ST	Premium	\$858.85
007-311-22	RENO CITY OF	0 EVANS AVE	Premium	\$308.91
007-311-23	RENO CITY OF	0 EVANS AVE	Premium	\$383.13
007-313-05	L O L CO INC	0 EVANS AVE	Standard	\$55.35
007-313-06	L O L CO INC	0 EVANS AVE	Premium	\$1,135.37
007-313-08	USA MANORS LLC	320 EVANS AVE	Premium	\$2,925.01
007-313-09	JOHN JR & SONNIA ILIESCU FAMILY TRUST	330 EVANS AVE	Premium	\$851.40
007-313-11	ELMWOOD PROPERTIES LLC	302 E 4TH ST	Premium	\$2,236.80
007-313-12	ELMWOOD PROPERTIES LLC	0 E 4TH ST	Premium	\$353.26
007-313-13	ELMWOOD PROPERTIES LLC	0 E 4TH ST	Premium	\$612.10
007-313-15	JOHN JR & SONNIA ILIESCU FAMILY TRUST	338 EVANS AVE	Premium	\$695.99
007-313-21	ALPINE MGT LLC	324 E 4TH ST	Premium	\$1,870.20
007-313-26	RENO-SPARKS GOSPEL MISSION	355 RECORD ST	Standard	\$1,444.09
007-313-27	RENO CITY OF	335 RECORD ST	Standard	\$4,592.94
007-313-28	RENO CITY OF	315 RECORD ST	Standard	\$2,138.22
007-314-01	DON & MICHELE GIBSON LLC et al	400 E 4TH ST	Premium	\$1,907.68
007-314-02	LIVING LIFE LARGE LLC	424 E 4TH ST	Premium	\$989.52
007-314-03	MICHAEL STEEDMAN	432 E 4TH ST	Premium	\$1,233.60
007-314-13	DON & MICHELE GIBSON LLC et al	0 VALLEY RD	Standard	\$116.57
007-314-14	RENO CITY OF	0 RECORD ST	Standard	\$66.42
007-314-16	CATHOLIC COMMUNITY SERVICES NORTHERN NV	325 VALLEY RD	Standard	\$1,194.93
007-315-01	YAJNIK TRUST	465 EVANS AVE	Standard	\$617.89
007-315-04	NEVADA LAND II LLC	427 EVANS AVE	Standard	\$228.14
007-315-05	G & M ENDEAVORS LLC	0 EVANS AVE	Premium	\$660.73
007-315-08	RPMSS REALTY LLC	205 E 4TH ST	Premium	\$2,954.45
007-315-09	RUPINDER INVESTMENTS INC	430 LAKE ST	Standard	\$1,535.36
007-315-10	HARI OM MK LLC	448 LAKE ST	Standard	\$802.43
007-315-11	SAMIR C & PALLAVI S PATEL	490 LAKE ST	Standard	\$544.91
007-315-12	G & M ENDEAVORS LLC	275 E 4TH ST	Premium	\$1,663.04
007-315-13	WINMER PROPERTIES LLC	429 EVANS AVE	Standard	\$861.49
007-316-01	ESBC LLC	301 E 4TH ST	Premium	\$2,023.25
007-361-17	ITALIAN CAPITAL LLC	861 LAKE ST	Standard	\$3,270.63
007-362-01	ITALIAN CAPITAL LLC	663 EVANS AVE	Standard	\$87.54
007-362-02	ITALIAN CAPITAL LLC	651 EVANS AVE	Standard	\$139.86
007-362-03	ITALIAN CAPITAL LLC	645 EVANS AVE	Standard	\$160.69
007-362-04	PATRICK M & HELEN O MOONEY FAMILY TRUST	635 EVANS AVE	Standard	\$84.19
007-362-05	ITALIAN CAPITAL LLC	637 EVANS AVE	Standard	\$72.89
007-362-10	ITALIAN CAPITAL LLC	213 E 6TH ST	Standard	\$352.76
007-362-11	ITALIAN CAPITAL LLC	624 LAKE ST	Standard	\$110.46
007-362-12	PHILIP A & KIM A RICH FAMILY TRUST	628 LAKE ST	Standard	\$242.88
007-362-13	ITALIAN CAPITAL LLC	636 LAKE ST	Standard	\$213.60
007-362-14	ITALIAN CAPITAL LLC	644 LAKE ST	Standard	\$118.32
007-362-15	ITALIAN CAPITAL LLC	648 LAKE ST	Standard	\$313.83
007-362-16	ITALIAN CAPITAL LLC	214 E 7TH ST	Standard	\$134.18
007-362-17	ITALIAN CAPITAL LLC	220 E 7TH ST	Standard	\$57.36
007-362-18	ITALIAN CAPITAL LLC	224 E 7TH ST	Standard	\$63.04
007-362-19	PH-RENO LLC et al	0 EVANS AVE	Standard	\$468.27
007-442-01	PATRICK & JULIE E et al WLODARCZYK	567 W 4TH ST	Standard	\$41.62
007-442-02	FRED GRANGE	567 W 4TH ST	Standard	\$38.93
007-442-03	FRED GRANGE	567 W 4TH ST	Standard	\$40.24
007-442-04	FRED GRANGE	567 W 4TH ST	Standard	\$39.88
007-442-06	FRED GRANGE	567 W 4TH ST	Standard	\$33.14
007-442-08	OBIE R RAY	567 W 4TH ST	Standard	\$38.82
007-442-09	BRADLEY L FOOTE	567 W 4TH ST	Standard	\$38.93
007-442-10	CINDY et al FOOTE	567 W 4TH ST	Standard	\$38.98
007-442-11	ROBERT J & MARYANN INFANTINO	567 W 4TH ST	Standard	\$38.82
007-442-12	FRED GRANGE	567 W 4TH ST	Standard	\$38.68
007-442-13	FRED GRANGE	567 W 4TH ST	Standard	\$38.71



APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-442-14	FRED GRANGE	567 W 4TH ST	Standard	\$39.28
007-443-01	CONRADO S & PATROCINIA D NAVARRO	567 W 4TH ST	Standard	\$38.82
007-443-02	LOPEZ FAMILY TRUST	567 W 4TH ST	Standard	\$38.93
007-443-03	FRED GRANGE	567 W 4TH ST	Standard	\$38.98
007-443-04	SHOMA HOTTA TRUST	567 W 4TH ST	Standard	\$38.82
007-443-05	FRED GRANGE	567 W 4TH ST	Standard	\$38.68
007-443-06	FRED GRANGE	567 W 4TH ST	Standard	\$39.33
007-443-07	STEVEN L SHEPARD	567 W 4TH ST	Standard	\$39.28
007-443-09	SHASHIDHAR BASAVARAJ	567 W 4TH ST	Standard	\$38.82
007-443-10	FREDERICK C GRANGE	567 W 4TH ST	Standard	\$38.93
007-443-11	FRED GRANGE	567 W 4TH ST	Standard	\$38.98
007-443-12	FRED GRANGE	567 W 4TH ST	Standard	\$38.82
007-443-13	GIN HO	567 W 4TH ST	Standard	\$38.68
007-443-14	DWAYNE & JULIA WOOD LIVING TRUST	567 W 4TH ST	Standard	\$39.33
007-443-15	MAHESH BASAVARAJ	567 W 4TH ST	Standard	\$39.28
007-443-17	JAMESON FAMILY TRUST	567 W 4TH ST	Standard	\$38.82
007-443-18	FRED GRANGE	567 W 4TH ST	Standard	\$38.93
007-443-19	JAMES J & MARY KAY PRESCOTT	567 W 4TH ST	Standard	\$38.98
007-443-20	PATRICK DOYLE TRUST	567 W 4TH ST	Standard	\$38.82
007-443-21	FRED GRANGE	567 W 4TH ST	Standard	\$38.68
007-443-22	BERNARDO MENDIA	567 W 4TH ST	Standard	\$39.33
007-443-23	FRED GRANGE	567 W 4TH ST	Standard	\$39.28
007-444-01	FRED GRANGE	567 W 4TH ST	Standard	\$38.82
007-444-02	FRED GRANGE	567 W 4TH ST	Standard	\$38.93
007-444-03	FRED GRANGE	567 W 4TH ST	Standard	\$38.98
007-444-04	FRED GRANGE	567 W 4TH ST	Standard	\$38.82
007-444-05	MARTHA HEIDINGER	567 W 4TH ST	Standard	\$38.68
007-444-06	FRED GRANGE	567 W 4TH ST	Standard	\$39.33
007-444-07	FRED GRANGE	567 W 4TH ST	Standard	\$39.28
007-444-09	FRED GRANGE	567 W 4TH ST	Standard	\$38.82
007-444-10	FRED GRANGE	567 W 4TH ST	Standard	\$38.93
007-444-11	FRED GRANGE	567 W 4TH ST	Standard	\$38.98
007-444-12	FRED GRANGE	567 W 4TH ST	Standard	\$38.82
007-444-13	FRED GRANGE	567 W 4TH ST	Standard	\$38.68
007-444-14	FRED GRANGE	567 W 4TH ST	Standard	\$39.33
007-444-15	FRED GRANGE	567 W 4TH ST	Standard	\$39.28
007-445-01	ROBERT et al STOUT	567 W 4TH ST	Standard	\$38.86
007-445-02	FRED GRANGE	567 W 4TH ST	Standard	\$38.99
007-445-03	SIERRA VISTA TOWERS	567 W 4TH ST	Standard	\$39.01
007-445-04	FRED GRANGE	567 W 4TH ST	Standard	\$38.78
007-445-05	FRED GRANGE	567 W 4TH ST	Standard	\$38.70
007-445-06	FRED GRANGE	567 W 4TH ST	Standard	\$68.52
007-445-08	FRED GRANGE	567 W 4TH ST	Standard	\$38.86
007-445-09	FRED GRANGE	567 W 4TH ST	Standard	\$38.99
007-445-10	FRANCE B HARRINGTON	567 W 4TH ST	Standard	\$39.01
007-445-11	FRED GRANGE	567 W 4TH ST	Standard	\$38.77
007-445-12	BANK OF NEW YORK MELLON	567 W 4TH ST	Standard	\$38.70
007-445-13	FRED GRANGE	567 W 4TH ST	Standard	\$68.52
007-461-01	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$74.61
007-461-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.38
007-461-03	BTM LLC	450 N ARLINGTON AVE	Standard	\$153.83
007-461-04	MICHAEL VERTUCCI	450 N ARLINGTON AVE	Standard	\$152.19
007-461-05	BTM LLC	450 N ARLINGTON AVE	Standard	\$152.38
007-461-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.38
007-461-07	BRADLEY BERGESEN	450 N ARLINGTON AVE	Standard	\$152.38
007-461-08	BELVEDERE TOWERS OWNERS ASSOCIATION	450 N ARLINGTON AVE	Standard	\$152.01
007-461-09	WILLIAM J HOWELL	450 N ARLINGTON AVE	Standard	\$93.74
007-461-10	BTM LLC	450 N ARLINGTON AVE	Standard	\$111.06
007-462-01	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$77.70
007-462-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$154.02
007-462-03	BTM LLC	450 N ARLINGTON AVE	Standard	\$154.02
007-462-04	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$140.91
007-462-05	BRAD COOPER	450 N ARLINGTON AVE	Standard	\$154.02
007-462-06	BTM LLC	450 N ARLINGTON AVE	Standard	\$154.02
007-462-07	JOHN & CALLIE GANDEZA	450 N ARLINGTON AVE	Standard	\$154.02
007-462-08	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.38
007-462-09	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$154.02
007-462-10	BTM LLC	450 N ARLINGTON AVE	Standard	\$77.70
007-462-11	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$73.14
007-462-12	YORAM ZARFATY	450 N ARLINGTON AVE	Standard	\$146.18
007-462-13	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$146.18
007-462-14	EGGER LIVING TRUST	450 N ARLINGTON AVE	Standard	\$144.54
007-462-15	ALMOXARIFE LLC	450 N ARLINGTON AVE	Standard	\$146.18
007-462-16	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$146.18
007-462-17	BTM LLC	450 N ARLINGTON AVE	Standard	\$146.18
007-462-18	NATALIE L SMITH	450 N ARLINGTON AVE	Standard	\$144.54
007-462-19	BTM LLC	450 N ARLINGTON AVE	Standard	\$146.18

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-462-20	BOGDAN ZAYATS	450 N ARLINGTON AVE	Standard	\$73.32
007-463-01	GODDARD LIVING TRUST	450 N ARLINGTON AVE	Standard	\$208.71
007-463-02	CHASE MCKENNA	450 N ARLINGTON AVE	Standard	\$141.75
007-463-03	FROHAR et al BAHIRAEI	450 N ARLINGTON AVE	Standard	\$141.75
007-463-04	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-05	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-06	NEW DIRECTION IRA INC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-07	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-08	BTM LLC	450 N ARLINGTON AVE	Standard	\$208.52
007-463-09	ARLP TRUST 3	450 N ARLINGTON AVE	Standard	\$139.56
007-463-10	EGIDIO M OLIVEIRA	450 N ARLINGTON AVE	Standard	\$139.38
007-463-11	MICHAEL MADJLESSI	450 N ARLINGTON AVE	Standard	\$139.74
007-463-12	BTM LLC	450 N ARLINGTON AVE	Standard	\$139.74
007-463-13	BTM LLC	450 N ARLINGTON AVE	Standard	\$139.74
007-463-14	ELIZABETH Y MADJLESSI	450 N ARLINGTON AVE	Standard	\$139.38
007-463-15	BTM LLC	450 N ARLINGTON AVE	Standard	\$139.74
007-463-16	MICHAEL VERTUCCI	450 N ARLINGTON AVE	Standard	\$139.56
007-463-17	BTM LLC	450 N ARLINGTON AVE	Standard	\$72.78
007-463-18	KRISTIN L JOSEPH TRUST	450 N ARLINGTON AVE	Standard	\$141.75
007-463-19	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-463-20	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-21	XIAODONG S & LIETAI YANG	450 N ARLINGTON AVE	Standard	\$141.75
007-463-22	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-23	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-463-24	CRISPULO T & MARIETTA A CABILLO	450 N ARLINGTON AVE	Standard	\$141.75
007-463-25	BTM LLC	450 N ARLINGTON AVE	Standard	\$72.78
007-463-26	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-463-27	DEBORAH S BARATTA	450 N ARLINGTON AVE	Standard	\$141.75
007-463-28	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-29	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-30	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-31	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-32	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-463-33	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-01	ALMOXARIFE LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-464-03	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-04	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-05	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-464-07	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-08	JUNHUA LI	450 N ARLINGTON AVE	Standard	\$72.78
007-464-09	BTM LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-10	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-11	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$74.97
007-464-12	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$210.90
007-464-13	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-14	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-15	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-16	BTM LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-17	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-18	QIZHI et al LI	450 N ARLINGTON AVE	Standard	\$141.56
007-464-19	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-20	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-21	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-22	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-464-23	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-24	QIZHI et al LI	450 N ARLINGTON AVE	Standard	\$72.78
007-464-25	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-464-26	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-27	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$74.97
007-464-28	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$210.90
007-464-29	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-30	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-31	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-464-32	NARAG FAMILY TRUST	450 N ARLINGTON AVE	Standard	\$208.71
007-465-01	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-465-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-465-03	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-04	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-05	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$140.43
007-465-07	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-08	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$72.78
007-465-09	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-465-10	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-11	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$74.97

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-465-12	CHARLENE HARRISON	450 N ARLINGTON AVE	Standard	\$210.90
007-465-13	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-14	CHRISTINE L REGAR TRUST	450 N ARLINGTON AVE	Standard	\$141.75
007-465-15	BTM LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-16	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-465-17	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-465-18	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-465-19	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$140.61
007-465-20	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-21	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-22	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-465-23	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-24	QIZHI et al LI	450 N ARLINGTON AVE	Standard	\$72.78
007-465-25	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-465-26	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-27	JOE & KATHRYN NAZAR	450 N ARLINGTON AVE	Standard	\$74.97
007-465-28	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$210.90
007-465-29	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-30	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-31	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-465-32	DARBY P BROOKMAN & EILEEN M LEWIS FAMILY TRUST	450 N ARLINGTON AVE	Standard	\$208.71
007-466-01	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-466-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-466-03	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-04	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-05	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.56
007-466-07	US BANK NA	450 N ARLINGTON AVE	Standard	\$141.75
007-466-08	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$72.78
007-466-09	ANNE B NORTON	450 N ARLINGTON AVE	Standard	\$208.71
007-466-10	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-11	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$74.97
007-466-12	DAVID H & YOUNGMEE KIM	450 N ARLINGTON AVE	Standard	\$210.90
007-466-13	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-14	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$141.75
007-466-15	JENNIFER REGAN	450 N ARLINGTON AVE	Standard	\$141.75
007-466-16	BTM LLC	450 N ARLINGTON AVE	Standard	\$208.71
007-466-17	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$226.21
007-466-18	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$151.96
007-466-19	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.14
007-466-20	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.14
007-466-21	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.14
007-466-22	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$151.96
007-466-23	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$225.85
007-466-24	GRYFFIN ENTERPRISES LLC	450 N ARLINGTON AVE	Standard	\$225.85
007-466-25	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.14
007-466-26	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$80.07
007-466-27	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$226.58
007-466-28	PAUL C HODGE	450 N ARLINGTON AVE	Standard	\$152.14
007-466-29	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$152.14
007-466-30	PAUL W MAXEY	450 N ARLINGTON AVE	Standard	\$152.14
007-466-31	CASIMIRO et al PIERANTONI	450 N ARLINGTON AVE	Standard	\$190.53
007-471-02	SAGE OF THE DESERT LLC	400 N ARLINGTON AVE	Standard	\$1,495.86
007-473-01	NEV PAC LLC	450 N ARLINGTON AVE	Standard	\$1,212.31
007-481-01	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$387.23
007-481-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$384.50
007-481-03	BTM LLC	450 N ARLINGTON AVE	Standard	\$196.51
007-481-04	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$384.50
007-481-05	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$384.50
007-481-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$387.52
007-481-07	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$384.79
007-481-08	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$384.50
007-481-09	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$384.79
007-482-01	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.60
007-482-02	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.02
007-482-03	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$203.12
007-482-04	MILLENNIAL LIVING LLC	450 N ARLINGTON AVE	Standard	\$398.02
007-482-05	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.60
007-482-06	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$401.03
007-482-07	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.02
007-482-08	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.02
007-482-09	SECURED ASSETS BELVEDERE TOWER LLC	450 N ARLINGTON AVE	Standard	\$398.60
007-501-01	PHRR LLC et al	535 LAKE ST	Standard	\$442.61
007-501-02	PH-RENO LLC et al	128 E 6TH ST	Standard	\$87.66
007-501-03	PH-RENO LLC et al	595 LAKE ST	Standard	\$238.05
007-501-04	NORTHERN NV URBAN DEVELOPMENT CO LLC	521 LAKE ST	Standard	\$198.33
007-501-05	NORTHERN NV URBAN DEVELOPMENT CO LLC	511 LAKE ST	Standard	\$104.15

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
007-501-06	RAMDOOT LLC	501 LAKE ST	Standard	\$596.48
007-501-07	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	500 N CENTER ST	Standard	\$486.17
007-501-08	JOHN AMRUTHURATHU & LYLIA MATHEW LIVING TRUST	520 N CENTER ST	Standard	\$727.75
007-501-09	NORTHERN NEVADA URBAN DEV CO LLC	530 N CENTER ST	Standard	\$164.52
007-501-10	RENO PROJECTS INC	534 N CENTER ST	Standard	\$148.78
007-501-11	RENO PROJECTS INC	0 N CENTER ST	Standard	\$153.09
007-501-12	RENO PROJECTS INC	538 N CENTER ST	Standard	\$150.01
007-501-13	RENO PROJECTS INC	102 E 6TH ST	Standard	\$153.09
007-502-01	MITCHELL G et al BESSO FAMILY TRUST	561 N CENTER ST	Standard	\$116.25
007-502-02	MITCHELL G & LISA M et al BESSO FAMILY TRUST	553 N CENTER ST	Standard	\$164.65
007-502-03	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	545 N CENTER ST	Standard	\$148.78
007-502-04	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	537 N CENTER ST	Standard	\$148.78
007-502-05	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	525 N CENTER ST	Standard	\$118.05
007-502-06	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	515 N CENTER ST	Standard	\$238.05
007-502-07	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	505 N CENTER ST	Standard	\$148.78
007-502-08	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	500 N VIRGINIA ST	Premium Plus	\$2,483.12
007-502-09	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	520 N VIRGINIA ST	Premium Plus	\$3,250.48
007-502-10	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	530 N VIRGINIA ST	Premium Plus	\$1,569.04
007-502-11	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	538 N VIRGINIA ST	Premium Plus	\$1,623.75
007-502-12	NORTHERN NV URBAN DEVELOPMENT & MGMT CO LLC	570 N VIRGINIA ST	Premium Plus	\$1,781.83
007-502-13	BESSO FAMILY TRUST et al	590 N VIRGINIA ST	Premium Plus	\$4,082.99
007-522-01	MPT OF RENO LLC	235 W 6TH ST	Standard	\$68,054.26
007-522-02	SIERRA SERVICE LLC	655 N SIERRA ST	Standard	\$406.86
007-523-01	CCR NEWCO LLC	0 W 6TH ST	Standard	\$2,439.12
007-530-01	INTERNATIONAL COMMUNITY CHRIST 2ND ADVENT	643 RALSTON ST	Standard	\$312.15
007-530-02	RALSTON MEDICAL BUILDING LLC	0 RALSTON ST	Standard	\$152.41
007-530-03	RALSTON MEDICAL BUILDING LLC	601 RALSTON ST	Standard	\$1,684.20
007-530-04	NANCY A WILSON	0 W 6TH ST	Standard	\$8.36
007-530-05	RALSTON MEDICAL BUILDING LLC	505 W 6TH ST	Standard	\$441.07
007-530-06	MICHAEL A MIKEL	507 W 6TH ST	Standard	\$332.03
007-530-07	BLUE WATERS LLC et al	543 W 6TH ST	Standard	\$1,116.95
007-530-08	FRANK & TRACY et al CHASE	555 W 6TH ST	Standard	\$234.40
007-530-09	MPT OF RENO LLC	559 W 6TH ST	Standard	\$263.72
007-530-10	MPT OF RENO LLC	613 W 6TH ST	Standard	\$144.38
007-530-11	MPT OF RENO LLC	615 W 6TH ST	Standard	\$81.62
007-530-12	MPT OF RENO LLC	621 W 6TH ST	Standard	\$209.35
007-530-13	MICHAEL & CHRISTINE O'GARA FAMILY TRUST	645 W 6TH ST	Standard	\$920.11
007-530-14	MPT OF RENO LLC	0 W 6TH ST	Standard	\$152.57
007-541-01	NINA I et al BROWN	600 W 5TH ST	Standard	\$393.48
007-541-02	NNH QALICB	580 W 5TH ST	Standard	\$5,075.30
007-541-03	NNH QALICB	467 RALSTON ST	Standard	\$306.92
007-541-04	EAKPRAB LLC	525 W 4TH ST	Standard	\$1,110.75
007-541-05	RASHPAL SINGH	501 W 4TH ST	Standard	\$726.56
007-541-06	KASHMIR S & AJIT K SODHI TRUST	601 W 4TH ST	Standard	\$1,070.94
007-542-01	JESR LLC	442 W 4TH ST	Standard	\$144.15
007-542-02	JESR LLC	0 W 4TH ST	Standard	\$702.93
007-542-03	JESR LLC	398 W 4TH ST	Standard	\$292.97
007-542-04	JESR LLC	345 N ARLINGTON AVE	Standard	\$2,466.09
007-542-05	JESR LLC	300 W 4TH ST	Standard	\$223.10
007-542-06	JESR LLC	345 N ARLINGTON AVE	Standard	\$296.01
007-542-07	JESR LLC	345 N ARLINGTON AVE	Standard	\$5,480.42
007-542-08	JESR LLC	429 AUSTIN LN	Standard	\$50.33
007-542-09	JESR LLC	360 RALSTON ST	Standard	\$121.92
007-551-01	ELDORADO RESORTS LLC	400 N VIRGINIA ST	Premium Plus	\$3,301.91
007-551-02	JOHN JR & SONNIA ILIESCU FAMILY TRUST	412 N VIRGINIA ST	Premium Plus	\$1,775.35
007-551-03	TUN INVESTMENT CORP	420 N VIRGINIA ST	Premium Plus	\$3,939.75
007-551-04	ECCLES PROPERTIES INC	432 N VIRGINIA ST	Premium Plus	\$3,617.51
007-551-05	JOHN JR & SONNIA ILIESCU	440 N VIRGINIA ST	Premium Plus	\$5,255.76
007-551-06	RENO CITY OF	35 E 4TH ST	Premium	\$14,093.63
007-552-01	RENO CITY OF	400 N CENTER ST	Premium	\$27,693.92
008-241-02	RENO SPARKS GOSPEL MISSION INC	575 E 4TH ST	Standard	\$199.66
008-241-03	ALEXEY D II KANWETZ	559 E 4TH ST	Standard	\$219.86
008-241-04	GEORGE E LORTON	555 E 4TH ST	Standard	\$330.23
008-241-05	545 EAST 4TH STREET LLC	545 E 4TH ST	Standard	\$333.68
008-241-06	DRP LLC et al	535 E 4TH ST	Standard	\$364.12
008-241-09	DRP LLC et al	507 E 4TH ST	Standard	\$316.37
008-242-04	CHRISTINE SCHARFF FAMILY TRUST	633 E 4TH ST	Standard	\$352.20
008-242-05	CHRISTINE SCHARFF FAMILY TRUST	601 E 4TH ST	Standard	\$347.11
008-242-07	CHRISTINE SCHARFF FAMILY TRUST	651 E 4TH ST	Standard	\$125.59
008-243-07	BAJWA PROPERTIES LLC-RANCHO 777 SERIES	795 E 4TH ST	Standard	\$372.06
008-243-08	BAJWA PROPERTIES LLC-RANCHO 777 SERIES	777 E 4TH ST	Standard	\$1,368.22
008-243-09	SCALZO FAMILY TRUST	701 E 4TH ST	Standard	\$947.40
008-244-01	FATHER FLANAGANS BOYS HOME NV	0 E 4TH ST	Standard	\$9.99
008-244-02	JAMES A et al MEADOWS	546 E 4TH ST	Standard	\$126.73
008-244-03	WILLIAM & BETTY BOTELHO FAMILY TRUST	604 E 4TH ST	Standard	\$113.76
008-244-04	WILLIAM & BETTY BOTELHO FAMILY TRUST	608 E 4TH ST	Standard	\$66.04
008-244-05	ACCIAIERIA LLC	616 E 4TH ST	Standard	\$309.94

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
008-244-06	ACCIAIERIA LLC	624 E 4TH ST	Standard	\$158.21
008-244-07	ACCIAIERIA LLC	0 E 4TH ST	Standard	\$63.30
008-244-15	JOHN JR & SONNIA ILIESCU FAMILY TRUST	642 E 4TH ST	Standard	\$1,285.53
008-245-01	ROBERT L et al WHITMORE	353 N PARK ST	Standard	\$1,843.69
008-245-02	MARTIN IRON WORKS INC	530 E 4TH ST	Standard	\$937.56
008-246-01	T&T CAPITAL LLC	700 E 4TH ST	Standard	\$500.09
008-246-02	SPEARHEAD FAMILY TRUST	712 E 4TH ST	Standard	\$67.60
008-246-05	JOHN B ESTES	314 N PARK ST	Standard	\$127.33
008-246-08	SPEARHEAD FAMILY TRUST	730 E 4TH ST	Standard	\$137.09
008-246-09	SPEARHEAD FAMILY TRUST	350 N PARK ST	Standard	\$112.49
008-350-09	CATHOLIC COMMUNITY SERVICES NORTHERN NV	500 E 4TH ST	Standard	\$1,031.39
008-350-10	RENO CITY OF	0 VALLEY RD	Premium	\$518.68
008-350-12	RENO CITY OF	0 VALLEY RD	Standard	\$121.40
008-350-13	RENO CITY OF	309 N PARK ST	Standard	\$197.75
008-350-14	RENO CITY OF	0 PARK ST	Standard	\$46.78
008-350-15	RENO CITY OF	0 N PARK ST	Standard	\$61.77
011-017-03	NEVADA EQUITY VENTURES INC	611 W 2ND ST	Standard	\$1,122.17
011-017-04	MEAD FAMILY TRUST	623 W 2ND ST	Standard	\$304.16
011-017-11	FREDERICK W MORGENTHAUER TRUST	255 BELL ST	Standard	\$928.54
011-021-01	235 RALSTON AVE LLC	235 RALSTON ST	Standard	\$274.82
011-021-02	CASTAWAY INN LP	525 W 2ND ST	Standard	\$1,052.70
011-021-03	CHARWILL LLC	527 W 2ND ST	Standard	\$306.77
011-021-04	CHARWILL LLC	541 W 2ND ST	Standard	\$222.67
011-021-05	BETHEL HOUSING DEVEL CORP INC	220 BELL ST	Standard	\$216.13
011-021-09	PROTEROS LLC	250 BELL ST	Standard	\$1,073.06
011-022-01	WILLIAM W SIMONS TRUST	518 W 2ND ST	Standard	\$236.16
011-022-02	ZAMKU PROPERTIES LLC	500 W 2ND ST	Standard	\$220.92
011-022-03	RALSTON HOUSES LLC	147 RALSTON ST	Standard	\$119.84
011-022-04	RALSTON HOUSES LLC	141 RALSTON ST	Standard	\$117.67
011-022-05	RALSTON WEST	135 RALSTON ST	Standard	\$131.66
011-022-10	CLC WEST FIRST PROPERTIES LLC	529 W 1ST ST	Standard	\$201.73
011-022-11	CLC WEST FIRST PROPERTIES LLC	535 W 1ST ST	Standard	\$131.26
011-022-12	CLC WEST FIRST PROPERTIES LLC	541 W 1ST ST	Standard	\$141.34
011-022-13	CLC WEST FIRST PROPERTIES LLC	118 BELL ST	Standard	\$186.98
011-022-14	DEL RIO LLC	128 BELL ST	Standard	\$138.48
011-022-15	DEL RIO LLC	134 BELL ST	Standard	\$191.18
011-022-16	LAWTON PROPERTIES LLC	142 BELL ST	Standard	\$500.44
011-022-17	JAMIE & MATTHEW et al OBERG	540 W 2ND ST	Standard	\$315.84
011-022-18	BILL & BETSY WILLIAMS LIVING TRUST	526 W 2ND ST	Standard	\$261.11
011-022-19	RALSTON WEST	501 W 1ST ST	Standard	\$10,816.78
011-023-01	UNIVERSITY OF NEVADA BOARD OF REGENTS	0 W 2ND ST	Standard	\$88.81
011-023-02	UNIVERSITY OF NEVADA BOARD OF REGENTS	0 W 2ND ST	Standard	\$54.10
011-023-03	GURPARTAP S MAND	465 W 2ND ST	Standard	\$565.37
011-023-04	441W2 LLC	441 W 2ND ST	Standard	\$882.04
011-024-08	SECUNDO VITA LLC	431 W 1ST ST	Standard	\$359.80
011-024-09	ROWLEY REAL ESTATE INVESTMENTS LLC et al	124 RALSTON ST	Standard	\$508.04
011-024-10	DUNG S & LY S TRUONG	128 RALSTON ST	Standard	\$442.87
011-024-11	LEONG FAMILY TRUST	150 RALSTON ST	Standard	\$402.51
011-024-14	EL CORTEZ RENO HOLDINGS LLC	490 W 2ND ST	Standard	\$129.92
011-024-17	501 W 1ST STREET LLC	490 W 2ND ST	Standard	\$262.44
011-024-18	GREYHOUND LINES INC	155 STEVENSON ST	Standard	\$3,287.23
011-025-01	ST THOMAS AQUINAS REAL PROPERTY LLC	195 N ARLINGTON AVE	Standard	\$2,027.21
011-025-02	JOHN A JR WHITE	335 W 1ST ST	Standard	\$445.11
011-025-05	VILLAS ON THE RIVER LLC	150 STEVENSON ST	Standard	\$339.59
011-025-06	EL CORTEZ RENO HOLDINGS LLC	344 W 2ND ST	Standard	\$267.91
011-025-07	VILLAS ON THE RIVER LLC	339 W 1ST ST	Standard	\$1,165.66
011-026-02	SECUNDO VITA LLC	303 W 2ND ST	Standard	\$2,692.80
011-026-03	REDEVELOPMENT AGENCY CITY RENO	0 W 2ND ST	Standard	\$324.52
011-026-04	UNIVERSITY OF NEVADA BOARD OF REGENTS	401 W 2ND ST	Standard	\$2,173.05
011-026-05	IMSERVICE INC	425 CHURCH LN	Standard	\$75.48
011-026-09	GURPARTAP S MAND	437 CHURCH LN	Standard	\$185.98
011-026-10	DGB HOLDINGS LLC	240 RALSTON ST	Standard	\$101.12
011-031-02	BAJWA PROPERTIES LLC-TOWNSITE SERIES	250 W COMMERCIAL ROW	Standard	\$280.96
011-031-03	JOHN & SONNIA ILIESCU	214 W COMMERCIAL ROW	Standard	\$382.84
011-031-04	RINALDI FAMILY TRUST	275 WEST ST	Premium	\$1,296.84
011-031-05	JOHN ILIESCU PROFIT SHARING PLAN	0 WEST ST	Premium	\$2,794.49
011-031-06	RIVERWALK DEVELOPMENT LLC	215 W 2ND ST	Premium	\$698.03
011-031-07	RIVERWALK DEVELOPMENT LLC	201 W 2ND ST	Premium	\$1,710.51
011-031-08	RIVERWALK DEVELOPMENT LLC	219 W 2ND ST	Premium	\$695.47
011-031-09	EL CORTEZ RENO HOLDINGS LLC	229 W 2ND ST	Standard	\$410.99
011-031-10	EL CORTEZ RENO HOLDINGS LLC	238 W 2ND ST	Standard	\$2,816.23
011-031-13	TRENDWEST RESORTS INC	250 N ARLINGTON AVE	Standard	\$269.76
011-031-14	TRENDWEST RESORTS INC	250 N ARLINGTON AVE	Standard	\$4,534.85
011-032-08	JOHN ILIESCU PROFIT SHARING PLAN	155 W 2ND ST	Premium	\$985.08
011-032-11	BAJWA PROPERTIES LLC-WINDSOR SERIES	214 WEST ST	Premium	\$1,392.46
011-032-17	C I C & S COMPANY LLC	232 WEST ST	Premium	\$5,746.86
011-032-18	WEST 2ND STREET LLC	195 W 2ND ST	Premium	\$2,571.47

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-032-32	COMMERCIAL MONTAGE LLC	0 WEST ST	Premium	\$2,700.80
011-041-06	FIRST METHODIST CHURCH OF RENO	209 W 1ST ST	Premium	\$2,271.24
011-041-11	COMSTOCK TITLE COMPANY TRUSTEE	121 WEST ST	Premium	\$7,593.95
011-041-14	GERALD E DUGAN	108 ROFF WAY	Premium	\$777.33
011-041-15	SOLDI FINANCIAL LLC	211 W 1ST ST	Premium	\$1,502.34
011-042-02	BARENGO BUILDING LLC	151 N SIERRA ST	Premium	\$1,775.85
011-042-08	TILTING WINDMILLS LLC	132 WEST ST	Premium	\$490.80
011-042-12	EDUARDO et al CERNA	118 WEST ST	Premium	\$7,141.41
011-042-16	REDEVELOPMENT AGENCY CITY RENO	135 N SIERRA ST	Premium	\$11,568.36
011-042-19	SENATOR RENO HOLDINGS LLC	130 W 2ND ST	Premium	\$3,960.07
011-042-21	WEST STREET VENTURE LLC	148 WEST ST	Premium	\$1,993.09
011-042-22	CLADIANOS FAMILY TRUST et al	110 W 2ND ST	Premium	\$3,133.79
011-043-02	JOHN JR & SONNIA ILIESCU FAMILY TRUST	150 N ARLINGTON AVE	Premium	\$1,093.27
011-043-03	JOHN JR & SONNIA ILIESCU FAMILY TRUST	280 W 2ND ST	Premium	\$2,124.02
011-051-01	DRW FITZGERALD REAL PROPERTY LLC	98 W COMMERCIAL ROW	Premium	\$1,943.67
011-051-02	FITZGERALD OLD RENO LLC	44 W COMMERCIAL ROW	Premium	\$934.91
011-051-07	OPPIO INVESTMENTS LLC	255 N VIRGINIA ST	Premium Plus	\$1,821.71
011-051-10	SIERRA & VIRGINIA PROPERTY LLC	241 N VIRGINIA ST	Premium Plus	\$2,163.84
011-051-11	SIERRA & VIRGINIA PROPERTY LLC	237 N VIRGINIA ST	Premium Plus	\$1,741.48
011-051-12	GREGORY & MARY JANE OFIESH	235 N VIRGINIA ST	Premium Plus	\$888.58
011-051-13	CRAIG B et al QUESTA TRUST	233 N VIRGINIA ST	Premium Plus	\$906.48
011-051-14	BG TRUST et al	231 N VIRGINIA ST	Premium Plus	\$485.29
011-051-15	BATTLEBORN PROPERTIES LLC	229 N VIRGINIA ST	Premium Plus	\$2,434.89
011-051-16	BATTLEBORN PROPERTIES LLC	229 N VIRGINIA ST	Premium Plus	\$1,248.75
011-051-17	GORDON SAM FAMILY LIMITED PTSP	221 N VIRGINIA ST	Premium Plus	\$2,233.44
011-051-18	JPF HOLDINGS LLC	211 N VIRGINIA ST	Premium Plus	\$2,933.32
011-051-19	BYINGTON CAMPBELL PROPERTIES LLC	201 N VIRGINIA ST	Premium Plus	\$4,188.16
011-051-20	STRANGE LAND INC	210 N SIERRA ST	Premium	\$3,928.41
011-051-21	ACE MOTOR LODGE LTD	220 N SIERRA ST	Premium	\$1,096.74
011-051-22	ACE MOTOR LODGE LTD	222 N SIERRA ST	Premium	\$1,100.92
011-051-23	SIERRA & VIRGINIA PROPERTY LLC	236 N SIERRA ST	Premium	\$1,045.49
011-051-24	SIERRA & VIRGINIA PROPERTY LLC	236 N SIERRA ST	Premium	\$2,036.55
011-051-25	DRW FITZGERALD REAL PROPERTY LLC	255 N VIRGINIA ST	Premium Plus	\$14,189.71
011-052-32	HARRAHS OPERATING COMPANY INC	210 N VIRGINIA ST	Premium Plus	\$2,357.93
011-052-33	HARRAHS OPERATING COMPANY INC	206 N VIRGINIA ST	Premium Plus	\$4,614.99
011-052-35	HARRAHS OPERATING COMPANY INC et al	201 N CENTER ST	Premium	\$690.53
011-052-36	HARRAHS OPERATING COMPANY INC	209 N CENTER ST	Premium	\$6,771.65
011-052-37	RENO CROSSROADS LLC	236 N VIRGINIA ST	Premium Plus	\$3,619.96
011-052-38	RENO CROSSROADS LLC	0 E COMMERCIAL ROW	Premium	\$699.03
011-052-39	RENO CROSSROADS LLC	0 E COMMERCIAL ROW	Premium	\$349.58
011-052-40	RENO CROSSROADS LLC	0 E COMMERCIAL ROW	Premium	\$352.34
011-052-41	RENO CROSSROADS LLC	0 E COMMERCIAL ROW	Premium	\$525.76
011-052-42	RENO CROSSROADS LLC	0 E COMMERCIAL ROW	Premium	\$528.95
011-052-43	RENO CROSSROADS LLC	46 E COMMERCIAL ROW	Premium	\$2,769.65
011-052-44	HARRAHS OPERATING COMPANY INC	219 N CENTER ST	Premium	\$9,878.77
011-052-45	RENO CROSSROADS LLC	224 N VIRGINIA ST	Premium Plus	\$1,597.53
011-052-46	RENO CROSSROADS LLC	224 N VIRGINIA ST	Premium Plus	\$581.91
011-052-47	RENO CROSSROADS LLC	0 N VIRGINIA ST	Premium Plus	\$1,729.40
011-052-48	RENO CROSSROADS LLC	236 N VIRGINIA ST	Premium Plus	\$2,413.69
011-061-01	T-SHIRTS & SOUVENIRS R US	195 N VIRGINIA ST	Premium Plus	\$3,721.19
011-061-02	JOHN JR & SONNIA ILIESCU FAMILY TRUST	165 N VIRGINIA ST	Premium Plus	\$2,425.70
011-061-03	VIRGINIAN 143 BUILDING LLC	141 N VIRGINIA ST	Premium Plus	\$2,727.08
011-061-07	BATTLE BORN PROPERTIES LLC	119 N VIRGINIA ST	Premium Plus	\$1,180.05
011-061-08	BATTLE BORN PROPERTIES LLC	101 N VIRGINIA ST	Premium Plus	\$8,340.30
011-061-09	SIERRA FIRST PARTNERS LLC	100 N SIERRA ST	Premium	\$6,721.71
011-061-16	WARNER SIERRA LLC	28 W 2ND ST	Premium	\$185.50
011-061-18	WARNER SIERRA LLC	34 W 2ND ST	Premium	\$13,487.56
011-061-19	NEVADAN TOWER HOLDINGS LLC	133 N VIRGINIA ST	Premium Plus	\$8,499.70
011-062-11	VIRGINIAN TOWER HOLDINGS LLC	140 N VIRGINIA ST	Premium Plus	\$3,605.90
011-062-12	SIERRA DEVELOPMENT CO	144 N VIRGINIA ST	Premium Plus	\$1,094.54
011-062-13	ARMANKO PROPERTIES LLC	150 N VIRGINIA ST	Premium Plus	\$2,042.55
011-062-14	SECOND & VIRGINIA LLC	156 N VIRGINIA ST	Premium Plus	\$2,601.32
011-062-15	CLUB CAL-NEVA	12 E 2ND ST	Premium	\$1,291.32
011-062-20	RENO CITY OF	1 E 1ST ST	Premium Plus	\$13,166.48
011-062-21	VIRGINIAN TOWER HOLDINGS LLC	130 N VIRGINIA ST	Premium Plus	\$3,570.51
011-062-27	SIERRA DEVELOPMENT CO	38 E 2ND ST	Premium	\$3,870.06
011-062-28	RENO CITY OF	55 E 1ST ST	Premium	\$2,693.00
011-071-06	FLORSOURCE INC	235 LAKE ST	Premium	\$1,574.28
011-071-09	HARRAHS OPERATING COMPANY INC et al	210 N CENTER ST	Premium	\$2,977.38
011-071-25	HARRAHS OPERATING COMPANY INC	225 LAKE ST	Premium	\$1,483.91
011-071-26	HARRAHS OPERATING COMPANY INC	200 N CENTER ST	Premium	\$22,322.71
011-072-10	RJS PROPERTIES	102 E 2ND ST	Premium	\$4,211.50
011-072-13	SIERRA DEVELOPMENT CO	100 N CENTER ST	Premium	\$6,959.02
011-072-15	JOCHCO INVESTMENTS LLC	132 E 2ND ST	Premium	\$5,070.54
011-074-07	ELCANO HOLDINGS LLC	0 EVANS AVE	Premium	\$723.91
011-074-08	ELCANO HOLDINGS LLC	0 EVANS AVE	Premium	\$713.51
011-074-09	DAVID J et al CHAVES	0 EVANS AVE	Premium	\$743.35

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-074-10	NEVADA LAND II LLC	0 W 2ND ST	Premium	\$3,759.88
011-074-11	LAKE STREET PARCEL LLC	214 LAKE ST	Premium	\$3,308.67
011-074-12	ELCANO HOLDINGS LLC	224 LAKE ST	Premium	\$485.35
011-074-13	ELCANO HOLDINGS LLC	0 LAKE ST	Premium	\$1,161.32
011-074-14	NEVADA LAND II LLC	238 LAKE ST	Premium	\$415.63
011-074-15	NEVADA LAND II LLC	244 LAKE ST	Premium	\$545.26
011-074-21	GREAT STAR LLC et al	0 LAKE ST	Premium	\$3,068.69
011-078-05	PARK CENTER TOWER LLC	300 E 2ND ST	Premium	\$25,473.77
011-078-07	LAKE STREET PARCEL LLC	0 LAKE ST	Premium	\$11,931.83
011-078-09	RENO HOTEL PARTNERS LLC et al	1 BALLPARK LN	Premium	\$19,432.11
011-111-01	248 RENO HOLDINGS LLC	248 W 1ST ST	Premium	\$4,639.57
011-111-14	RENO CITY OF	0 W 1ST ST	Premium	\$1,596.86
011-111-20	RENO CITY OF	2 S ARLINGTON AVE	Standard	\$539.60
011-111-26	REDEVELOPMENT AGENCY CITY RENO	0 W 1ST ST	Premium	\$171.15
011-111-27	RENO CITY OF	220 W 1ST ST	Premium	\$1,557.62
011-112-02	JOHN JR & SONNIA ILIESCU FAMILY TRUST	260 ISLAND AVE	Premium	\$876.75
011-112-03	JOHN JR & SONNIA ILIESCU FAMILY TRUST	0 ISLAND AVE	Premium	\$739.87
011-112-04	TRINITY PARISH OF EPISCOPAL DIOCESE OF NV	200 ISLAND AVE	Premium	\$1,906.35
011-112-06	JOHN JR & SONNIA ILIESCU FAMILY TRUST	223 COURT ST	Standard	\$223.18
011-112-07	JOHN JR & SONNIA ILIESCU FAMILY TRUST	0 COURT ST	Standard	\$371.96
011-112-11	THERESA et al FRISCH TRUST	247 COURT ST	Premium	\$1,240.48
011-112-12	JOHN JR & SONNIA ILIESCU FAMILY TRUST	219 COURT ST	Premium	\$1,624.88
011-121-06	MICHAEL D et al SCHENK	180 E 1ST ST	Premium	\$1,801.15
011-121-07	AT&T COMMUNICATIONS OF NEVADA	10 N CENTER ST	Premium	\$8,188.18
011-122-01	NORTHERN NV COMMUNITY HOUSING RES BOARD	101 STATE ST	Standard	\$485.40
011-122-09	HMRN LLC	1 S LAKE ST	Standard	\$19,129.40
011-124-23	HARRAH AUTOMOBILE FOUNDATION	10 S LAKE ST	Standard	\$9,257.62
011-125-07	BRAR HOTELS INCORPORATED	200 MILL ST	Standard	\$2,187.48
011-125-08	TAHOE PROPERTIES LLC et al	228 MILL ST	Standard	\$338.90
011-125-09	BRAR HOTELS INCORPORATED	220 MILL ST	Standard	\$1,142.45
011-125-12	MATTHEW J MERLUSS LIVING TRUST	252 MILL ST	Standard	\$261.85
011-125-13	MILL PLACE APARTMENTS LLC	238 MILL ST	Standard	\$1,088.34
011-126-10	CITY CENTER LTD PTSP	160 SINCLAIR ST	Standard	\$14,524.18
011-155-03	ROMAN CATHOLIC BISHOP OF RENO	0 RIDGE ST	Standard	\$99.98
011-155-07	ROMAN CATHOLIC BISHOP OF RENO	290 S ARLINGTON AVE	Standard	\$670.05
011-155-08	RENO CITY OF	250 COURT ST	Standard	\$491.02
011-155-10	DECAMILLA FAMILY TRUST	235 FLINT ST	Standard	\$231.93
011-155-11	DECAMILLA FAMILY TRUST	231 FLINT ST	Standard	\$159.38
011-155-12	DECAMILLA FAMILY TRUST	238 S ARLINGTON AVE	Standard	\$303.50
011-156-03	301 FLINT STREET LLC	301 FLINT ST	Standard	\$230.43
011-156-05	SPRINGER PROPERTIES LLC	325 FLINT ST	Standard	\$246.86
011-156-06	SPRINGER PROPERTIES LLC	329 FLINT ST	Standard	\$251.12
011-156-12	NEVADA LAW NEVADA LAWYERS LLC	310 S ARLINGTON AVE	Standard	\$255.94
011-156-14	SPRINGER PROPERTIES LLC	333 FLINT ST	Standard	\$297.51
011-156-18	LAWRENCE D & DEBORAH I WISHART	313 FLINT ST	Standard	\$294.82
011-156-19	NEVADA LAW NEVADA LAWYERS LLC	300 S ARLINGTON AVE	Standard	\$849.68
011-156-24	JOHNSON FAMILY TRUST	325 W LIBERTY ST	Standard	\$305.28
011-156-25	JACKSON FOOD STORES INC	350 S ARLINGTON AVE	Standard	\$584.18
011-156-26	MARTIN H et al WIENER	316 S ARLINGTON AVE	Standard	\$241.54
011-157-08	JOSHUA CHAUVET	403 FLINT ST	Standard	\$241.66
011-157-09	MICHAEL D & JILL M MANIT	419 FLINT ST	Standard	\$218.09
011-157-12	333 CAL AVE PTRS LLC	333 CALIFORNIA AVE	Standard	\$230.11
011-157-13	ALAN & DEBRA SQUAILIA REVOCABLE TRUST	337 CALIFORNIA AVE	Standard	\$210.19
011-157-14	445 CALIFORNIA AVENUE LLC	445 CALIFORNIA AVE	Standard	\$425.69
011-157-15	JJS PROPERTIES LLC	455 CALIFORNIA AVE	Standard	\$172.00
011-157-16	LUKE & ALICIA CAO	465 CALIFORNIA AVE	Standard	\$169.51
011-157-18	SPARTAN APARTMENTS LLC et al	400 S ARLINGTON AVE	Standard	\$833.70
011-157-20	IRINA M & M JEROME WRIGHT	326 W LIBERTY ST	Standard	\$246.27
011-157-21	JACK & LAURENE ALIAN	336 W LIBERTY ST	Standard	\$180.43
011-157-22	445 CALIFORNIA AVENUE LLC	350 W LIBERTY ST	Standard	\$193.05
011-157-23	EUNICE M SULLIVAN 2010 TRUST	354 W LIBERTY ST	Standard	\$155.91
011-157-24	JACK & LAURENE M ALIAN	360 W LIBERTY ST	Standard	\$154.65
011-157-26	SHELTER LANE LLC	401 FLINT ST	Standard	\$301.88
011-157-27	LFVO PROPERTY GROUP LLC	327 CALIFORNIA AVE	Standard	\$1,272.07
011-161-01	DRELICKS LLC	240 COURT ST	Standard	\$905.50
011-161-02	RAINMAKER HOLDINGS LLC	232 COURT ST	Standard	\$769.40
011-161-03	JOHN JR & SONNIA ILIESCU FAMILY TRUST	200 COURT ST	Standard	\$913.20
011-161-04	TDC RENO OFFICE 1-DE SPE LLC	227 HILL ST	Standard	\$159.47
011-161-05	TDC RENO OFFICE 1-DE SPE LLC	275 HILL ST	Standard	\$2,393.98
011-161-08	TDC RENO OFFICE 1-DE SPE LLC	241 RIDGE ST	Standard	\$4,773.45
011-162-01	320 FLINT LLC	320 FLINT ST	Standard	\$256.80
011-162-02	320 FLINT LLC	0 FLINT ST	Standard	\$122.97
011-162-03	320 FLINT LLC	226 RIDGE ST	Standard	\$124.16
011-162-14	200 RIDGE STREET LLC	200 RIDGE ST	Standard	\$1,107.58
011-162-20	TDC RENO OFFICE 1-DE SPE LLC	0 FLINT ST	Standard	\$375.69
011-162-21	TDC RENO OFFICE 1-DE SPE LLC	201 W LIBERTY ST	Standard	\$3,555.03
011-163-03	PETER & ELAINE DUFFY	120 COURT ST	Standard	\$687.63

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-163-04	205 S SIERRA LLC et al	205 S SIERRA ST	Standard	\$4,987.43
011-163-05	MICHAEL B BUSSIO	120 PICKARD PL	Standard	\$108.95
011-163-07	COLLEEN R MARSH LIVING TRUST	239 S SIERRA ST	Standard	\$363.31
011-163-08	WIC HOLDINGS LLC	243 S SIERRA ST	Standard	\$302.91
011-163-09	RIDGE STREET PROPERTIES LLC	115 RIDGE ST	Standard	\$103.51
011-163-10	JENNY Q PORTER	127 RIDGE ST	Standard	\$160.48
011-163-11	GAMB LLC	135 RIDGE ST	Standard	\$185.54
011-163-12	RAMEKER FAMILY 2012 TRUST	148 PICKARD PL	Standard	\$113.82
011-163-13	DONALD P et al CLARK FAMILY TRUST	244 HILL ST	Standard	\$419.08
011-163-14	KAITLYN A et al MILLER	226 HILL ST	Standard	\$113.09
011-163-15	LVC TIMESHARE DEVELOPER LLC	140 COURT ST	Standard	\$4,422.68
011-164-01	JAVELIN PROPERTIES LLC	150 RIDGE ST	Standard	\$404.77
011-164-02	JAVELIN PROPERTIES LLC	136 RIDGE ST	Standard	\$283.00
011-164-03	JAVELIN PROPERTIES LLC	126 RIDGE ST	Standard	\$230.89
011-164-04	LIBERTY CENTER LLC	0 S SIERRA ST	Standard	\$424.43
011-164-08	LIBERTY CENTER LLC	115 W LIBERTY ST	Standard	\$29.56
011-164-09	LIBERTY CENTER LLC	135 W LIBERTY ST	Standard	\$52.59
011-164-19	LIBERTY CENTER LLC	315 S SIERRA ST	Standard	\$496.85
011-164-21	MIAMI OIL PRODUCERS INC	165 W LIBERTY ST	Standard	\$3,932.15
011-165-01	WASHOE COUNTY	76 COURT ST	Standard	\$212.48
011-165-02	WASHOE COUNTY	201 S VIRGINIA ST	Standard	\$204.81
011-165-03	WASHOE COUNTY	221 S VIRGINIA ST	Standard	\$1,083.16
011-165-04	WASHOE COUNTY	255 S VIRGINIA ST	Standard	\$78.55
011-165-17	PIONEER INN ASSOC LTD PTSP	1 W LIBERTY ST	Standard	\$4,638.48
011-165-18	WASHOE COUNTY	248 S SIERRA ST	Standard	\$97.61
011-165-21	WASHOE COUNTY	301 S VIRGINIA ST	Standard	\$495.36
011-165-22	RAYMOND JR et al PONCIA	0 S VIRGINIA ST	Standard	\$195.27
011-165-23	WASHOE COUNTY	275 S VIRGINIA ST	Standard	\$202.32
011-171-05	RENO 200 S VIRGINIA LLC	200 S VIRGINIA ST	Standard	\$26,568.61
011-171-06	RENO 200 S VIRGINIA LLC	0 S CENTER ST	Standard	\$1,556.30
011-172-09	RENO CITY OF	301 S CENTER ST	Standard	\$5,082.26
011-172-14	ONE EAST LIBERTY C2K LLC	300 S VIRGINIA ST	Standard	\$13,161.02
011-173-01	HMRN LLC	0 PINE ST	Standard	\$58.86
011-173-02	HMRN LLC	0 PINE ST	Standard	\$88.49
011-173-05	IDLEWILD PARK APARTMENTS LLC	145 RYLAND ST	Standard	\$179.08
011-173-06	RYLAND 2005 TRUST	143 RYLAND ST	Standard	\$110.63
011-173-07	PATRICK G TANNER	131 RYLAND ST	Standard	\$168.07
011-173-14	CENTER & PINE INVESTMENTS LLC	200 S CENTER ST	Standard	\$3,016.23
011-173-16	WASHOE COUNTY	220 S CENTER ST	Standard	\$1,705.26
011-173-17	HMRN LLC	136 PINE ST	Standard	\$90.33
011-173-18	HMRN LLC	215 SINCLAIR ST	Standard	\$113.63
011-174-02	SIERRA CAPITAL INVESTMENTS LLC	311 SINCLAIR ST	Standard	\$973.41
011-174-07	SLCJ ENTERPRISES LLC	127 E LIBERTY ST	Standard	\$160.24
011-174-08	SLCJ ENTERPRISES LLC	147 E LIBERTY ST	Standard	\$221.70
011-174-10	WASHOE COUNTY	350 S CENTER ST	Standard	\$5,885.54
011-175-02	TNK RYDER LTD PTSP et al	218 PINE ST	Standard	\$112.13
011-175-05	TNK RYDER LTD PTSP et al	238 PINE ST	Standard	\$190.69
011-175-06	TNK RYDER LTD PTSP et al	249 RYLAND ST	Standard	\$180.52
011-175-07	RUSSELL S JR & JUDITH A NASH	244 PINE ST	Standard	\$170.81
011-175-08	SODA CANYON LLC	215 RIVER ROCK ST	Standard	\$288.15
011-175-09	TNK RYDER LTD PTSP et al	221 RIVER ROCK ST	Standard	\$91.62
011-175-13	TNK RYDER LTD PTSP et al	0 PINE ST	Standard	\$375.24
011-175-16	TNK RYDER LTD PTSP et al	0 RYLAND ST	Standard	\$81.96
011-175-17	TNK RYDER LTD PTSP et al	222 SINCLAIR ST	Standard	\$90.74
011-175-18	TNK RYDER LTD PTSP et al	209 RYLAND ST	Standard	\$120.35
011-175-19	TNK RYDER LTD PTSP et al	211 RYLAND ST	Standard	\$97.47
011-176-01	PRICE FAMILY TRUST	204 RYLAND ST	Standard	\$112.34
011-176-02	WILLIAM J SIMONS	208 RYLAND ST	Standard	\$114.50
011-176-03	LUCAS BRUSKOTTER	216 RYLAND ST	Standard	\$106.96
011-176-08	COLTON FAMILY TRUST	312 SINCLAIR ST	Standard	\$111.59
011-176-09	COLTON FAMILY TRUST	245 E LIBERTY ST	Standard	\$5,287.15
011-176-10	BRANDON CASSINELLI	215 E LIBERTY ST	Standard	\$89.56
011-176-11	CRAIG W CHINERY	211 E LIBERTY ST	Standard	\$127.48
011-176-12	CAVALLO FAMILY TRUST	390 SINCLAIR ST	Standard	\$152.27
011-177-01	C & M ASSETS LLC	330 HATCH ST	Standard	\$614.37
011-177-02	SUSAN ARMSTRONG	322 RYLAND ST	Standard	\$180.64
011-177-03	SUSAN ARMSTRONG	332 RYLAND ST	Standard	\$101.39
011-177-11	O'MARA LANDS INC	311 E LIBERTY ST	Standard	\$167.34
011-177-26	BUILDING SOLUTIONS LLC	338 RYLAND ST	Standard	\$344.14
011-177-27	ERIC W & STEPHANIE T LERUDE FAMILY TRUST	325 E LIBERTY ST	Standard	\$99.91
011-177-28	LEON J & BARBARA DOWTY LIVING TRUST	319 E LIBERTY ST	Standard	\$115.47
011-177-29	CLAUDE G & WENDY J ADKINS	340 HATCH ST	Standard	\$199.46
011-177-30	JESS PROPERTIES LLC	331 E LIBERTY ST	Standard	\$163.88
011-178-01	CENTER & PINE INVESTMENTS LLC	190 S CENTER ST	Standard	\$233.41
011-178-02	H DRAKE CORPORATION	130 S CENTER ST	Standard	\$619.96
011-178-03	H DRAKE CORPORATION	0 STATE ST	Standard	\$121.07
011-178-14	HMRN LLC	199 SINCLAIR ST	Standard	\$84.15



APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-178-15	HMRN LLC	0 PINE ST	Standard	\$291.18
011-178-16	URBAN LION LLC	142 STATE ST	Standard	\$792.15
011-178-17	CENTER & PINE INVESTMENTS LLC	131 PINE ST	Standard	\$160.41
011-181-04	RED DOG TRUST et al	421 HILL ST	Standard	\$425.69
011-181-05	J AND H ENTERPRISES	455 HILL ST	Standard	\$471.31
011-181-12	BAHRAM SOLMAN	234 W LIBERTY ST	Standard	\$466.38
011-181-13	RED DOG TRUST et al	403 HILL ST	Standard	\$288.04
011-181-14	L'ESSENCE FLORA LLC	242 W LIBERTY ST	Standard	\$308.10
011-181-15	CALIFORNIA HILL PROPERTIES LLC	247 CALIFORNIA AVE	Standard	\$977.04
011-181-16	442 FLINTS STREET LLC	442 FLINT ST	Standard	\$1,303.65
011-182-12	CALIFORNIA AVENUE GROUP LLC	131 CALIFORNIA AVE	Standard	\$214.78
011-182-13	CALIFORNIA AVENUE GROUP LLC	448 HILL ST	Standard	\$509.13
011-182-26	VACCHINA DECEDENTS TRUST	453 S SIERRA ST	Standard	\$207.71
011-182-27	NEVADA MUSEUM OF ART INC	121 CALIFORNIA AVE	Standard	\$241.73
011-182-29	CHAWIN PROPERTY INC	100 W LIBERTY ST	Standard	\$40,809.65
011-182-30	CHAWIN PROPERTY INC	0 S SIERRA ST	Standard	\$383.18
011-182-35	NEVADA MUSEUM OF ART INC	160 W LIBERTY ST	Standard	\$14,296.93
011-183-06	FELIX OROZ TRUST	449 S VIRGINIA ST	Standard	\$4,930.62
011-183-07	ESRNEV2 LLC	0 CALIFORNIA AVE	Standard	\$248.21
011-183-13	REDBIRD INVESTMENT GROUP LLC RENO LIBERTY SERIES	429 S VIRGINIA ST	Standard	\$7,721.25
011-183-14	ESRNEV2 LLC	480 S SIERRA ST	Standard	\$1,280.09
011-183-15	50 WEST LIBERTY DE LLC et al	50 W LIBERTY ST	Standard	\$41,430.38
011-183-16	ESRNEV3 LLC	445 S VIRGINIA ST	Standard	\$2,569.18
011-196-04	NEVADA DISCOVERY MUSEUM	490 S CENTER ST	Standard	\$5,752.99
011-196-05	RENO CITY OF	190 E LIBERTY ST	Standard	\$573.00
011-226-34	PONDEROSA HOTEL INC	515 S VIRGINIA ST	Standard	\$6,855.90
011-226-39	GRAND RENO INVESTMENT LLC	24 CALIFORNIA AVE	Standard	\$1,066.58
011-350-05	JOHN JR & SONNIA ILIESCU FAMILY TRUST	301 WASHINGTON ST	Standard	\$349.26
011-350-30	RENO CITY OF	264 KEYSTONE AVE	Standard	\$863.36
011-350-33	JOHN JR & SONNIA ILIESCU FAMILY TRUST	300 VINE ST	Standard	\$405.15
011-360-25	JESR LLC	0 3RD ST	Standard	\$0.89
011-360-27	JESR LLC	0 RALSTON ST	Standard	\$1,141.53
011-360-28	FITZGERALD ARLINGTON & THIRD LLC	251 N ARLINGTON AVE	Standard	\$470.29
011-360-30	RENO CITY OF	0 W COMMERCIAL ROW	Premium	\$97.06
011-360-32	RENO CITY OF	0 3RD ST	Premium	\$169.94
011-370-52	FITZGERALD VIRGINIA & PLAZA LLC	50 E PLAZA ST	Premium Plus	\$18,408.84
011-370-53	FITZGERALD VIRGINIA & PLAZA LLC	0 E PLAZA ST	Premium Plus	\$4,057.83
011-370-71	ELDORADO RESORTS LLC	345 N SIERRA ST	Premium Plus	\$26,922.53
011-370-72	MONTAGE MARKETING LLC	0 W COMMERCIAL ROW	Premium	\$14.85
011-380-29	RENO CITY OF	300 N CENTER ST	Premium	\$41,390.76
011-380-30	FREIGHT HOUSE DISTRICT LLC	270 LAKE ST	Premium	\$1,459.48
011-380-35	RENO CITY OF	0 E COMMERCIAL ROW	Premium	\$505.41
011-380-36	RENO CITY OF	0 W 4TH ST	Premium	\$650.15
011-380-37	RENO CITY OF	280 N CENTER ST	Premium	\$2,032.09
011-420-02	NEVADA BELL	0 E 1ST ST	Premium	\$2,908.47
011-421-09	NEVADA BELL	0 E 1ST ST	Premium	\$475.01
011-421-10	AT&T COMMUNICATIONS OF NEVADA	0 E 1ST ST	Premium	\$360.62
011-422-08	AT&T COMMUNICATIONS OF NEVADA	0 E 1ST ST	Premium	\$839.27
011-423-01	NEVADA BELL	0 E 1ST ST	Premium	\$839.27
011-424-01	NEVADA BELL	0 E 1ST ST	Premium	\$839.27
011-425-01	NEVADA BELL	0 E 1ST ST	Premium	\$839.27
011-426-01	NEVADA BELL	195 E 1ST ST	Premium	\$693.81
011-426-02	AT&T COMMUNICATIONS OF NEVADA	0 E 1ST ST	Premium	\$110.58
011-426-03	AT&T COMMUNICATIONS OF NEVADA	0 E 1ST ST	Standard	\$16.33
011-426-04	NEVADA BELL	0 E 1ST ST	Standard	\$8.23
011-427-01	AT&T COMMUNICATIONS OF NEVADA	0 E 1ST ST	Standard	\$8.23
011-428-01	NEVADA BELL	0 E 1ST ST	Standard	\$24.78
011-429-01	NEVADA BELL	0 E 1ST ST	Premium	\$111.55
011-440-01	CTO16 RENO LLC	11 N SIERRA ST	Premium	\$23,057.89
011-440-02	DT DEVELOPERS LLC	95 N SIERRA ST	Premium	\$2,797.97
011-440-03	CTO16 RENO LLC	0 W 1ST ST	Premium	\$441.14
011-440-04	CTO16 RENO LLC	0 W 1ST ST	Premium	\$1,353.62
011-450-01	RENO CITY OF	0 KUENZLI ST	Standard	\$0.48
011-450-23	NEVADA LAND III	250 EVANS AVE	Standard	\$461.07
011-450-24	RENO CITY OF	0 E COMMERCIAL ROW	Standard	\$426.53
011-450-25	RENO CITY OF	0 E COMMERCIAL ROW	Standard	\$127.03
011-450-26	NEVADA LAND III	230 EVANS AVE	Standard	\$5,297.98
011-450-27	NEVADA LAND LLC	250 EVANS AVE	Standard	\$6,714.37
011-471-04	ROBERT J & MARYANN INFANTINO	280 ISLAND AVE	Premium	\$129.93
011-471-05	BEVERLY D DONATO	280 ISLAND AVE	Premium	\$169.92
011-472-01	JEFFREY R et al BROWN	280 ISLAND AVE	Premium	\$81.05
011-472-02	JOHN M & JANICE L WACKER	280 ISLAND AVE	Premium	\$115.09
011-472-03	JOSEPH W CONLIN	280 ISLAND AVE	Premium	\$175.83
011-472-04	SCOTT FAMILY TRUST	280 ISLAND AVE	Premium	\$122.54
011-472-05	KERRY D & CHRISTOPHER K ROHRMEIER	280 ISLAND AVE	Premium	\$129.71
011-472-06	MICHAEL J FUESS	280 ISLAND AVE	Premium	\$117.35
011-472-09	WILLIAM M WEST	280 ISLAND AVE	Premium	\$76.52

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-472-10	STEVEN M TERRY	280 ISLAND AVE	Premium	\$111.97
011-472-11	THEODORE E & CLAUDIA FARLEY	280 ISLAND AVE	Premium	\$175.90
011-472-12	THOMAS JR FERGUSON	280 ISLAND AVE	Premium	\$122.65
011-472-13	GINA D RIZZI	280 ISLAND AVE	Premium	\$129.76
011-472-14	JENNIFER R BARKMAN	280 ISLAND AVE	Premium	\$115.99
011-472-17	PAUL J & SHING-ANN LETHERS	280 ISLAND AVE	Premium	\$76.53
011-472-18	SILLIKER FAMILY TRUST	280 ISLAND AVE	Premium	\$111.97
011-472-19	DEZI & COLLEEN RESZNEKY	280 ISLAND AVE	Premium	\$175.90
011-472-20	HEYMAN TRUST	280 ISLAND AVE	Premium	\$122.54
011-472-21	CORINNE L CLARK	280 ISLAND AVE	Premium	\$129.71
011-472-22	HENNESSY FAMILY LIVING TRUST	280 ISLAND AVE	Premium	\$115.99
011-472-26	LEILANI S BAILEY-DEMARZO	280 ISLAND AVE	Premium	\$83.05
011-472-29	JOANN RODRIQUEZ	280 ISLAND AVE	Premium	\$80.60
011-472-32	WILLIAM R JACKSON	280 ISLAND AVE	Premium	\$80.60
011-473-01	CHAD & JEANNE M COOLEY TRUST	280 ISLAND AVE	Premium	\$76.52
011-473-02	STEVEN LEFEVRE LIVING TRUST	280 ISLAND AVE	Premium	\$111.97
011-473-03	JOHN A COLISTRA	280 ISLAND AVE	Premium	\$175.83
011-473-04	MAIRI S HENNESSY	280 ISLAND AVE	Premium	\$122.54
011-473-05	KENNEY FAMILY TRUST	280 ISLAND AVE	Premium	\$129.71
011-473-06	OSCAR SESSIONS	280 ISLAND AVE	Premium	\$115.99
011-473-09	MIKE & HOLLY COX TRUST	280 ISLAND AVE	Premium	\$76.21
011-473-10	JOHN & HELI SAIDI LIVING TRUST	280 ISLAND AVE	Premium	\$111.97
011-473-11	HEIDI M KENNEY TRUST	280 ISLAND AVE	Premium	\$175.83
011-473-12	PETER A & REBA S HEYMAN	280 ISLAND AVE	Premium	\$122.54
011-473-13	DAVID L & DELORES K AIAZZI	280 ISLAND AVE	Premium	\$129.71
011-473-14	HWH INVESTMENT LLC	280 ISLAND AVE	Premium	\$115.99
011-473-17	PATRICIA A DASHIELL	280 ISLAND AVE	Premium	\$76.21
011-473-18	RYTEN PROPERTIES LLC	280 ISLAND AVE	Premium	\$126.88
011-473-19	KAREN HENDERSON TRUST	280 ISLAND AVE	Premium	\$202.04
011-473-20	IRA SERVICES TRUST COMPANY	280 ISLAND AVE	Premium	\$122.54
011-473-21	LINDA A OTTERBECK	280 ISLAND AVE	Premium	\$129.71
011-473-22	MARC C KELLISON	280 ISLAND AVE	Premium	\$115.99
011-473-26	STEPHEN MARTY	280 ISLAND AVE	Premium	\$80.60
011-473-29	280 ISLAND TRUST	280 ISLAND AVE	Premium	\$80.60
011-473-32	DALE P HAMMERMEISTER	280 ISLAND AVE	Premium	\$80.60
011-474-01	JUSTIN S MARTY	280 ISLAND AVE	Premium	\$76.52
011-474-02	TICKLED PINK TRUST	280 ISLAND AVE	Premium	\$111.97
011-474-03	MARIA CAVENDISH	280 ISLAND AVE	Premium	\$175.83
011-474-04	GUSTAV & DENISE JOSLIN	280 ISLAND AVE	Premium	\$122.54
011-474-05	DARLA R WARNER	280 ISLAND AVE	Premium	\$129.71
011-474-06	JANNA G MCDONALD	280 ISLAND AVE	Premium	\$115.99
011-474-09	CASSANDRA M DELIETO	280 ISLAND AVE	Premium	\$76.52
011-474-10	JOHN R & DIANE B MCCALL	280 ISLAND AVE	Premium	\$111.97
011-474-11	CHESLEY D & ELIZABETH A QUAIDE	280 ISLAND AVE	Premium	\$175.83
011-474-12	RON & ROXANNE CLAASSEN LIVING TRUST	280 ISLAND AVE	Premium	\$122.54
011-474-13	AARON L EZGAR	280 ISLAND AVE	Premium	\$129.71
011-474-14	ANN S HARADA	280 ISLAND AVE	Premium	\$115.99
011-474-17	MICHAEL VAN KLEY	280 ISLAND AVE	Premium	\$76.52
011-474-18	BARTLEY L BENHAM	280 ISLAND AVE	Premium	\$111.97
011-474-19	CHESLEY D & ELIZABETH A QUAIDE	280 ISLAND AVE	Premium	\$175.83
011-474-20	JANNA MCDONALD	280 ISLAND AVE	Premium	\$122.54
011-474-21	LILLIE M LAFORCE TRUST	280 ISLAND AVE	Premium	\$129.71
011-474-22	ARNOLD I et al SIEGEL	280 ISLAND AVE	Premium	\$115.99
011-474-26	OSCAR A SESSIONS	280 ISLAND AVE	Premium	\$80.60
011-474-29	MICHAEL VAN KLEY	280 ISLAND AVE	Premium	\$80.60
011-474-32	KATHLEEN A BENDER	280 ISLAND AVE	Premium	\$80.60
011-475-01	KATHLEEN B PFISTER	280 ISLAND AVE	Premium	\$76.52
011-475-02	MICHAEL A RIOS	280 ISLAND AVE	Premium	\$111.97
011-475-03	JOHN & VICKI A AGUILAR 2015 TRUST	280 ISLAND AVE	Premium	\$175.83
011-475-04	JOHN & HELI SAIDI LIVING TRUST	280 ISLAND AVE	Premium	\$122.54
011-475-05	ROCKY BAIRD LIVING TRUST	280 ISLAND AVE	Premium	\$129.71
011-475-06	NICHOLAS J FIRST	280 ISLAND AVE	Premium	\$115.99
011-475-09	COTTER CONWAY	280 ISLAND AVE	Premium	\$76.52
011-475-10	JOZEF & HELEN KLIESTIK	280 ISLAND AVE	Premium	\$111.97
011-475-11	MATS & JUDITH SCHARIN	280 ISLAND AVE	Premium	\$175.83
011-475-12	PETER H PROTELL	280 ISLAND AVE	Premium	\$122.54
011-475-13	MICHAEL VAN KLEY	280 ISLAND AVE	Premium	\$129.07
011-475-14	DENNIS MCGUIRE	280 ISLAND AVE	Premium	\$115.99
011-475-18	SN IRREVOCABLE TRUST	280 ISLAND AVE	Premium	\$313.48
011-475-21	PAUL J & SHING-ANN LETHERS	280 ISLAND AVE	Premium	\$72.94
011-475-24	ERIC W & JENNIFER C KUROWSKI	280 ISLAND AVE	Premium	\$80.60
011-475-27	ROBERT L et al MILLER	280 ISLAND AVE	Premium	\$345.59
011-476-01	GEORGE N & SUZANNE J ENGLER LIVING TRUST	280 ISLAND AVE	Premium	\$197.29
011-476-02	ROBERT & EMILY PARRINO	280 ISLAND AVE	Premium	\$206.88
011-476-03	THEODORE E & CLAUDIA E FARLEY	280 ISLAND AVE	Premium	\$62.13
011-476-05	RHONDA L & PAUL E FIORILLO	280 ISLAND AVE	Premium	\$273.89
011-476-06	T & C RETIREMENT FUND	280 ISLAND AVE	Premium	\$316.50

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-476-07	T & C RETIREMENT FUND	280 ISLAND AVE	Premium	\$72.67
011-476-09	GARY M NELSON 2016 TRUST	280 ISLAND AVE	Premium	\$129.07
011-476-10	MICHAEL R & VICTORIA K BENKE	280 ISLAND AVE	Premium	\$79.08
011-492-01	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$927.06
011-492-02	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$385.48
011-492-03	LYNN D BENTSON	200 W 2ND ST	Premium	\$239.60
011-492-04	JEROME L & LUDIVINE MOUTON	200 W 2ND ST	Premium	\$252.56
011-492-05	TOM NICHOLS 2008 TRUST	200 W 2ND ST	Premium	\$252.56
011-492-06	PHILIP & TERRY MAINE	200 W 2ND ST	Premium	\$252.56
011-492-07	CHASE BARNHART	200 W 2ND ST	Premium	\$252.56
011-492-08	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$933.77
011-493-01	JAMES L MOHR LIVING TRUST	200 W 2ND ST	Premium	\$271.54
011-493-02	MARK & TRACEY ETZEL	200 W 2ND ST	Premium	\$252.56
011-493-03	GREG H & MICHELE E TALAMINI	200 W 2ND ST	Premium	\$252.56
011-493-04	LENTZ INVESTMENTS #3 LLC	200 W 2ND ST	Premium	\$252.56
011-493-05	JOHN et al SCHWARTZ	200 W 2ND ST	Premium	\$252.56
011-493-06	MARIA B J & ANTONIO J PINEDA TRUST	200 W 2ND ST	Premium	\$252.56
011-493-07	NICOLE J & JUSTICE J et al MANHA	200 W 2ND ST	Premium	\$246.38
011-493-08	JAMES D & SUSAN K BOWLES	200 W 2ND ST	Premium	\$357.99
011-493-09	EDWIN J MONTESINOS	200 W 2ND ST	Premium	\$252.56
011-493-10	CINDY et al PEAK	200 W 2ND ST	Premium	\$252.56
011-493-11	CATHERINE MUIR	200 W 2ND ST	Premium	\$252.56
011-493-12	MICHAEL LAROCCO	200 W 2ND ST	Premium	\$171.01
011-493-13	ROBERT J LOREK	200 W 2ND ST	Premium	\$177.60
011-493-14	BRIAN J MCNAMARA	200 W 2ND ST	Premium	\$356.51
011-493-15	DAVID A & CECILIA F HUFF	200 W 2ND ST	Premium	\$357.99
011-493-16	MARY HILL	200 W 2ND ST	Premium	\$161.43
011-493-17	ALBERT LEE	200 W 2ND ST	Premium	\$163.47
011-493-18	RUSSELL KANE	200 W 2ND ST	Premium	\$357.69
011-493-19	RAY H JR & JENNIFER L WILLIAMS	200 W 2ND ST	Premium	\$241.08
011-493-20	WILLIAM A DUNKELBERGER	200 W 2ND ST	Premium	\$383.17
011-493-21	BARRY M MD & SUE A PERLIN	200 W 2ND ST	Premium	\$419.41
011-493-22	DANIEL & VIRGINIA SALERNO FAMILY TRUST	200 W 2ND ST	Premium	\$418.90
011-493-23	MICHAEL A MIKEL	200 W 2ND ST	Premium	\$418.39
011-493-24	JAY E & JERADINE CAMERON	200 W 2ND ST	Premium	\$415.45
011-493-25	OTIS LUSE	200 W 2ND ST	Premium	\$183.88
011-493-26	CAROL A & FRANK J GREGORICH	200 W 2ND ST	Premium	\$271.54
011-493-27	MICHAEL & SHARLENE PYRSKI	200 W 2ND ST	Premium	\$252.56
011-493-28	SAMIR et al PARMEKAR	200 W 2ND ST	Premium	\$252.56
011-493-29	LEON F & BARBARA J RAUE	200 W 2ND ST	Premium	\$160.49
011-493-30	LEONARD E & JERRI L SCOTT TRUST	200 W 2ND ST	Premium	\$359.30
011-493-31	PATRICIA J AD SHADE	200 W 2ND ST	Premium	\$411.12
011-493-32	JOHN R et al SOLOMON	200 W 2ND ST	Premium	\$170.06
011-494-01	PETER J WISECARVER	200 W 2ND ST	Premium	\$183.88
011-494-02	ROBERT C FITZSIMMONS	200 W 2ND ST	Premium	\$359.30
011-494-03	MICHAEL J LAROCCO	200 W 2ND ST	Premium	\$359.30
011-494-04	MICHAEL TAYLOR	200 W 2ND ST	Premium	\$160.49
011-494-05	JOHN SCHWARTZ FAMILY TRUST	200 W 2ND ST	Premium	\$160.48
011-494-06	LANDER FAMILY TRUST	200 W 2ND ST	Premium	\$359.30
011-494-07	MARVIN G SMITH	200 W 2ND ST	Premium	\$243.57
011-494-08	SCOTT PUCKETT	200 W 2ND ST	Premium	\$239.60
011-494-09	MARY E CONNOLLY TRUST	200 W 2ND ST	Premium	\$418.90
011-494-10	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$418.90
011-494-11	JERALD & PATRICIA DUNLAP	200 W 2ND ST	Premium	\$183.88
011-494-12	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$423.23
011-494-13	EBR TRUST	200 W 2ND ST	Premium	\$418.90
011-494-14	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$415.45
011-494-15	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$418.90
011-494-16	CHERYL L WILKERSON	200 W 2ND ST	Premium	\$415.45
011-494-17	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$415.45
011-494-18	TIM & GINNY BUTLER 2016 LIVING TRUST	200 W 2ND ST	Premium	\$399.00
011-494-19	CARL & VICKIE PACHOLKA	200 W 2ND ST	Premium	\$406.78
011-494-20	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$418.90
011-494-21	LAWRENCE S et al MOY LIVING TRUST	200 W 2ND ST	Premium	\$252.56
011-494-22	ALLEN FAMILY TRUST	200 W 2ND ST	Premium	\$170.06
011-494-23	SHERI N WHINERY	200 W 2ND ST	Premium	\$179.64
011-494-24	DAVID A & CECILIA F HUFF	200 W 2ND ST	Premium	\$415.45
011-494-25	CHRISTIAN CURTIS	200 W 2ND ST	Premium	\$415.45
011-494-26	SHUHUI L PATON	200 W 2ND ST	Premium	\$234.60
011-495-01	BRADLEY & WENDY PARKS	200 W 2ND ST	Premium	\$266.54
011-495-02	KRISTIE TAPPAN LIVING TRUST	200 W 2ND ST	Premium	\$354.30
011-495-03	CHANDAR P AHUJA TRUST	200 W 2ND ST	Premium	\$160.48
011-495-04	MONTGOMERY & CATHERINE U COLBURN	200 W 2ND ST	Premium	\$160.49
011-495-05	CHRISTOPHER K ECKERLE	200 W 2ND ST	Premium	\$349.30
011-495-06	LEWIS D HUTCHINS	200 W 2ND ST	Premium	\$406.78
011-495-07	GARY YASUDA	200 W 2ND ST	Premium	\$403.33
011-495-08	SCOTT D et al HELLE LIVING TRUST	200 W 2ND ST	Premium	\$415.45

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-495-09	JOHN et al SCHWARTZ	200 W 2ND ST	Premium	\$248.58
011-495-10	PELISH FAMILY TRUST	200 W 2ND ST	Premium	\$164.73
011-495-11	SHA LIVING TRUST	200 W 2ND ST	Premium	\$179.64
011-495-12	ELIJAH EDWARDS	200 W 2ND ST	Premium	\$349.30
011-495-13	BRIAN et al HOWERY	200 W 2ND ST	Premium	\$354.30
011-495-14	ANDREW D & AMY J LEVY	200 W 2ND ST	Premium	\$160.49
011-495-15	GLYNN FAMILY TRUST	200 W 2ND ST	Premium	\$418.90
011-495-16	MICHAEL A MIKEL	200 W 2ND ST	Premium	\$239.60
011-495-17	FIRST REGIONAL BANK et al	200 W 2ND ST	Premium	\$234.60
011-495-18	STEVEN & DANA ENDACOTT FAMILY TRUST	200 W 2ND ST	Premium	\$415.45
011-495-19	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$415.45
011-495-20	MICHAEL A MIKEL	200 W 2ND ST	Premium	\$183.88
011-495-21	MICHAEL R HUBBARD	200 W 2ND ST	Premium	\$266.54
011-495-22	HARRY & CAROLINE BENNETT TRUST	200 W 2ND ST	Premium	\$418.90
011-495-23	RUSSELL N & HARUMI KISHIDA	200 W 2ND ST	Premium	\$418.90
011-495-24	G & L RENTALS LLC 220 W 2ND SERIES et al	200 W 2ND ST	Premium	\$406.78
011-495-25	KENTON L et al CHUNG	200 W 2ND ST	Premium	\$403.33
011-495-26	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$415.45
011-495-27	PATRICK E CABRAL	200 W 2ND ST	Premium	\$252.56
011-495-28	POLYCOMP TRUST COMPANY	200 W 2ND ST	Premium	\$170.06
011-496-01	MARUD RIVAS FAMILY TRUST	200 W 2ND ST	Premium	\$431.02
011-496-02	GRISHAM FAMILY TRUST	200 W 2ND ST	Premium	\$415.45
011-496-03	EDEN & JOANNE LEE	200 W 2ND ST	Premium	\$418.90
011-496-04	SIERRA NEVADA PROP HOLDING LLC	200 W 2ND ST	Premium	\$243.57
011-496-05	LINDA & MICHAEL GRAYOT	200 W 2ND ST	Premium	\$234.60
011-496-06	GERALD KOWALEWSKI	200 W 2ND ST	Premium	\$415.45
011-496-07	FRANK T WNIARSKI LIVING TRUST	200 W 2ND ST	Premium	\$415.45
011-496-08	GARY C et al RAWLINS	200 W 2ND ST	Premium	\$183.88
011-496-09	DAVID RUNYON FAMILY TRUST	200 W 2ND ST	Premium	\$266.54
011-496-10	DAVID RUNYON FAMILY TRUST	200 W 2ND ST	Premium	\$418.90
011-496-11	DAVID N & ELIZABETH B SAENZ	200 W 2ND ST	Premium	\$252.56
011-496-12	ARVIND RAMAKRISHNAN	200 W 2ND ST	Premium	\$252.56
011-496-13	DAVID RUNYON FAMILY TRUST	200 W 2ND ST	Premium	\$406.78
011-496-14	MARK & TRACEY ETZEL	200 W 2ND ST	Premium	\$403.33
011-496-15	MACK FAMILY TRUST	200 W 2ND ST	Premium	\$252.56
011-496-16	HARRY & CAROLINE BENNETT TRUST	200 W 2ND ST	Premium	\$252.56
011-496-17	CASE FAMILY TRUST	200 W 2ND ST	Premium	\$252.56
011-496-18	DONALD J & BONNIE B SILLS LIVING TRUST	200 W 2ND ST	Premium	\$170.06
011-496-19	ROBINS FAMILY TRUST	200 W 2ND ST	Premium	\$431.02
011-496-20	JOANNE USSHER	200 W 2ND ST	Premium	\$252.56
011-496-21	PHYLLIS COLLINS	200 W 2ND ST	Premium	\$252.56
011-496-22	ROBERT D SMYLY	200 W 2ND ST	Premium	\$418.90
011-496-23	JOSEPH & DEBRA SPRINGOB	200 W 2ND ST	Premium	\$239.60
011-496-24	HOUSHANG B et al EBRAHIMI	200 W 2ND ST	Premium	\$239.60
011-496-25	RIVERVIEW WEST LLC	200 W 2ND ST	Premium	\$418.90
011-496-26	NORMAN I & LYNN M ROBINS	200 W 2ND ST	Premium	\$252.56
011-496-27	PICHA LIVING TRUST	200 W 2ND ST	Premium	\$252.56
011-496-28	DION GEORGE	200 W 2ND ST	Premium	\$179.64
011-497-01	GEORGE W & BONNIE L FITZSIMMONS	200 W 2ND ST	Premium	\$638.87
011-497-02	ASHLEY R et al CRIBBINS TRUST	200 W 2ND ST	Premium	\$423.23
011-497-03	DONALD J & BONNIE B SILLS LIVING TRUST	200 W 2ND ST	Premium	\$423.23
011-497-04	RIVERWALK DEVELOPMENT LLC	200 W 2ND ST	Premium	\$540.24
011-497-05	STOBB FAMILY TRUST	200 W 2ND ST	Premium	\$551.47
011-497-06	SEAN STARR	200 W 2ND ST	Premium	\$229.59
011-501-01	RENO CITY OF	450 SINCLAIR ST	Standard	\$2,097.68
011-501-02	QUADE PROPERTIES LLC	216 E LIBERTY ST	Standard	\$255.38
011-501-03	YIAMS LLC	230 E LIBERTY ST	Standard	\$326.18
011-501-04	YIAMS LLC	0 E LIBERTY ST	Standard	\$162.79
011-501-05	ROBERT R & KATHY BENTLEY	248 E LIBERTY ST	Standard	\$392.46
011-501-06	SPECIALTYHEALTH INC	252 E LIBERTY ST	Standard	\$170.30
011-501-07	SPECIALTYHEALTH INC	262 E LIBERTY ST	Standard	\$170.30
011-501-08	SPECIALTYHEALTH INC	330 E LIBERTY ST	Standard	\$1,185.23
011-501-09	333 HOLCOMB INVESTORS LLC	333 HOLCOMB AVE	Standard	\$2,179.54
011-501-10	JOSEPH III & SHERRIE E DITA	243 STEWART ST	Standard	\$235.06
011-501-11	LARRY D & CHRIS M KLAICH	237 STEWART ST	Standard	\$223.53
011-501-12	BILL & CHERYL et al CLARK FAMILY TRUST	231 STEWART ST	Standard	\$223.91
011-510-01	WASHOE COUNTY	1 S SIERRA ST	Premium	\$1,271.83
011-511-02	RENO CITY OF	0 S SIERRA ST	Standard	\$6,976.94
011-512-01	WASHOE COUNTY	0 S SIERRA ST	Standard	\$15,538.38
011-521-01	RICHARD WRAY FAMILY 1981 TRUST	50 N SIERRA ST	Premium	\$3,598.16
011-521-02	RICHARD WRAY FAMILY 1981 TRUST	50 N SIERRA ST	Premium	\$1,370.27
011-521-03	RICHARD WRAY FAMILY 1981 TRUST	50 N SIERRA ST	Premium	\$505.78
011-522-01	RENO LAND & CATTLE LLC	80 W 1ST ST	Premium	\$1,549.58
011-522-02	RENO LAND & CATTLE LLC	80 W 1ST ST	Premium	\$1,353.10
011-525-01	JAN M & DAVID M II MCROBERTS	50 N SIERRA ST	Premium	\$560.63
011-525-02	RICHARD & DONNA CARAVELLI 1998 TRUST	50 N SIERRA ST	Premium	\$485.18
011-525-03	YASHAR H et al SHAMDIN TRUST	50 N SIERRA ST	Premium	\$557.83

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-525-04	MARTIN FAMILY TRUST	50 N SIERRA ST	Premium	\$743.19
011-525-05	FERENC SZONY	50 N SIERRA ST	Premium	\$369.56
011-525-06	RYAN D COSTELLA	50 N SIERRA ST	Premium	\$348.86
011-525-07	ROBERT C & SHARON A SKINNER	50 N SIERRA ST	Premium	\$331.85
011-525-08	PHILIPPA M MUIR	50 N SIERRA ST	Premium	\$471.92
011-525-09	SECOND CREEK LLC SIERRA SERIES	50 N SIERRA ST	Premium	\$470.62
011-525-10	THOMAS J CHRISTENSEN	50 N SIERRA ST	Premium	\$548.10
011-525-11	KURT & KATHERINE NEDDENRIEP	50 N SIERRA ST	Premium	\$666.31
011-526-01	DANIEL A FARAH	50 N SIERRA ST	Premium	\$556.95
011-526-02	NIGEL G & NICOLA P BAIN	50 N SIERRA ST	Premium	\$485.18
011-526-03	JETI II INVESTMENTS LLC	50 N SIERRA ST	Premium	\$557.83
011-526-04	CARLEE I FERRARI TRUST	50 N SIERRA ST	Premium	\$743.19
011-526-05	ANN S HARADA	50 N SIERRA ST	Premium	\$369.56
011-526-06	BRIAN R ANDERSON	50 N SIERRA ST	Premium	\$349.16
011-526-07	LISA R & JAMES M ALLRED	50 N SIERRA ST	Premium	\$331.25
011-526-08	KENNETH & ROSALIND BLOMSTERBERG TRUST	50 N SIERRA ST	Premium	\$472.98
011-526-09	PALCONDO LLC	50 N SIERRA ST	Premium	\$521.86
011-526-10	BARBARA L FLEMING	50 N SIERRA ST	Premium	\$542.92
011-526-11	T MAASKANT TRUST	50 N SIERRA ST	Premium	\$694.85
011-527-01	IORELLO LIVING TRUST	50 N SIERRA ST	Premium	\$556.95
011-527-02	STACEY J COOK	50 N SIERRA ST	Premium	\$485.58
011-527-03	MORTEN II O HOMME LIVING TRUST	50 N SIERRA ST	Premium	\$557.83
011-527-04	TYLER JOURDONNAIS	50 N SIERRA ST	Premium	\$743.93
011-527-05	GINA et al VISELLI	50 N SIERRA ST	Premium	\$369.56
011-527-06	JETI INVESTMENTS II LLC	50 N SIERRA ST	Premium	\$349.16
011-527-07	JORGE C FERRARIS	50 N SIERRA ST	Premium	\$332.44
011-527-08	SECOND CREEK LLC SIERRA SERIES	50 N SIERRA ST	Premium	\$473.38
011-527-09	TEMPEL FAMILY TRUST	50 N SIERRA ST	Premium	\$523.25
011-527-10	CRIBZ LLC	50 N SIERRA ST	Premium	\$545.81
011-527-11	DUSTIN J MARVEL	50 N SIERRA ST	Premium	\$692.99
011-528-01	JORGE H PEREZ-CARDONA & JENNIFER D MCKAY TRUST	50 N SIERRA ST	Premium	\$556.95
011-528-02	FURMAN FAMILY TRUST	50 N SIERRA ST	Premium	\$485.18
011-528-03	JEFFREY & MELISSA LEWIS LIVING TRUST	50 N SIERRA ST	Premium	\$557.49
011-528-04	JRE 2014 TRUST	50 N SIERRA ST	Premium	\$743.19
011-528-05	JAMES L & JOLENE R CROSS	50 N SIERRA ST	Premium	\$369.56
011-528-06	BEATRICE HAMILTON FAMILY TRUST	50 N SIERRA ST	Premium	\$348.86
011-528-07	BILL J DALEY	50 N SIERRA ST	Premium	\$331.25
011-528-08	MAASKANT TRUST	50 N SIERRA ST	Premium	\$472.59
011-528-09	CHRISTOPHER MARTINDALE	50 N SIERRA ST	Premium	\$521.52
011-528-10	MASSIE FAMILY TRUST	50 N SIERRA ST	Premium	\$545.81
011-528-11	JORGE H PEREZ-CARDONA & JENNIFER D MCKAY TRUST	50 N SIERRA ST	Premium	\$694.11
011-529-01	JERRY D & JERRY D PFARR & ASHCRAFT-PFARR TRUST	50 N SIERRA ST	Premium	\$557.91
011-529-02	SHAWN D NIRDLINGER	50 N SIERRA ST	Premium	\$485.58
011-529-03	TODD et al SORENSEN	50 N SIERRA ST	Premium	\$557.49
011-529-04	A THOMAS QUINN REVOCABLE TRUST	50 N SIERRA ST	Premium	\$743.19
011-529-05	DAVID J NEHLS TRUST	50 N SIERRA ST	Premium	\$369.26
011-529-06	LAURENT & LAURA MEILLIER	50 N SIERRA ST	Premium	\$349.16
011-529-07	SHI TRUST	50 N SIERRA ST	Premium	\$332.44
011-529-08	WILLIAM & ZALFA ASMAR FAMILY TRUST	50 N SIERRA ST	Premium	\$473.38
011-529-09	PONT JULIEN LLC	50 N SIERRA ST	Premium	\$523.25
011-529-10	DEBORAH A BERGER TRUST	50 N SIERRA ST	Premium	\$540.34
011-529-11	MICHAEL D WHITESAGE TRUST	50 N SIERRA ST	Premium	\$694.48
011-530-01	CHRISTENSON FAMILY LIVING TRUST	50 N SIERRA ST	Premium	\$557.91
011-530-02	ANN WILKINSON	50 N SIERRA ST	Premium	\$485.58
011-530-03	HEFFNER FAMILY TRUST	50 N SIERRA ST	Premium	\$557.14
011-530-04	ELIZABETH A BAKER	50 N SIERRA ST	Premium	\$742.82
011-530-05	MRH PROPERTIES LLC	50 N SIERRA ST	Premium	\$369.26
011-530-06	THEBERGE-LAROCQUE TRUST	50 N SIERRA ST	Premium	\$349.16
011-530-07	CHRISTINE L REGAR TRUST	50 N SIERRA ST	Premium	\$331.25
011-530-08	NEW CENTURY MANAGEMENT LLC	50 N SIERRA ST	Premium	\$472.59
011-530-09	SAMUEL G BRADLEY	50 N SIERRA ST	Premium	\$521.52
011-530-10	ROBERT B & SUSAN R SMITH	50 N SIERRA ST	Premium	\$558.04
011-530-11	JAMES W GALLAWAY	50 N SIERRA ST	Premium	\$694.48
011-531-01	KATHERINE A VIRAGH TRUST	50 N SIERRA ST	Premium	\$565.74
011-531-02	KATHERINE A VIRAGH TRUST	50 N SIERRA ST	Premium	\$485.58
011-531-03	HODGES FAMILY TRUST	50 N SIERRA ST	Premium	\$557.83
011-531-04	HODGES FAMILY TRUST	50 N SIERRA ST	Premium	\$762.73
011-531-05	MARK & SANDRA BOVEE LIVING TRUST	50 N SIERRA ST	Premium	\$369.56
011-531-06	RALPH W et al PORTER TRUST	50 N SIERRA ST	Premium	\$349.16
011-531-07	RMR2 LLC	50 N SIERRA ST	Premium	\$341.15
011-531-08	CRAIG JACOBS	50 N SIERRA ST	Premium	\$483.40
011-531-09	ROBERT M & SALLY T JONES	50 N SIERRA ST	Premium	\$535.14
011-531-10	GEORGE S & MARGARET OKI FAMILY TRUST	50 N SIERRA ST	Premium	\$547.74
011-531-11	BARKER 1998 FAMILY TRUST	50 N SIERRA ST	Premium	\$708.43
011-532-01	JAMES & TERESA MARCHANT LIVING TRUST	50 N SIERRA ST	Premium	\$541.76
011-532-02	JETI INVESTMENTS II LLC	50 N SIERRA ST	Premium	\$485.58
011-532-03	ADUA & TERRY BOYLE	50 N SIERRA ST	Premium	\$557.83

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-532-04	LAKESHORE HOUSE LP	50 N SIERRA ST	Premium	\$766.44
011-532-05	INCLINE TRUST	50 N SIERRA ST	Premium	\$369.56
011-532-06	CHIOU FAMILY TRUST	50 N SIERRA ST	Premium	\$348.86
011-532-07	GRACE Y TOKI	50 N SIERRA ST	Premium	\$342.93
011-532-08	WHYMAN FAMILY TRUST	50 N SIERRA ST	Premium	\$481.82
011-532-09	ROBERT E & MARTHA H DOLAN	50 N SIERRA ST	Premium	\$535.14
011-532-10	ROBERT E & MARTHA H DOLAN	50 N SIERRA ST	Premium	\$546.45
011-532-11	BURKE FAMILY TRUST	50 N SIERRA ST	Premium	\$656.47
011-533-01	DRURY FAMILY TRUST	50 N SIERRA ST	Premium	\$1,140.81
011-533-02	JACK & SUSAN MCLEOD TRUST	50 N SIERRA ST	Premium	\$1,092.53
011-533-03	ALAN & JULIE A CHUTICH	50 N SIERRA ST	Premium	\$855.12
011-533-04	ROANALD S & JO E HART	50 N SIERRA ST	Premium	\$1,135.39
011-544-07	COMMERCIAL MONTAGE LLC	255 N SIERRA ST	Premium	\$1,262.69
011-544-11	2ND & SIERRA LLC	255 N SIERRA ST	Premium	\$2,029.42
011-544-12	PROPERTIES BY MAC LLC	255 N SIERRA ST	Premium	\$480.89
011-544-13	REED W II DOPF	255 N SIERRA ST	Premium	\$480.14
011-544-14	CHIKAO & KARIN H ISHIKATA	255 N SIERRA ST	Premium	\$480.89
011-544-15	DAVID et al RUNYON FAMILY TRUST	255 N SIERRA ST	Premium	\$472.75
011-544-16	LANCASTER MTS FAMILY TRUST	255 N SIERRA ST	Premium	\$486.78
011-544-17	255 NORTH SIERRA STREET LLC	255 N SIERRA ST	Premium	\$486.78
011-544-18	BRUCE et al LESLIE	255 N SIERRA ST	Premium	\$483.14
011-544-19	KEITH MOTTUS	255 N SIERRA ST	Premium	\$488.28
011-544-20	COMMERCIAL MONTAGE LLC	255 N SIERRA ST	Premium	\$200.18
011-544-21	COMMERCIAL MONTAGE LLC	255 N SIERRA ST	Premium	\$516.95
011-546-02	MICHAEL A & BARBARA M TURNBAUGH 2017 TRUST	255 N SIERRA ST	Premium	\$385.35
011-546-03	RURAL PROPERTY HOLDINGS LTD	255 N SIERRA ST	Premium	\$402.61
011-546-04	PEGGY A PILLMORE	255 N SIERRA ST	Premium	\$455.26
011-546-05	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$376.80
011-546-06	SEUNG Y YOO	255 N SIERRA ST	Premium	\$368.08
011-546-07	KINKEY LIVING TRUST	255 N SIERRA ST	Premium	\$397.87
011-546-08	BARBARA SCHAEFBAUER	255 N SIERRA ST	Premium	\$397.87
011-546-09	WOODLAND MERCHANT SERVICES LLC	255 N SIERRA ST	Premium	\$397.87
011-546-10	HEESUCK M & EUNSUN NOH	255 N SIERRA ST	Premium	\$397.87
011-546-11	HARVEY LIVING TRUST	255 N SIERRA ST	Premium	\$367.11
011-546-12	MONICA STEVENSON FAMILY TRUST	255 N SIERRA ST	Premium	\$414.16
011-546-13	SCOTT A BARR	255 N SIERRA ST	Premium	\$413.19
011-546-14	T T THOMAS	255 N SIERRA ST	Premium	\$414.73
011-546-15	JAMES J BUTCH PERI TRUST	255 N SIERRA ST	Premium	\$373.18
011-546-16	BRESSI TOWERS INVESTMENTS LLC	255 N SIERRA ST	Premium	\$364.94
011-546-17	KORNELIA E SERGENT FAMILY TRUST	255 N SIERRA ST	Premium	\$374.76
011-546-18	SCOTT D MCCORMICK	255 N SIERRA ST	Premium	\$366.69
011-546-19	THOMAS S & CECILIA A ZUMTOBEL	255 N SIERRA ST	Premium	\$586.65
011-546-20	KELLY R et al WILCOX	255 N SIERRA ST	Premium	\$695.52
011-546-21	ELTON A & CLAIRE E CARLOMAGNO	255 N SIERRA ST	Premium	\$425.72
011-546-22	LISA A TODD	255 N SIERRA ST	Premium	\$414.89
011-546-23	MONTAGE OWNERS ASSOCIATION	255 N SIERRA ST	Premium	\$374.11
011-550-01	RONALD & PAULA MARRUJO	255 N SIERRA ST	Premium	\$199.48
011-550-02	YING LLC	255 N SIERRA ST	Premium	\$206.55
011-550-03	GEORGE E FOSTER 1994 TRUST	255 N SIERRA ST	Premium	\$402.72
011-550-04	KAREN J WAITE FAMILY TRUST	255 N SIERRA ST	Premium	\$373.89
011-550-05	RICHARD J SHIMIZU	255 N SIERRA ST	Premium	\$209.25
011-550-06	CAESAR L ANDREWS TRUST	255 N SIERRA ST	Premium	\$340.47
011-550-07	A C YUAN TRUST	255 N SIERRA ST	Premium	\$287.22
011-550-08	KARL E FIEBIGER	255 N SIERRA ST	Premium	\$292.32
011-550-09	JAMES A III VALENTI	255 N SIERRA ST	Premium	\$335.37
011-550-10	WILLIAM L RUSS	255 N SIERRA ST	Premium	\$209.25
011-550-11	CHRISTOPHER T PARRILLO	255 N SIERRA ST	Premium	\$374.94
011-550-12	YOOSUN CHO	255 N SIERRA ST	Premium	\$405.65
011-550-13	KLINE 1993 FAMILY TRUST	255 N SIERRA ST	Premium	\$206.55
011-550-14	ROBERT & KRISTEN BURBANO	255 N SIERRA ST	Premium	\$198.58
011-550-15	DANIEL & JENNY C ADDINGTON	255 N SIERRA ST	Premium	\$358.72
011-550-16	SAMANTHA K REVELEY	255 N SIERRA ST	Premium	\$287.22
011-550-17	MARTIN A ATALLA FAMILY TRUST	255 N SIERRA ST	Premium	\$302.19
011-550-18	CAPELLO LIVING TRUST	255 N SIERRA ST	Premium	\$490.05
011-550-19	RUBEN G & MYRNA J GUERRA TRUST	255 N SIERRA ST	Premium	\$345.53
011-551-02	LISA ROENSPIE TRUST	255 N SIERRA ST	Premium	\$198.58
011-551-03	ROGER BEAMAN	255 N SIERRA ST	Premium	\$206.55
011-551-04	FASEHE TRUST	255 N SIERRA ST	Premium	\$403.70
011-551-05	FLANZRAICH FAMILY TRUST	255 N SIERRA ST	Premium	\$374.94
011-551-06	ROSITA L & WILLIAM C RICHARDS	255 N SIERRA ST	Premium	\$210.15
011-551-07	CALDWELL FAMILY LIVING TRUST	255 N SIERRA ST	Premium	\$335.37
011-551-08	SEQUERE PECUNIAM LLC	255 N SIERRA ST	Premium	\$287.22
011-551-09	BRUCE et al GORDON	255 N SIERRA ST	Premium	\$287.22
011-551-10	TAMMARA AXTMAN	255 N SIERRA ST	Premium	\$335.37
011-551-11	KEVIN OBERBERGER	255 N SIERRA ST	Premium	\$209.25
011-551-12	MICHAEL ARNOLD TRUST	255 N SIERRA ST	Premium	\$373.89
011-551-13	JOSEFINA J DEE	255 N SIERRA ST	Premium	\$403.70

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-551-14	JEFFREY HARTMAN TRUST	255 N SIERRA ST	Premium	\$202.32
011-551-15	WILLIAM H JR PEEBLES	255 N SIERRA ST	Premium	\$198.58
011-551-16	PROPERTIES BY MAC LLC	255 N SIERRA ST	Premium	\$357.67
011-551-17	SPALTHOFF FAMILY TRUST	255 N SIERRA ST	Premium	\$285.13
011-551-18	IAN CARNEY	255 N SIERRA ST	Premium	\$303.24
011-551-19	JAMES & RAYE A CARTONI	255 N SIERRA ST	Premium	\$492.97
011-551-20	NEW LIVING TRUST	255 N SIERRA ST	Premium	\$352.60
011-552-02	DAVID SHA	255 N SIERRA ST	Premium	\$199.48
011-552-03	STUART E JONES	255 N SIERRA ST	Premium	\$206.55
011-552-04	ROBERT C & NANCY P VAN NEYHOF LIVING TRUST	255 N SIERRA ST	Premium	\$405.65
011-552-05	BARBARA SCHAEFBAUER	255 N SIERRA ST	Premium	\$373.89
011-552-06	IGOR I MAKIENKO	255 N SIERRA ST	Premium	\$209.25
011-552-07	LANSDON FAMILY TRUST	255 N SIERRA ST	Premium	\$335.37
011-552-08	ELIZABETH A LANE LIVING TRUST	255 N SIERRA ST	Premium	\$287.22
011-552-09	VICTOR L YEN	255 N SIERRA ST	Premium	\$287.22
011-552-10	MARC MYDILL	255 N SIERRA ST	Premium	\$335.37
011-552-11	WYCHWOOD LLC	255 N SIERRA ST	Premium	\$209.25
011-552-12	FRAGO FAMILY TRUST	255 N SIERRA ST	Premium	\$372.84
011-552-13	ISAIAH BLAKE	255 N SIERRA ST	Premium	\$405.65
011-552-14	JUSETH GIRON	255 N SIERRA ST	Premium	\$202.18
011-552-15	AMANDA et al CALDWELL	255 N SIERRA ST	Premium	\$199.48
011-552-16	CYNTHIA J WILLIAMS SEPARATE PROPERTY TRUST	255 N SIERRA ST	Premium	\$357.67
011-552-17	MONTAGE 916 LLC	255 N SIERRA ST	Premium	\$285.13
011-552-18	HIROSHI et al SAWADA	255 N SIERRA ST	Premium	\$302.19
011-552-19	WESLEY F PITTMAN IRREVOCABLE TRUST	255 N SIERRA ST	Premium	\$492.00
011-552-20	MICHAEL A JACOBS	255 N SIERRA ST	Premium	\$344.48
011-553-02	MICHAEL G & TAMMY J EVANS	255 N SIERRA ST	Premium	\$199.48
011-553-03	ADRIAN et al LALL	255 N SIERRA ST	Premium	\$206.55
011-553-04	MICHAEL A FISHER LIVING TRUST	255 N SIERRA ST	Premium	\$405.65
011-553-05	RUSS LIVING TRUST	255 N SIERRA ST	Premium	\$373.89
011-553-06	MARILYN S WICKEL REVOCABLE TURST	255 N SIERRA ST	Premium	\$209.25
011-553-07	ROBERT M THORPE LIVING TRUST	255 N SIERRA ST	Premium	\$335.37
011-553-08	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$286.18
011-553-09	CAESAR L ANDREWS TRUST	255 N SIERRA ST	Premium	\$287.22
011-553-10	ROBERT FAGAN	255 N SIERRA ST	Premium	\$334.32
011-553-11	ROGER & BRENDA GLOVER FAMILY TRUST	255 N SIERRA ST	Premium	\$209.25
011-553-12	MAJESKI FAMILY LIVING TRUST	255 N SIERRA ST	Premium	\$373.89
011-553-13	RAYMOND A & VICTORIA L CARLSON TRUST	255 N SIERRA ST	Premium	\$405.65
011-553-14	PHILIP MATTINGLY	255 N SIERRA ST	Premium	\$202.18
011-553-15	BAUMANN LIVING TRUST	255 N SIERRA ST	Premium	\$198.58
011-553-16	KOBOLD TRUST	255 N SIERRA ST	Premium	\$357.67
011-553-17	KOBOLD TRUST	255 N SIERRA ST	Premium	\$285.13
011-553-18	IVAN et al HASKO	255 N SIERRA ST	Premium	\$307.29
011-553-19	MARY E CONNOLLY TRUST	255 N SIERRA ST	Premium	\$750.78
011-554-02	WILLIAM J IV et al WENZEL	255 N SIERRA ST	Premium	\$198.58
011-554-03	RONALD P & CAROL A BUSCHE	255 N SIERRA ST	Premium	\$206.55
011-554-04	DAWN D & GREGORY H AHNER	255 N SIERRA ST	Premium	\$404.67
011-554-05	GORELICK INVESTMENT GROUP II LLC	255 N SIERRA ST	Premium	\$374.94
011-554-06	ROGAN FAMILY TRUST	255 N SIERRA ST	Premium	\$209.25
011-554-07	LANSDON FAMILY TRUST	255 N SIERRA ST	Premium	\$340.47
011-554-08	KERRY D MARTINEZ TRUST	255 N SIERRA ST	Premium	\$287.22
011-554-09	NANCY WILLIS	255 N SIERRA ST	Premium	\$287.22
011-554-10	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$339.42
011-554-11	LISA D ANDERSON & CHITRA SUBRAMANIAM TRUST	255 N SIERRA ST	Premium	\$209.25
011-554-12	TIM & EMILY BONASERA LIVING TRUST	255 N SIERRA ST	Premium	\$373.89
011-554-13	NEIL WANG	255 N SIERRA ST	Premium	\$405.65
011-554-14	KRISTEN L et al RANK	255 N SIERRA ST	Premium	\$206.55
011-554-15	CURTIS GULKA	255 N SIERRA ST	Premium	\$198.58
011-554-16	KRISTI & ROBERT DARZYNKIEWICZ	255 N SIERRA ST	Premium	\$357.67
011-554-17	SPALTHOFF FAMILY TRUST	255 N SIERRA ST	Premium	\$285.13
011-554-18	BARNARD & MAYROSE FAMILY TRUST	255 N SIERRA ST	Premium	\$308.34
011-554-19	SAN SAN TIN	255 N SIERRA ST	Premium	\$492.00
011-554-20	PETER & INGE COSTA FAMILY TRUST	255 N SIERRA ST	Premium	\$336.23
011-555-02	YAN TARPLEY	255 N SIERRA ST	Premium	\$199.48
011-555-03	JOEL A & MARI KAY BICKETT	255 N SIERRA ST	Premium	\$590.84
011-555-04	MICHAEL ARNOLD TRUST	255 N SIERRA ST	Premium	\$372.38
011-555-05	MICHAEL ARNOLD TRUST	255 N SIERRA ST	Premium	\$210.50
011-555-06	MICHAEL ARNOLD TRUST	255 N SIERRA ST	Premium	\$335.37
011-555-07	WILLIAM R PAGE	255 N SIERRA ST	Premium	\$287.22
011-555-08	ADGAME LLC 255 N SIERRA SERIES	255 N SIERRA ST	Premium	\$287.22
011-555-09	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$335.37
011-555-10	FRANK L IACINI	255 N SIERRA ST	Premium	\$209.25
011-555-11	TIM & EMILY BONASERA LIVING TRUST	255 N SIERRA ST	Premium	\$372.42
011-555-12	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$407.04
011-555-13	DORIS D T WILLIAMS FAMILY TRUST	255 N SIERRA ST	Premium	\$205.61
011-555-14	JOEL A & MARI KAY BICKETT	255 N SIERRA ST	Premium	\$199.48
011-555-15	JOHN C EVANS	255 N SIERRA ST	Premium	\$356.84

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-555-16	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$287.02
011-555-17	GARY E & MARLANE E FLEEGER FAMILY TRUST	255 N SIERRA ST	Premium	\$308.38
011-555-18	APM PROPERTIES LLC	255 N SIERRA ST	Premium	\$490.59
011-555-19	IVAN HASKO TRUST	255 N SIERRA ST	Premium	\$346.13
011-556-02	DEWEY J & BILLIE F CHAPMAN LIVING TRUST	255 N SIERRA ST	Premium	\$199.48
011-556-03	TIM A & TRICIA DEMERITT	255 N SIERRA ST	Premium	\$206.55
011-556-04	HAYS & ASSOCIATES INC PROFIT SHARING PLAN	255 N SIERRA ST	Premium	\$403.70
011-556-05	FRANK FAMILY TRUST	255 N SIERRA ST	Premium	\$374.94
011-556-06	JEFFREY & LAURIE SMITH LIVING TRUST	255 N SIERRA ST	Premium	\$209.25
011-556-07	NICHOLAS & LINDA JOY VISELLI	255 N SIERRA ST	Premium	\$339.42
011-556-08	EVAN J LOVELL TRUST	255 N SIERRA ST	Premium	\$287.22
011-556-09	MARLENE Q F et al YOUNG	255 N SIERRA ST	Premium	\$287.22
011-556-10	JAMES F & MEI HING S MANN	255 N SIERRA ST	Premium	\$335.37
011-556-11	LINDA M POWERS	255 N SIERRA ST	Premium	\$209.25
011-556-12	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$373.89
011-556-13	MICHAEL Q MAHONE 1994 TRUST	255 N SIERRA ST	Premium	\$405.65
011-556-14	MARTIN F BERTRAM LIVING TRUST	255 N SIERRA ST	Premium	\$206.55
011-556-15	DANIEL M & GINA L CORDS	255 N SIERRA ST	Premium	\$198.58
011-556-16	EDA Y OZMAN	255 N SIERRA ST	Premium	\$357.67
011-556-17	SPALTHOFF FAMILY TRUST	255 N SIERRA ST	Premium	\$286.18
011-556-18	MONTAGE 1417 LLC	255 N SIERRA ST	Premium	\$303.24
011-556-19	J PAUL MUIZELAAR	255 N SIERRA ST	Premium	\$496.73
011-556-20	JAMES & KATHERINE FULKERSON	255 N SIERRA ST	Premium	\$344.48
011-557-02	GARY & MARLANE FLEEGER	255 N SIERRA ST	Premium	\$207.01
011-557-03	GREGORY H SCOTT	255 N SIERRA ST	Premium	\$214.08
011-557-04	NICHOLAS RESTATED 1998 FAMILY TRUST	255 N SIERRA ST	Premium	\$411.23
011-557-05	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$382.47
011-557-06	JAMES D et al MAPP LIVING TRUST	255 N SIERRA ST	Premium	\$216.78
011-557-07	JOHN et al SCHWARTZ	255 N SIERRA ST	Premium	\$348.00
011-557-08	GORELICK INVESTMENT GROUP II LLC	255 N SIERRA ST	Premium	\$294.75
011-557-09	RANDALL P & CATHERINE M GIBSON	255 N SIERRA ST	Premium	\$295.80
011-557-10	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$342.90
011-557-11	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$216.78
011-557-12	PRESCOTT FAYMLE LLC	255 N SIERRA ST	Premium	\$382.47
011-557-13	PENSCO TRUST CO	255 N SIERRA ST	Premium	\$413.17
011-557-14	CHARLES S JR & JACQUELINE M LOGIE	255 N SIERRA ST	Premium	\$209.71
011-557-15	KIRSTEN BURLINGAME	255 N SIERRA ST	Premium	\$206.11
011-557-16	BENJAMIN T BJERKE	255 N SIERRA ST	Premium	\$366.25
011-557-17	ROMEO C SFETCU	255 N SIERRA ST	Premium	\$292.66
011-557-18	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$315.87
011-557-19	KING FAMILY TRUST	255 N SIERRA ST	Premium	\$499.52
011-557-20	APM PROPERTIES LLC	255 N SIERRA ST	Premium	\$352.01
011-558-02	KRISTIN M DOMELA	255 N SIERRA ST	Premium	\$207.01
011-558-03	JOHN DURHAM	255 N SIERRA ST	Premium	\$214.08
011-558-04	MATHEW JONES	255 N SIERRA ST	Premium	\$412.20
011-558-05	LUCIO ZANCHETTA	255 N SIERRA ST	Premium	\$382.47
011-558-06	JUDITH A O'CONNOR TRUST	255 N SIERRA ST	Premium	\$216.78
011-558-07	FEI YU	255 N SIERRA ST	Premium	\$348.00
011-558-08	CRYSTAL BAY TRUST	255 N SIERRA ST	Premium	\$294.75
011-558-09	ROGER YELL	255 N SIERRA ST	Premium	\$295.80
011-558-10	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$342.90
011-558-11	WILLIAM A et al PETERS	255 N SIERRA ST	Premium	\$217.68
011-558-12	ALVIN T NAKAMURA	255 N SIERRA ST	Premium	\$380.37
011-558-13	SUSAN NEIDHART LIVING TRUST	255 N SIERRA ST	Premium	\$413.17
011-558-14	JAMES D et al MAPP LIVING TRUST	255 N SIERRA ST	Premium	\$214.08
011-558-15	KENNETH W ROSEVELT	255 N SIERRA ST	Premium	\$207.01
011-558-16	CANTERBURY ASSOCIATES LLC	255 N SIERRA ST	Premium	\$365.20
011-558-17	NICHOLAS E MEISSEN	255 N SIERRA ST	Premium	\$293.71
011-558-18	VANETTA L et al WIHLIDAL	255 N SIERRA ST	Premium	\$310.77
011-558-19	GARY & NANCY L CECIL	255 N SIERRA ST	Premium	\$498.55
011-558-20	KEVIN & DEBRA MCGLYNN	255 N SIERRA ST	Premium	\$352.01
011-559-02	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$207.91
011-559-03	DARLENE A BENDER TRUST	255 N SIERRA ST	Premium	\$214.08
011-559-04	LYNETTE EDDY TRUST	255 N SIERRA ST	Premium	\$410.25
011-559-05	GORELICK REAL ESTATE ADVISORS LLC	255 N SIERRA ST	Premium	\$381.42
011-559-06	GORELICK INVESTMENT GROUP I LLC	255 N SIERRA ST	Premium	\$216.78
011-559-07	MARUD-RIVAS FAMILY TRUST	255 N SIERRA ST	Premium	\$346.95
011-559-08	JAMES E JONES FAMILY TRUST AGREEMENT	255 N SIERRA ST	Premium	\$294.75
011-559-09	JOHN C MCCracken	255 N SIERRA ST	Premium	\$294.75
011-559-10	STEVEN C CRAWFORD	255 N SIERRA ST	Premium	\$348.95
011-559-11	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$216.78
011-559-12	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$381.42
011-559-13	SHERYL R RICE	255 N SIERRA ST	Premium	\$413.17
011-559-14	RUIZ FAMILY TRUST	255 N SIERRA ST	Premium	\$214.08
011-559-15	VINITA VARMA	255 N SIERRA ST	Premium	\$207.01
011-559-16	BENEFIELD FORD FAMILY TRUST	255 N SIERRA ST	Premium	\$365.20
011-559-17	DORIS D T WILLIAMS FAMILY TRUST	255 N SIERRA ST	Premium	\$292.66



APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-559-18	PATRICK J JR LACAVA 2002 TRUST	255 N SIERRA ST	Premium	\$315.87
011-559-19	GREG Y TSENG	255 N SIERRA ST	Premium	\$499.52
011-559-20	CARL M & MARIANNE POVINE	255 N SIERRA ST	Premium	\$352.01
011-560-02	MELISSA DEAKINS	255 N SIERRA ST	Premium	\$207.01
011-560-03	REINHARDT H & STACEY L PEPER	255 N SIERRA ST	Premium	\$214.08
011-560-04	CHRISTIAN STUMM	255 N SIERRA ST	Premium	\$412.20
011-560-05	GORELICK INVESTMENT GROUP II LLC	255 N SIERRA ST	Premium	\$381.42
011-560-06	ERMA A CUMMINGS	255 N SIERRA ST	Premium	\$216.78
011-560-07	JASON E & HILLERY C GLADDEN	255 N SIERRA ST	Premium	\$348.00
011-560-08	DEVAN & GABRIELLA O STORMONT	255 N SIERRA ST	Premium	\$294.75
011-560-09	EDUARDO CARDENAS	255 N SIERRA ST	Premium	\$294.75
011-560-10	SULLIVAN FAMILY TRUST	255 N SIERRA ST	Premium	\$342.90
011-560-11	ROGER YELL	255 N SIERRA ST	Premium	\$216.78
011-560-12	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$382.47
011-560-13	BARNABY et al GRIST	255 N SIERRA ST	Premium	\$414.15
011-560-14	THOMAS & KAREN BRINKOETTER	255 N SIERRA ST	Premium	\$214.08
011-560-15	MAZURYK FAMILY TRUST	255 N SIERRA ST	Premium	\$207.01
011-560-16	JEFFREY S & NANCY M FAGAN	255 N SIERRA ST	Premium	\$365.20
011-560-17	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$292.66
011-560-18	CHARLES L & CAMILLA S et al PISANI	255 N SIERRA ST	Premium	\$315.87
011-560-19	LIZABETH N COLLINS	255 N SIERRA ST	Premium	\$499.52
011-560-20	MICHELE A WILLIAMS	255 N SIERRA ST	Premium	\$350.98
011-561-02	DENISE & MITCHELL C BACLAWSKI	255 N SIERRA ST	Premium	\$206.11
011-561-03	VOYEVIDKA FAMILY TRUST	255 N SIERRA ST	Premium	\$214.08
011-561-04	VOYEVIDKA FAMILY TRUST	255 N SIERRA ST	Premium	\$410.25
011-561-05	LESTER HO TRUST	255 N SIERRA ST	Premium	\$386.52
011-561-06	LIZETT BOND	255 N SIERRA ST	Premium	\$216.78
011-561-07	JOEL R et al TOKIMITSU	255 N SIERRA ST	Premium	\$348.00
011-561-08	EDUARDO et al CARDENAS	255 N SIERRA ST	Premium	\$294.75
011-561-09	GARY & NANCY L CECIL	255 N SIERRA ST	Premium	\$294.75
011-561-10	DAVID BUSHEE	255 N SIERRA ST	Premium	\$348.00
011-561-11	TIMUR et al MANNANOV	255 N SIERRA ST	Premium	\$216.78
011-561-12	FRANK FAMILY TRUST	255 N SIERRA ST	Premium	\$379.32
011-561-13	RICHARD A et al KACZMAREK	255 N SIERRA ST	Premium	\$413.17
011-561-14	DMITRY SHUBOV	255 N SIERRA ST	Premium	\$209.71
011-561-15	SHIVA OSHEA	255 N SIERRA ST	Premium	\$207.01
011-561-16	JILL A RUBY	255 N SIERRA ST	Premium	\$367.30
011-561-17	JOSEPH & MARTHA MAZURYK TRUST	255 N SIERRA ST	Premium	\$292.66
011-561-18	DENNIS & SHERRON ELLEDGE	255 N SIERRA ST	Premium	\$315.87
011-561-19	KRYSTAL MCMULLEN	255 N SIERRA ST	Premium	\$500.50
011-561-20	DENISE & MITCHELL C BACLAWSKI	255 N SIERRA ST	Premium	\$353.05
011-562-02	DOUG & MERRILY GRAHAM TRUST	255 N SIERRA ST	Premium	\$207.01
011-562-03	PRESSURE LLC	255 N SIERRA ST	Premium	\$214.08
011-562-04	RICHARD J & BARBARA A WILSON	255 N SIERRA ST	Premium	\$410.25
011-562-05	GEORGE & SANDRA G WONG FAMILY TRUST	255 N SIERRA ST	Premium	\$386.52
011-562-06	CARDENAS-TIBADUIZA TRUST	255 N SIERRA ST	Premium	\$216.78
011-562-07	DOUG & MERRILY GRAHAM TRUST	255 N SIERRA ST	Premium	\$346.95
011-562-08	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$294.75
011-562-09	ROOSEVELT JR HUNTER	255 N SIERRA ST	Premium	\$294.75
011-562-10	RICHARD J & BARBARA A WILSON	255 N SIERRA ST	Premium	\$346.95
011-562-11	STEWART J & CLAUDIA J WILLIAMS	255 N SIERRA ST	Premium	\$216.78
011-562-12	STEWART J & CLAUDIA J WILLIAMS	255 N SIERRA ST	Premium	\$380.37
011-562-13	MIKE F et al AVENT	255 N SIERRA ST	Premium	\$413.17
011-562-14	FORD S et al LOVERIN	255 N SIERRA ST	Premium	\$214.08
011-562-15	FORD S LOVERIN	255 N SIERRA ST	Premium	\$206.11
011-562-16	GEOFFREY A WENZL FAMILY TRUST	255 N SIERRA ST	Premium	\$366.25
011-562-17	JEFFREY A & KAREN J KHOURI	255 N SIERRA ST	Premium	\$292.66
011-562-18	ROGER YELL	255 N SIERRA ST	Premium	\$315.87
011-562-19	TIM & EMILY BONASERA LIVING TRUST	255 N SIERRA ST	Premium	\$499.52
011-562-20	MIKE BRINKOETTER	255 N SIERRA ST	Premium	\$352.01
011-563-02	DAVID SHA	255 N SIERRA ST	Premium	\$207.01
011-563-03	MICHAEL GERBER	255 N SIERRA ST	Premium	\$213.18
011-563-04	FRANCIS & ALLISON HALEY	255 N SIERRA ST	Premium	\$411.23
011-563-05	JOHN et al SCHWARTZ	255 N SIERRA ST	Premium	\$387.57
011-563-06	GENESSA M DOPF	255 N SIERRA ST	Premium	\$216.78
011-563-07	SCOTT A et al OPPERMAN	255 N SIERRA ST	Premium	\$348.00
011-563-08	ROBERT & GABRIELA GAELLI	255 N SIERRA ST	Premium	\$294.75
011-563-09	ROGER MANWELL TRUST	255 N SIERRA ST	Premium	\$294.75
011-563-10	CARDENAS-TIBADUIZA TRUST	255 N SIERRA ST	Premium	\$348.00
011-563-11	EUGENE J et al SCHNIPKE	255 N SIERRA ST	Premium	\$216.78
011-563-12	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$381.42
011-563-13	HEROUX FAMILY TRUST	255 N SIERRA ST	Premium	\$412.20
011-563-14	CHIOU FAMILY TRUST	255 N SIERRA ST	Premium	\$214.08
011-563-15	RISATA PROPERTIES LLC	255 N SIERRA ST	Premium	\$206.11
011-563-16	HUNG LUM et al YOUNG	255 N SIERRA ST	Premium	\$366.25
011-563-17	KIMBERLY M HODGDON	255 N SIERRA ST	Premium	\$291.61
011-563-18	SCOTT-SENIOR FAMILY TRUST	255 N SIERRA ST	Premium	\$308.68

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-563-19	ANDREW D FRIEDRICH 2013 TRUST	255 N SIERRA ST	Premium	\$504.26
011-563-20	JEFFREY B GLADDING	255 N SIERRA ST	Premium	\$352.01
011-564-02	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$396.12
011-564-03	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$411.23
011-564-04	PHILLIP & MARGARET TELANDER	255 N SIERRA ST	Premium	\$382.47
011-564-05	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$216.78
011-564-06	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$342.90
011-564-07	ANDREW & KATHY M PAK FAMILY TRUST	255 N SIERRA ST	Premium	\$294.75
011-564-08	MARIA V S CAMPOS	255 N SIERRA ST	Premium	\$295.29
011-564-09	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$341.85
011-564-10	MICHAEL & DARLENE ARNOLD TRUST	255 N SIERRA ST	Premium	\$216.78
011-564-11	JAMES R BUELL	255 N SIERRA ST	Premium	\$382.47
011-564-12	WILLIAM F KERNAHAN	255 N SIERRA ST	Premium	\$413.17
011-564-13	SWEHA REVOCABLE TRUST	255 N SIERRA ST	Premium	\$209.71
011-564-14	ANTHONY J KNIGHT	255 N SIERRA ST	Premium	\$206.11
011-564-15	ROBERT ALTO	255 N SIERRA ST	Premium	\$366.25
011-564-16	SUSAN et al MURAMOTO-WILLY	255 N SIERRA ST	Premium	\$292.66
011-564-17	SHELLBACK PROPERTIES LLC	255 N SIERRA ST	Premium	\$310.77
011-564-18	MICHAEL & DARLENE ARNOLD TRUST	255 N SIERRA ST	Premium	\$504.26
011-564-19	CHARLES C JR KARRASCH	255 N SIERRA ST	Premium	\$352.01
011-565-03	WILLIAM R CRAIG	255 N SIERRA ST	Premium	\$818.30
011-565-04	REED W II DOFF	255 N SIERRA ST	Premium	\$771.45
011-565-05	DON R KORNSTEIN	255 N SIERRA ST	Premium	\$936.53
011-565-06	ERNEST H et al WU	255 N SIERRA ST	Premium	\$953.66
011-565-07	JENNIFER M HAGEN REVOCABLE LIVING TRUST	255 N SIERRA ST	Premium	\$764.30
011-565-08	ECF LIVING TRUST	255 N SIERRA ST	Premium	\$898.79
011-565-09	KIMBERLY KEESE	255 N SIERRA ST	Premium	\$900.38
011-565-10	YING LLC	255 N SIERRA ST	Premium	\$763.25
011-565-11	YING LLC	255 N SIERRA ST	Premium	\$935.07
011-565-12	KEVIN MCGLYNN	255 N SIERRA ST	Premium	\$904.45
011-565-13	SANDRA A et al BOUNTIS	255 N SIERRA ST	Premium	\$771.45
011-565-14	DMITRY SHUBOV	255 N SIERRA ST	Premium	\$839.87
011-565-15	TRUCKEE MEADOWS CONDOMINIUM LLC SERIES 2	255 N SIERRA ST	Premium	\$1,113.04
011-565-16	JACKSON B JONES	255 N SIERRA ST	Premium	\$1,053.91
011-590-01	VICTORIA PALLADINO	255 N SIERRA ST	Premium	\$275.45
011-590-02	CHARLES J VAN-BRUNT	255 N SIERRA ST	Premium	\$302.88
011-590-03	LEO M & CYNDE G DONNELLY	255 N SIERRA ST	Premium	\$302.95
011-590-04	LEFT COAST VENTURES LLC	255 N SIERRA ST	Premium	\$302.07
011-590-05	ROSEMARY NELSON LIVING TRUST	255 N SIERRA ST	Premium	\$386.90
011-590-06	RANDALL LEE BRUGGER	255 N SIERRA ST	Premium	\$359.80
011-590-07	MARCELYN A COHUNE TRUST	255 N SIERRA ST	Premium	\$219.70
011-590-08	RICK D & KELLY J DOWNEY TRUST	255 N SIERRA ST	Premium	\$179.73
011-590-09	DIANA MONACH-JONES LIVING TRUST	255 N SIERRA ST	Premium	\$300.89
011-590-10	SCOTT F & PAULA M SCHMIDT	255 N SIERRA ST	Premium	\$206.55
011-590-11	CAPSTONE INVESTMENT ENTERPRISES LLC	255 N SIERRA ST	Premium	\$217.42
011-590-12	MARTIN L & AMBER L TAYLOR	255 N SIERRA ST	Premium	\$303.89
011-590-13	STEPHEN A III & DOROTHY J MINTON	255 N SIERRA ST	Premium	\$303.91
011-591-03	WADE TALKINGTON	255 N SIERRA ST	Premium	\$626.75
011-591-04	JODIE BULLOCK	255 N SIERRA ST	Premium	\$611.89
011-591-05	JOHN L WADE TRUST	255 N SIERRA ST	Premium	\$676.63
011-591-06	HELEN LIDHOLM TRUST	255 N SIERRA ST	Premium	\$695.02
011-591-07	THOMAS BOTTOM	255 N SIERRA ST	Premium	\$604.34
011-591-08	KRISTIN DOMELA	255 N SIERRA ST	Premium	\$691.03
011-591-09	DEBORAH A PSARRAS TRUST	255 N SIERRA ST	Premium	\$608.24
011-591-10	JOSE M C et al LEUTERIO	255 N SIERRA ST	Premium	\$612.63
011-591-11	ALLU HOLDINGS LLC SERIES D	255 N SIERRA ST	Premium	\$597.63
011-592-01	RPR PROPERTY HOLDINGS LLC	255 N SIERRA ST	Premium	\$299.76
011-592-02	YEONOK KIM	255 N SIERRA ST	Premium	\$311.13
011-592-03	THOMAS & MARIANA AVERY LIVING TRUST	255 N SIERRA ST	Premium	\$311.19
011-592-04	GREEN TRUST	255 N SIERRA ST	Premium	\$304.17
011-592-05	KELLY HOVANCE LIVING TRUST	255 N SIERRA ST	Premium	\$388.85
011-592-06	MOVENONUP LLC	255 N SIERRA ST	Premium	\$360.84
011-592-07	THOMAS & MARIANA AVERY LIVING TRUST	255 N SIERRA ST	Premium	\$220.60
011-592-08	ROBERT T JR HECKLEY LIVING TRUST	255 N SIERRA ST	Premium	\$181.53
011-592-09	CHRISTOPHER WHILDAL	255 N SIERRA ST	Premium	\$294.13
011-592-10	ANN PYLLO	255 N SIERRA ST	Premium	\$209.25
011-592-11	DENNIS & LORI SOLTIS	255 N SIERRA ST	Premium	\$218.32
011-592-12	GORELICK INVESTMENT GROUP IV LLC	255 N SIERRA ST	Premium	\$142.23
011-592-13	GORELICK INVESTMENT GROUP IV LLC	255 N SIERRA ST	Premium	\$142.23
011-594-01	MELVIN R & DONNA J MARGOLIS	255 N SIERRA ST	Premium	\$435.83
011-594-02	GREGG J & LAURA A MALKOVICH	255 N SIERRA ST	Premium	\$511.46
011-594-03	JOSEPH M RYAN	255 N SIERRA ST	Premium	\$371.88
011-594-04	SCOTT F & PAULA M SCHMIDT	255 N SIERRA ST	Premium	\$209.23
011-594-05	CANTERBURY ASSOCIATES LLC	255 N SIERRA ST	Premium	\$335.37
011-594-06	KAREN GONZALES	255 N SIERRA ST	Premium	\$287.22
011-594-07	NICHOLAS WILLIAMS	255 N SIERRA ST	Premium	\$287.20
011-594-08	SOOHYUN YOON	255 N SIERRA ST	Premium	\$335.33

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-594-09	LOUIE TERANGO TRUST	255 N SIERRA ST	Premium	\$209.21
011-594-10	EQUITY TRUST COMPANY et al	255 N SIERRA ST	Premium	\$353.16
011-594-11	SCOTT-SENIOR FAMILY TRUST	255 N SIERRA ST	Premium	\$527.53
011-594-12	MICHAEL E & DOROTHY B GUILBERT	255 N SIERRA ST	Premium	\$165.09
011-594-13	JOHN L WADE TRUST	255 N SIERRA ST	Premium	\$356.44
011-594-14	ADRIAN et al LALL	255 N SIERRA ST	Premium	\$211.20
011-594-15	MICHAEL D SCHENK	255 N SIERRA ST	Premium	\$303.93
011-594-16	GRISHAM FAMILY TRUST	255 N SIERRA ST	Premium	\$489.26
011-601-02	RENO MASONIC TEMPLE ASSN	40 W 1ST ST	Premium Plus	\$13,704.59
011-602-01	FREIGHT HOUSE DISTRICT LLC	16 S SIERRA ST	Premium	\$2,463.65
011-602-02	RIVERSIDE ARTIST LOFTS LP	17 S VIRGINIA ST	Premium	\$10,055.66
011-602-03	WASHOE COUNTY	75 COURT ST	Standard	\$5,915.82
011-603-01	RENO CITY OF	150 S VIRGINIA ST	Standard	\$0.29
011-603-03	GORELICK INVESTMENT GROUP III LLC	10 STATE ST	Standard	\$1,300.69
011-603-05	GORELICK INVESTMENT GROUP III LLC et al	0 STATE ST	Standard	\$396.47
011-603-06	STATE STREET PLAZA LLC	170 S VIRGINIA ST	Standard	\$4,019.86
011-604-01	PIONEER CENTER PERFORMING ARTS	100 S VIRGINIA ST	Standard	\$3,796.67
011-605-02	50 SOUTH VIRGINIA LLC	50 S VIRGINIA ST	Standard	\$4,967.33
011-606-04	RENO CITY OF	30 N VIRGINIA ST	Premium Plus	\$4,453.58
011-606-05	REDEVELOPMENT AGENCY CITY RENO	0 S CENTER ST	Premium	\$1,503.34
011-611-02	RLC FIRST LLC	100 N ARLINGTON AVE	Premium	\$443.37
011-611-03	RLC FIRST LLC	100 N ARLINGTON AVE	Premium	\$556.14
011-612-01	RLC FIRST LLC	100 N ARLINGTON AVE	Premium	\$118.37
011-613-01	RLC FIRST LLC	100 N ARLINGTON AVE	Premium	\$1,005.42
011-614-01	NEVADA LOAN SERVICES LLC et al	100 N ARLINGTON AVE	Premium	\$993.61
011-615-01	FOSTER FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$138.71
011-616-01	LYLE D & SANDRA G NIMMO	100 N ARLINGTON AVE	Premium	\$176.10
011-616-02	ROBERT D et al BUSH	100 N ARLINGTON AVE	Premium	\$93.68
011-616-03	LUCINDA ANDERSON	100 N ARLINGTON AVE	Premium	\$93.29
011-616-04	GARRETT WILLISON	100 N ARLINGTON AVE	Premium	\$92.77
011-616-05	JACOB A & SOUSSALINA V F ARROYO	100 N ARLINGTON AVE	Premium	\$116.52
011-616-06	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$176.12
011-616-07	ROBERT P & KATHRYN K FAHRENDORF	100 N ARLINGTON AVE	Premium	\$176.12
011-616-08	ALLAN L HASH	100 N ARLINGTON AVE	Premium	\$123.25
011-616-09	ELIZABETH J CHASE TRUST	100 N ARLINGTON AVE	Premium	\$121.82
011-616-10	VICKI KILLINGSWORTH	100 N ARLINGTON AVE	Premium	\$119.65
011-616-11	LESLIE GALLO	100 N ARLINGTON AVE	Premium	\$176.10
011-617-01	SHARON J ENGLISH TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-617-02	MONSIE R et al STANLEY	100 N ARLINGTON AVE	Premium	\$93.68
011-617-03	SHARON J ENGLISH	100 N ARLINGTON AVE	Premium	\$93.29
011-617-04	ROBERTA A ROSS TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-617-05	ROBERTA A ROSS TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-617-06	BERNSON FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-617-07	KAVAL GULHATI	100 N ARLINGTON AVE	Premium	\$176.12
011-617-08	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$123.25
011-617-09	ADRIAN W et al FARLEY	100 N ARLINGTON AVE	Premium	\$121.82
011-617-10	KAVAL GULHATI	100 N ARLINGTON AVE	Premium	\$119.65
011-617-11	MARILYN JOHNSON	100 N ARLINGTON AVE	Premium	\$176.10
011-618-01	DAVID M ADAMS	100 N ARLINGTON AVE	Premium	\$176.10
011-618-02	DAE W et al LEE	100 N ARLINGTON AVE	Premium	\$93.68
011-618-03	FRANK J JACOBELLI	100 N ARLINGTON AVE	Premium	\$93.29
011-618-04	ALFRED & KATHLEEN MUSGROVE LIVING TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-618-05	LOUIS & ALICE J TEST FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-618-06	BARBARA et al ALVES LIVING TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-618-07	VIDUR MAHADEVA	100 N ARLINGTON AVE	Premium	\$176.12
011-618-08	ELEANOR WAUGH	100 N ARLINGTON AVE	Premium	\$123.25
011-618-09	DANIEL X JR & JANET L LOMBARD	100 N ARLINGTON AVE	Premium	\$121.82
011-618-10	JOHN J & SUZANNE KREIGER LIVING TRUST	100 N ARLINGTON AVE	Premium	\$119.65
011-618-11	THOMAS A ZEMANEK SEPARATE PROPERTY TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-619-01	CHARLES et al LINCH	100 N ARLINGTON AVE	Premium	\$176.10
011-619-02	M&M CLARK PROPERTIES LLC	100 N ARLINGTON AVE	Premium	\$93.68
011-619-03	VADIM et al ZINGERTAL	100 N ARLINGTON AVE	Premium	\$93.29
011-619-04	JOHN A THEYL	100 N ARLINGTON AVE	Premium	\$92.77
011-619-05	DAVE & SUSAN WINJE FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-619-06	JOSEPH DUPONT TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-619-07	VANNESSA L LEE	100 N ARLINGTON AVE	Premium	\$176.12
011-619-08	DEFOREST FOX LLC	100 N ARLINGTON AVE	Premium	\$123.25
011-619-09	ARNE N NELSON	100 N ARLINGTON AVE	Premium	\$121.82
011-619-10	NOT AVAILABLE		Premium	\$119.65
011-619-11	NATHAN W & SUZANNE H SMITH	100 N ARLINGTON AVE	Premium	\$176.10
011-620-01	GEORGE M II & MARGARET E OSBORNE	100 N ARLINGTON AVE	Premium	\$176.10
011-620-02	JAMES R et al KRUEGER	100 N ARLINGTON AVE	Premium	\$93.68
011-620-03	GUY B ZEWDISKI	100 N ARLINGTON AVE	Premium	\$93.29
011-620-04	SIBONGILE BARBER	100 N ARLINGTON AVE	Premium	\$92.77
011-620-05	THOMAS R TURMAN FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-620-06	MILNER FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-620-07	E A BO POLLARD FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-620-08	M SHAWN & CYNTHIA A FLEMING	100 N ARLINGTON AVE	Premium	\$123.25
011-620-09	MONIQUE A MARKWELL	100 N ARLINGTON AVE	Premium	\$121.82
011-620-10	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$119.65
011-620-11	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$176.10
011-621-01	OLE J & TERESA J THIENHAUS	100 N ARLINGTON AVE	Premium	\$176.10
011-621-02	ELLIOTT FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$93.68
011-621-03	EVANS 1998 TRUST	100 N ARLINGTON AVE	Premium	\$93.29
011-621-04	MANOUKIAN FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-621-05	SIRAFINEJAD FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-621-06	ARNE N NELSON	100 N ARLINGTON AVE	Premium	\$176.12
011-621-07	FINFER LIVING TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-621-08	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$123.25
011-621-09	PARKER FAMILY TRUST 2015	100 N ARLINGTON AVE	Premium	\$121.82
011-621-10	LARRY & DEBORAH GOLDSMITH	100 N ARLINGTON AVE	Premium	\$119.65
011-621-11	MARK J TAYLOR	100 N ARLINGTON AVE	Premium	\$176.10
011-622-01	HARRY FRY	100 N ARLINGTON AVE	Premium	\$176.10
011-622-02	EVELINA PINES	100 N ARLINGTON AVE	Premium	\$93.68
011-622-03	GARRETT WILLISON	100 N ARLINGTON AVE	Premium	\$93.29
011-622-04	MENSCHING TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-622-05	CHAD & JEANNE M COOLEY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-622-06	ELAINE F GAJEWSKI	100 N ARLINGTON AVE	Premium	\$176.12
011-622-07	DENNIS C B MCDANIEL TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-622-08	THOMAS TURMAN	100 N ARLINGTON AVE	Premium	\$123.25
011-622-09	MARGIE A et al COOLEY	100 N ARLINGTON AVE	Premium	\$121.82
011-622-10	CHARLES S GARDYN TRUST	100 N ARLINGTON AVE	Premium	\$119.65
011-622-11	TRUDY et al LARSON	100 N ARLINGTON AVE	Premium	\$176.10
011-623-01	JORDAN CHANG	100 N ARLINGTON AVE	Premium	\$176.10
011-623-02	VINCENT J GRIFFITH	100 N ARLINGTON AVE	Premium	\$93.68
011-623-03	BO et al ROUBICEK	100 N ARLINGTON AVE	Premium	\$93.29
011-623-04	DARREN MCKAY	100 N ARLINGTON AVE	Premium	\$92.77
011-623-05	GRACE Y TOKI	100 N ARLINGTON AVE	Premium	\$116.52
011-623-06	DANIEL & VIRGINIA SALERNO FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-623-07	CHRISTINA et al STORMSON	100 N ARLINGTON AVE	Premium	\$176.12
011-623-08	RONALD & THARON THORNTON	100 N ARLINGTON AVE	Premium	\$123.25
011-623-09	FRANK L WITZEL	100 N ARLINGTON AVE	Premium	\$121.82
011-623-10	KAREN NOTHOM	100 N ARLINGTON AVE	Premium	\$119.65
011-623-11	MAUREEN A FITZGERALD	100 N ARLINGTON AVE	Premium	\$176.10
011-624-01	ANDREWS FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-624-02	ARTHUR E & MARIANNE KOLP	100 N ARLINGTON AVE	Premium	\$93.68
011-624-03	KNUTSON LIVING TRUST	100 N ARLINGTON AVE	Premium	\$93.29
011-624-04	HAROLD & LIESEL SOLLMAN	100 N ARLINGTON AVE	Premium	\$92.77
011-624-05	JOAN M LAMB TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-624-06	JOAN M LAMB TRUST	100 N ARLINGTON AVE	Premium	\$215.93
011-624-07	FELICIA NORRIS	100 N ARLINGTON AVE	Premium	\$210.95
011-624-08	ELLEN & DARREN GROSS	100 N ARLINGTON AVE	Premium	\$123.25
011-624-09	LUKE LORD	100 N ARLINGTON AVE	Premium	\$121.82
011-624-10	GARRETT WILLISON	100 N ARLINGTON AVE	Premium	\$119.65
011-624-11	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$176.10
011-625-01	BRUCE N & LISA G LE	100 N ARLINGTON AVE	Premium	\$176.10
011-625-02	DAVID J BARBER	100 N ARLINGTON AVE	Premium	\$93.68
011-625-03	EDEN & JOANNE Y LEE	100 N ARLINGTON AVE	Premium	\$93.29
011-625-04	GARY M KRUGER	100 N ARLINGTON AVE	Premium	\$92.77
011-625-05	DENNIS CAUTERUCIO	100 N ARLINGTON AVE	Premium	\$116.52
011-625-06	FRED FOWLER	100 N ARLINGTON AVE	Premium	\$176.12
011-625-07	MARIA et al SCHARENBERG	100 N ARLINGTON AVE	Premium	\$176.12
011-625-08	LORENZO TOMADA	100 N ARLINGTON AVE	Premium	\$123.25
011-625-09	CAMERON T TABRIZI	100 N ARLINGTON AVE	Premium	\$121.82
011-625-10	JAMES BORDYCOTT	100 N ARLINGTON AVE	Premium	\$119.65
011-625-11	JOHN C HALLAHAN TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-626-01	TAN LIVING TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-626-02	MARGIE MATTHEWS	100 N ARLINGTON AVE	Premium	\$93.68
011-626-03	GARRETT WILLISON	100 N ARLINGTON AVE	Premium	\$93.29
011-626-04	JOHN J HEWELCKE LIVING TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-626-05	JOHN J HEWELCKE LIVING TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-626-06	JOHN J HEWELCKE LIVING TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-626-07	THOMAS R TURMAN FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-626-08	THOMAS R TURMAN FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$123.25
011-626-09	KIRK D BAILEY TRUST	100 N ARLINGTON AVE	Premium	\$121.82
011-626-10	J GEORGE BREWSTER	100 N ARLINGTON AVE	Premium	\$119.65
011-626-11	GARRETT WILLISON	100 N ARLINGTON AVE	Premium	\$176.10
011-627-01	ROBERT R & ELEANORE C KOPCZAK	100 N ARLINGTON AVE	Premium	\$336.12
011-627-02	MICHAEL D GRANT	100 N ARLINGTON AVE	Premium	\$93.68
011-627-03	MARK HOKE	100 N ARLINGTON AVE	Premium	\$93.29
011-627-04	REGINA OLSON TRUST	100 N ARLINGTON AVE	Premium	\$92.77
011-627-05	INGRID C VAN DUYN TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-627-08	THEODORE F & MARILLOUSE BRAYER	100 N ARLINGTON AVE	Premium	\$123.25
011-627-09	S & E HOTTA FAMILY LTD PTSP	100 N ARLINGTON AVE	Premium	\$121.82

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
011-627-10	MELISSA J SMITH	100 N ARLINGTON AVE	Premium	\$119.65
011-627-12	THEODORE F & MARILUISE BRAYER	100 N ARLINGTON AVE	Premium	\$312.49
011-628-01	WAYNE Y & CARMEN H et al LEE	100 N ARLINGTON AVE	Premium	\$176.10
011-628-02	KENNETH C & SHELIA D et al LEIJON	100 N ARLINGTON AVE	Premium	\$93.68
011-628-03	MARTIN A et al TOWNSEND	100 N ARLINGTON AVE	Premium	\$93.29
011-628-04	DOUGLAS R HOFFMAN	100 N ARLINGTON AVE	Premium	\$92.77
011-628-05	MARILYN JOHNSON	100 N ARLINGTON AVE	Premium	\$116.52
011-628-06	DNS SECOND FAMILY LIMITED PTSP	100 N ARLINGTON AVE	Premium	\$336.13
011-628-07	DANIEL & VIRGINIA SALERNO FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$123.25
011-628-08	MOUNTAIN WEST IRA INC	100 N ARLINGTON AVE	Premium	\$121.82
011-628-09	STEPHEN & RANDI SIEBERT TRUST	100 N ARLINGTON AVE	Premium	\$119.65
011-628-10	ALAN D & ELIZABETH A HUTCHISON TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-629-01	NEAL P et al RATCHFORD	100 N ARLINGTON AVE	Premium	\$176.10
011-629-02	BARBARA COOK	100 N ARLINGTON AVE	Premium	\$93.68
011-629-03	YANG JIAO	100 N ARLINGTON AVE	Premium	\$93.29
011-629-04	JOHN & LAURIE M KRUEGER	100 N ARLINGTON AVE	Premium	\$92.77
011-629-05	WILLIAM B R DAINES	100 N ARLINGTON AVE	Premium	\$116.52
011-629-06	JAMES R PATTERSON	100 N ARLINGTON AVE	Premium	\$176.12
011-629-07	JACK S KELLY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-629-08	JAMES A VINER	100 N ARLINGTON AVE	Premium	\$123.25
011-629-09	WESNOUSKY FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$121.82
011-629-10	UDELL FAMILY LIVING TRUST	100 N ARLINGTON AVE	Premium	\$119.65
011-629-11	MICHAEL S NEILON	100 N ARLINGTON AVE	Premium	\$176.10
011-630-01	KAREN NOTHOM	100 N ARLINGTON AVE	Premium	\$176.10
011-630-02	MARILYN JOHNSON	100 N ARLINGTON AVE	Premium	\$93.68
011-630-03	MARILYN L JOHNSON	100 N ARLINGTON AVE	Premium	\$93.29
011-630-04	HILDING T LUND	100 N ARLINGTON AVE	Premium	\$92.77
011-630-05	DANA K TAKABAYASHI	100 N ARLINGTON AVE	Premium	\$116.52
011-630-06	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$176.12
011-630-07	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$176.12
011-630-08	RICHARD BUCHANAN	100 N ARLINGTON AVE	Premium	\$123.25
011-630-09	LINDA et al GROSS	100 N ARLINGTON AVE	Premium	\$121.82
011-630-10	PAULA J MCDONOUGH	100 N ARLINGTON AVE	Premium	\$119.65
011-630-11	G & J IVELICH LIVING TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-631-01	DRURY FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-631-02	GRACE Y TOKI	100 N ARLINGTON AVE	Premium	\$93.68
011-631-03	SILLIKER FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$93.29
011-631-04	THOMAS TURMAN	100 N ARLINGTON AVE	Premium	\$92.77
011-631-05	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-631-06	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-631-07	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-631-08	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$123.25
011-631-09	BEVERLY J ELLIS	100 N ARLINGTON AVE	Premium	\$121.82
011-631-10	TERESA L CASHMORE	100 N ARLINGTON AVE	Premium	\$119.65
011-631-11	BERNARD FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.10
011-632-01	PATRICK A & MIGNON FOGARTY	100 N ARLINGTON AVE	Premium	\$205.96
011-632-02	GEORGETTE MARCELLE 2013 LIVING TRUST	100 N ARLINGTON AVE	Premium	\$93.68
011-632-03	GEORGETTE MARCELLE 2013 LIVING TRUST	100 N ARLINGTON AVE	Premium	\$93.29
011-632-04	BRUCE G & APRIL A WNSHIP	100 N ARLINGTON AVE	Premium	\$92.77
011-632-05	MABEL J SEXTON TRUST	100 N ARLINGTON AVE	Premium	\$116.52
011-632-06	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-632-07	JOHN JR & SONNIA ILIESCU FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$176.12
011-632-08	DANIEL & VIRGINIA SALERNO FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$123.25
011-632-09	MELTON 1998 TRUST	100 N ARLINGTON AVE	Premium	\$121.82
011-632-10	MOUSEL SURVIVORS TRUST et al	100 N ARLINGTON AVE	Premium	\$119.65
011-632-11	MOUSEL SURVIVORS TRUST et al	100 N ARLINGTON AVE	Premium	\$176.10
011-633-01	GEORGE KALMAN LIVING TRUST	100 N ARLINGTON AVE	Premium	\$293.69
011-633-02	RPR PROPERTY HOLDINGS LLC	100 N ARLINGTON AVE	Premium	\$225.16
011-633-03	TORTORICI TRUST	100 N ARLINGTON AVE	Premium	\$294.20
011-633-04	JOSEPH DUPONT TRUST	100 N ARLINGTON AVE	Premium	\$293.15
011-633-05	ERIC D et al HANDKE	100 N ARLINGTON AVE	Premium	\$225.66
011-633-06	DRURY FAMILY TRUST	100 N ARLINGTON AVE	Premium	\$293.16
011-640-02	RENO CITY OF et al	290 KEYSTONE AVE	Standard	\$451.78
011-640-05	RENO CITY OF	260 WINTER ST	Standard	\$591.79
011-640-06	RENO CITY OF	291 WASHINGTON ST	Standard	\$121.38
011-640-07	RENO CITY OF	265 WASHINGTON ST	Standard	\$147.09
011-640-08	RENO CITY OF	0 WASHINGTON ST	Standard	\$37.54
011-640-09	KATHYS LAND LLC	0 W COMMERCIAL ROW	Standard	\$1,267.51
012-013-01	RENO CITY OF	455 E 2ND ST	Standard	\$1,156.80
012-015-01	RIVER EDGE LLC	15 PARK ST	Standard	\$51.52
012-015-02	RIVER EDGE LLC	19 PARK ST	Standard	\$55.23
012-015-03	RIVER EDGE LLC	23 PARK ST	Standard	\$72.57
012-015-04	RIVER EDGE LLC	25 PARK ST	Standard	\$258.03
012-015-05	JACKSON SURVIVORS TRUST	29 PARK ST	Standard	\$210.25
012-015-06	HOKULIA HOLDINGS LLC	511 KUENZLI ST	Standard	\$361.33
012-015-08	RIVER EDGE LLC	427 KUENZLI ST	Standard	\$96.36
012-015-09	RENO CITY OF	5 PARK ST	Standard	\$28.63

APN	Owner Name	Site Address	Benefit Zone	Parcel Assessment
012-016-01	JESSE P & LORETTA M et al TRIBULATO FAMILY SURVIVORS TRUST	0 KUENZLI ST	Standard	\$195.42
012-016-02	RIVER EDGE LLC	617 KUENZLI ST	Standard	\$753.08
012-016-03	JESSE P & LORETTA M et al TRIBULATO FAMILY SURVIVORS TRUST	611 KUENZLI ST	Standard	\$494.22
012-111-03	JASVIR et al SINGH	450 E 2ND ST	Standard	\$265.34
012-111-04	BAJWA PROPERTIES LLC-TRUCKEE RIVER SERIES	49 HIGH ST	Standard	\$409.73
012-111-05	TRUCKEE FLATS LLC	53 HIGH ST	Standard	\$229.86
012-111-06	TRUCKEE FLATS LLC	59 HIGH ST	Standard	\$280.92
012-111-07	TRUCKEE FLATS LLC	63 HIGH ST	Standard	\$364.99
012-111-09	MILL & HIGH LLC	77 HIGH ST	Standard	\$125.98
012-111-10	MILL & HIGH LLC	411 MILL ST	Standard	\$126.06
012-111-11	MILL & HIGH LLC	403 MILL ST	Standard	\$172.87
012-111-20	TRUCKEE FLATS LLC	0 HIGH ST	Standard	\$26.07
012-111-21	AKF INVESTMENTS LLC	75 HIGH ST	Standard	\$248.37
012-131-01	RENO CITY OF	301 STATE ST	Standard	\$177.50
012-131-07	MIAO L HUANG	307 STATE ST	Standard	\$88.16
012-131-11	DOUGLAS F SCHUSTER	344 MILL ST	Standard	\$173.05
012-131-12	VASELEKI et al DROUTSAS	318 MILL ST	Standard	\$125.12
012-131-13	BERTHA MIRANDA PROPERTIES LLC	328 MILL ST	Standard	\$143.76
012-131-15	RIVER MILL LLC	348 MILL ST	Standard	\$414.65
012-131-16	BERTHA MIRANDA PROPERTIES LLC	336 MILL ST	Standard	\$539.79
012-132-06	MARIA S et al BARAJAS	327 PINE ST	Standard	\$88.46
012-132-07	FRANK H SILVEIRA	309 PINE ST	Standard	\$93.71
012-132-13	DJ WERBRICH LEGACY YOLO TRUST	128 RIVER ROCK ST	Standard	\$217.38
012-132-14	JOSEPH M BERNARDO	307 PINE ST	Standard	\$87.81
012-133-01	RUSSELL S JR & JUDITH M et al NASH	204 RIVER ROCK ST	Standard	\$201.10
012-133-04	SARAH & HUNTER CURRENT	315 RYLAND ST	Standard	\$149.19
012-133-05	IVAN et al BRYANT	218 RIVER ROCK ST	Standard	\$123.63
012-133-10	S3 RENOVATION INVESTORS LLC	295 HOLCOMB AVE	Standard	\$1,208.48
012-133-13	GERALD & KERRI HANSEN FAMILY TRUST	304 PINE ST	Standard	\$559.11
012-133-14	GERALD & KERRI HANSEN FAMILY TRUST	310 PINE ST	Standard	\$726.63
012-440-04	CFCP LLC	0 MUSEUM DR	Standard	\$0.89
012-440-08	CFCP LLC	0 WILD WAVES WAY	Standard	\$3,434.68
012-600-01	STATE SERIES SECOND CREEK LLC	398 STATE ST	Standard	\$252.28
012-600-02	SHELINDA DENNIS	390 STATE ST	Standard	\$249.53
012-600-03	LISA MARRACCINI	382 STATE ST	Standard	\$248.46
012-600-04	LARRY C PARCELS	374 STATE ST	Standard	\$249.53
012-600-05	STEPHEN PAYNE	366 STATE ST	Standard	\$248.46
012-600-06	THERESA M et al LING	358 STATE ST	Standard	\$249.53
012-600-07	MAUREEN D CONWAY	350 STATE ST	Standard	\$248.46
012-600-08	JOSEPH P CALLAHAN	342 STATE ST	Standard	\$249.53
012-600-09	SETH et al LAIDMAN	334 STATE ST	Standard	\$248.46
012-600-10	STEPHEN S WORLAND	326 STATE ST	Standard	\$249.53
012-600-11	TRES M BENZLEY	318 STATE ST	Standard	\$248.46
012-600-12	DYLAN et al KOSMA	310 STATE ST	Standard	\$253.01
012-600-13	MINA DOROSTKAR LIVING TRUST	385 PINE ST	Standard	\$250.18
012-600-14	CAMERON et al HULSEY	375 PINE ST	Standard	\$249.50
012-600-15	NORBERT PAYTON	365 PINE ST	Standard	\$250.26
012-600-16	TREVOR J LEPPEK	355 PINE ST	Standard	\$249.63
<b>TOTAL ASSESSMENT ROLL</b>				<b>\$2,350,000</b>

## **Exhibit “C”**

### **Base Services For the Downtown Reno Business Improvement District**

The Downtown Reno Business Improvement District (BID) Base Services described below are provided by the departments of Parks, Recreation & Community Services; Police; and Public Works. Negative fluctuations in the economy may lead to fiscal constraints and could require a reduction in budgets affecting these services. Any services funded through grants or other non-City revenue may also be subject to fluctuating service levels.

#### **Department of Parks, Recreation & Community Services**

- **Park Maintenance** – General and routine maintenance of downtown area parks, including Barbara Bennett, Bicentennial, Brodhead, CitiCenter Plaza, City Plaza, West Street Plaza and Wingfield Parks. This includes general cleanup, turf and irrigation maintenance, planter bed general cleanup and pruning, tree pruning and removal, building, playground, facility and light maintenance, as needed; maintenance of seasonal hanging baskets at Wingfield Park and three pedestrian bridges. Additional services, depending on funds, include plant and tree replacement, replacement of benches, structures and hard surfaces, and capital renovations.
- **Landscaped Right-of-Way (ROW) Maintenance** – General pruning, cleanup and irrigation maintenance of landscaped ROW planters along 3<sup>rd</sup> Street/Commercial Row and 4<sup>th</sup> Street. Additional services, as budgets allow, may include replacing shrubs and irrigation system upgrades.
- **Urban Forestry** – Periodic tree pruning, removal of dead or diseased trees, responding to emergency calls, pruning roots, monitoring and maintaining City owned/maintained trees in parks and street rights-of-way. Additional services, as budgets allow, may include replacing tree grates/tree wells and new or replacement tree planting. The trees in the BID are serviced as needed.
- **Park Buildings & Facilities Maintenance** – Maintain benches, park structures, lighting and hard surfaces in parks, maintain pathway lights along the Truckee River pathway, provide graffiti removal, maintenance, and repair in parks.

#### **Reno Police Department**

- **Patrols** – Police Base Services are provided at the total cost of \$3,020,171, in Fiscal Year 2018/2019 dollars. The base police patrol services are provided in the form of bike teams, patrol cars, walking teams, or any other type of equivalent police service within the sole discretion of the City Police Chief. However, during unforeseen extraordinary circumstances that constitute an imminent, clear and present threat to the health, safety, or welfare of the general public, upon sole discretion of the City Police Chief, such services may be diverted outside of the downtown BID District area.

### **Department of Public Works**

- **Curb Painting** – As needed, but no more than twice per year.
- **Crosswalk Striping** – As needed, but generally no more than once per year.
- **Illegal Dumping & Unattended Property Removal** – Items illegally dumped or otherwise abandoned in the right-of-way will be disposed of within two days of being notified.
- **Long Line Striping** – As needed, but no more than twice per year.
- **Public Graffiti Removal** – Completed when requested and placed into a queue until City resources are available to address the issue.
- **Public Trash Receptacles & Big Belly Maintenance** – Public trash receptacles are emptied on a weekly basis by Waste Management and Big Bellies and non-contracted waste receptacles are emptied, at a minimum, on a weekly basis. The current inventory of Big Bellies will be maintained and repaired, as needed. The City reserves the right to remove Big Bellies should repair costs become excessive or if the useful life is surpassed. These units may be replaced with standard trash receptacles.
- **Riverwalk** – General cleaning, maintenance, and repairs to fountains and pumps.
- **Sidewalk Maintenance** – Minor sidewalk repair, replacement and re-grouting will be performed. The City reserves the right to create additional Special Assessment Districts for larger scale improvements. Major sidewalk replacement is the responsibility of adjacent property owner per RMC 12.20.005.
- **Sign Maintenance** – Standard public traffic, warning or informational signs are maintained and repaired.
- **Snow Removal** – On streets, generally when snow exceeds three inches.
- **Street Light & Traffic Signal Maintenance** – Street lights are re-lamped or replaced, as needed. Traffic signals receive required inspections and are repaired and maintained, as needed. This does not include painting as the standard is stainless steel light poles. Sternberg light poles are inspected weekly and repaired, as needed.
- **Street Mechanical Sweeping** – Once per day sweeping performed along Sierra Street, Virginia Street, and Center Street, and associated cross streets within the BID District premium maintenance level area<sup>1</sup>. The rest of the BID District receives rotation of service consistent with the rest of the City.

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<sup>1</sup>As defined in Exhibit A, Management Plan, BID map, p. 9.



## **Exhibit "D"**

### **Supplemental Police Services Description**

The City's Police Department will provide Supplemental Police Services in the amount of \$725,000 annually toward the funding of patrol services during a swing-shift period from approximately 2 P.M. to midnight within the BID District every Friday and Saturday, which holds an estimated annual cost of \$755,043, in Fiscal Year 2018/2019 dollars. However, during unforeseen extraordinary circumstances that constitute an imminent, clear and present threat to the health, safety, or welfare of the general public, upon sole discretion of the City Police Chief, such Supplemental Police Services may be diverted outside of the BID District.

## **Exhibit “E”**

### **Maintenance Services Description**

The Maintenance Services provided within the BID District premium maintenance level area<sup>2</sup> by the City for Fiscal Year 2018/2019, will include the following:

- **Flowers** – Planting, pruning, maintenance, and irrigation of current flower planters located within the BID
- **Lighting** – Maintenance for streetlights and lighting within alleys
- **Pan & Broom** – Daily; includes HSI contracted services
- **Public Graffiti Removal** – As needed upon request within 24 hours
- **Pressure Washing** – Weekly on sidewalks and alleys
- **Sidewalk Sealing** – Three times per year for all existing stamped concrete
- **Snow Removal** – On sidewalks, generally when snow exceeds three inches
- **Special Events Sweepings / Washings** – Additional clean up services after special events, if needed
- **Spot Cleaning** – As requested within 24 hours
- **Street Light & Traffic Signal Maintenance** – Painting of street light fixtures as needed

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<sup>2</sup>As defined in Exhibit A, Management Plan, BID map, p. 9.

**Exhibit "F"**

**Downtown Reno Business Improvement District**

**Operating Budget FY 2018-2019**

<b><u>STANDARD SERVICES</u></b>	
Ambassador Services <i>(Safety Ambassadors, Case Workers, maintenance patrols, related expenses)</i>	\$725,000
Enhanced/Supplemental Reno Police Services	\$725,000
BID Program Staff, Marketing and Development <i>(Executive Director, administrative overhead, administrative staff, marketing and related expenses)</i>	\$400,000
<i>TOTAL STANDARD SERVICES</i>	<b>\$1,850,000</b>
<b><u>PREMIUM SERVICES</u></b>	
Supplemental Maintenance Services	\$400,000
<b><u>PREMIUM PLUS SERVICES</u></b>	
Enhanced Daily Services – Virginia Street	\$100,000
<b><u>TOTAL ASSESSMENT BUDGET</u></b>	<b>\$2,350,000</b>

## Maintenance & Operations Street Maintenance Division Citywide Programs and Services

(refer to page 2 for the maintenance schedule of BID-specific activities and services)

Major Service	Activity (if applicable)	Typical Frequency	Additional Notes
Pavement Maintenance	Pothole Repair	Year-round	Within 48 hours of notification
	Widecrack Repair	April-September	Hot mix asphalt applied during warmer temperatures, surface treatment contracts attached to this activity
	Crack Sealing	September-March	Applied while streets are cold and dry, surface treatment contracts attached to this activity.
Street Sweeping		Year-round	Each roadway in the City is swept once per month.
Service Request Operations		Year-round	2-2 man crews address all SR's city wide.
Pavement Markings		Applied during warm weather months	Paint and thermoplastic are applied to delineate travel lanes, crosswalks, bike lanes, vehicle parking, curbs, and other various markings
Street Signs		Year-round	Replace and repair missing and damaged or non compliant retroreflective signs.
Parking Meters	Meter Maintenance & Revenue Collection	Year-round	Work is performed within the downtown area where the City's 985 parking meters are located.
Right of Way Maintenance		Year-round	Repair, replace damaged guardrail, clean, grade road shoulder, maintain, install roadside drainage, clean, maintain center medians and roadside landscaped areas.
Weed Abatement	Herbicide Application	Mid-March to October (weather pending)	Apply chemical for systemic control of weeds, applied all season depending on species and life cycle of weed, pre emergent applied in October for systemic growth.
	Mechanical/Manual Clearing	May-October	Weed whacking, mowing, cutting, hand pulling in ornamental planted areas.
Traffic Maintenance	Signalized Intersections	Year-round	Work is performed county-wide and includes the maintenance, repair, and installation of City, NDOT, and County-owned signalized intersections. The City is reimbursed for County and NDOT-owned infrastructure maintenance.
	Lighting	Year-round	Includes maintenance and accident response to City-owned streetlights and decorative lighting within the right-of-way, as well as ILA with UNR for the Evans Ave. lights.
	School Zones and Dedicated Pedestrian Crossings	Year-round	Maintenance on school zone flashers is performed during the summertime. Dedicated crossings are maintained year-round.
Special Events		Typically March-September	Permitted through the Special Events Committee. M&O work tied to tied to road closures.
Snow and Ice Control		Winter	Snow and ice controls are performed based on the priority ranking of roadways. Refer to the City's Snow and Ice Control Plan for more.
Downtown Maintenance		Year-round	Work is performed with the Downtown Business Improvement District. Refer to Table 2 for full schedule of maintenance activities within the BID
Afterhours Response		Year-round	Respond to requests from RPD and RFD, respond to vehicle accidents for road closures, sweeping, cleanup of debris, respond to downed or missing street/traffic signs, respond to acts of nature such as downed trees, flooded intersections etc.

**Maintenance & Operations Performed Services  
Downtown Business Improvement District**

<b>Service Description</b>	<b>Normal City Frequency</b>	<b>Downtown Maintenance SAD Frequency</b>	<b>BID Standard (proposed)</b>	<b>BID Premium (proposed)</b>	<b>BID Premium Plus (proposed)</b>
Street sweeping	Once per month	Once per week	Once per week	Once per week	Once per week
Curb painting	Once every two years	Twice per year	Once every two years	At least once per year (not to exceed twice)	No more than twice per year
Long-line striping	Once per year	Twice per year	Once per year	At least once per year (not to exceed twice)	No more than twice per year
Graffiti removal	As needed	As needed	As needed	Daily	Daily
Crosswalk striping (thermoplastic)	Once every three years	Once per year	Once every three years	At least once per year (not to exceed twice)	At least once per year (not to exceed twice)
Litter removal	As needed	Daily	As needed	Weekly	Daily
On-Demand "Spot Cleaning"	As needed	Daily	Daily	Daily	Daily
Detail cleaning of public amenities	As needed	Daily	As needed	Weekly	Daily
Touch up painting of public amenities	As needed	Weekly as needed	As needed	Quarterly	Weekly as needed
Weed Removal	Once per year	Daily	Once per year	Daily	Daily
Pressure Washing	N/A	Weekly	N/A	Quarterly	Weekly
Tile Sidewalk repairs	N/A	As needed	N/A	As needed	As needed
Planter plant replacement	N/A	Seasonally	N/A	Seasonally	Seasonally
Planter irrigation repairs	N/A	As needed	N/A	As needed	As needed

NOTES: Signage is posted and replaced as necessary. Large items left on public property are removed as necessary. Sternberg light poles are inspected weekly by traffic signal maintenance.