

RECEIVED

APN	Appeal#
011-051-01	18-0077A
011-051-02	18-0077B
011-051-07	18-0077C
011-051-23	18-0077D
011-051-24	18-0077E
011-051-25	18-0077F
011-360-28	18-0077G
011-370-52	18-0077H
011-370-53	18-0077I

JAN 16 2018

## Washoe County Board of Equalization

WASHOE COUNTY ASSESSOR

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15<sup>th</sup>. If valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different

Please Print or Type:

## Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Pa

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:

DRW FITZGERALD REAL PROPERTY LLC

NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):

TITLE

NBC

AOBQ

APPR

CG

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

EMAIL ADDRESS:

540 MADISON STREET, STE 2500

CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
CHICAGO	IL	60661			

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☒ Limited Liability Company (LLC)    ☐ General or Limited Partnership    ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_

The organization described above is a non-profit organization. ☐ Yes ☐ No

## Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self      ☐ Trustee of Trust      ☐ Employee of Property Owner  
☒ Co-owner, partner, managing member      ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☐ Other, please describe: \_\_\_\_\_

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
98 W COMMERCIAL ROW		RENO	WASHOE
Purchase Price:		Purchase date:	

## 2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
011-051-01	

3. Does this appeal involve multiple parcels? Yes ☒ No ☐ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:	Multiple parcel list is attached. <input checked="" type="checkbox"/>
----------------------------------	---

4. Check Property Use Type: ☒

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Vacant Land                                      | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property     |
| <input type="checkbox"/> Residential Property                             | <input checked="" type="checkbox"/> Commercial Property  | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property                | <input type="checkbox"/> Agricultural Property           | <input type="checkbox"/> Personal Property   |
| <input type="checkbox"/> Possessory Interest in Real or Personal property |  |  |

5. Check Year and Roll Type of Assessment being appealed: ☒

<input checked="" type="checkbox"/> 2018-2019 Secured Roll	<input type="checkbox"/> 2017-2018 Unsecured Roll	<input type="checkbox"/> 2017-2018 Supplemental Roll
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## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	N/A	N/A
Buildings		
Personal Property	N/A	N/A
Possessory Interest in real property		
Exempt Value		
Total	15,810,126	6,200,000

## Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

## Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

### VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

\_\_\_\_\_  
Petitioner Signature

PLEASE SEE ATTACHED

\_\_\_\_\_  
Title

\_\_\_\_\_  
Print Name of Signatory

\_\_\_\_\_  
Date

## Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

*List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.*

### Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: BRETTE FERRE		TITLE: DIRECTOR			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: RYAN, LLC		EMAIL ADDRESS: bretta.ferrie@ryan.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 16220 N SCOTTSDALE RD, #450					
CITY SCOTTSDALE	STATE AZ	ZIP CODE 85254	DAYTIME PHONE 602.955.1792	ALTERNATE PHONE 602.284.2239	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- ☒ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- ☒ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

\_\_\_\_\_  
Authorized Agent Signature

DIRECTOR

\_\_\_\_\_  
Title

BRETTE K. FERRE

\_\_\_\_\_  
1-16-2018

\_\_\_\_\_  
Print Name of Signatory

\_\_\_\_\_  
Date

- ☐ I hereby withdraw my appeal to the County Board of Equalization.

\_\_\_\_\_  
Signature of Owner or Authorized Agent/Attorney

\_\_\_\_\_  
Date

WASHOE COUNTY BOARD OF EQUALIZATION  
PETITION FOR REVIEW OF TAXABLE VALUATION

MAIN PARCEL #011-051-01

ADDITIONAL PARCELS:

PARCEL #S	PROPOSED LAND	PROPOSED IMPS	PROPOSED FMV	REQUESTED LAND	REQUESTED IMPS	REQUESTED TOTAL	
011-051-01	N/A	MAIN PARCEL	299,566			116,839	
011-051-02	N/A		279,675	N/A		103,480	
011-051-07	N/A		420,699	N/A		164,073	
011-051-23	N/A		543,712	N/A		213,219	
011-051-24	N/A		736,288	N/A		287,152	
011-051-25	N/A		7,309,301	N/A		2,875,996	
011-360-28	N/A		282,207	N/A		110,061	
011-370-52	N/A		5,938,179	N/A		2,328,680	
011-370-53	N/A		500	N/A		500	

**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

DRW Fitzgerald Real Property LLC

Property Owner

Parcel # 011-051-25; 011-051-01

Subject Property

Washoe County, NV

Jurisdiction and State

ALL

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization, please contact the following:

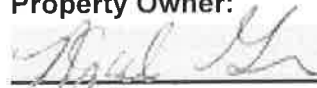
**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

(Owner Representation)

**Property Owner:**



Signature

Nicole Gross

Printed Name

1/15/2018

Date

Managing Director

Title

Company: Convexity Properties

Site : Whitney Peak Hotel

**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Fitzgerald Arlington & Third LLC

Property Owner

Parcel # 011-360-28

Subject Property

Washoe County, NV

Jurisdiction and State

ALL

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

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**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

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**Property Owner:**



Nicole Gross

1/15/2018

Signature

Printed Name

Date

Managing Director

Title

Company: Convexity Properties

Site : Whitney Peak Hotel

**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Fitzgerald Old Reno LLC
Property Owner
Parcel # 011-051-02
Subject Property
Washoe County, NV
Jurisdiction and State
ALL
Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.


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**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

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**Property Owner:**

	Nicole Gross	1/15/2018
Signature	Printed Name	Date
Managing Director		
Title		

Company: Convexity Properties

Site : Whitney Peak Hotel

**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Fitzgerald Virginia & Plaza LLC

Property Owner

Parcel # 011-370-52; 011-370-53

Subject Property

Washoe County, NV

Jurisdiction and State

ALL

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.


If there are any questions concerning this authorization, please contact the following:

**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

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**Property Owner:**



Nicole Gross

1/15/2018

Signature

Printed Name

Date

Managing Director

Title

Company: Convexity Properties

Site : Whitney Peak Hotel

**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Oppio Investments LLC
Property Owner
Parcel # 011-051-07
Subject Property
Washoe County, NV
Jurisdiction and State
ALL
Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.


If there are any questions concerning this authorization, please contact the following:

**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Tenant Representation  
**Property Owner:**

	Nicole Gross	1/15/2018
Signature	Printed Name	Date
Managing Director		
Title		

Company: Convexity Properties

Site : Whitney Peak Hotel



**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Sierra & Virginia Property LLC

Property Owner

Parcel # 011-051-23; 011-051-24

Subject Property

Jurisdiction and State

ALL

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

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**Bretta Ferrie, 602-955-1795, [bretta.ferrie@ryan.com](mailto:bretta.ferrie@ryan.com)**

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**Property Owner:**



Nicole Gross

1/15/2018

Signature

Printed Name

Date

Managing Director

Title

Company: Convexity Properties

Site : Whitney Peak Hotel

# **PETITIONER'S EVIDENCE**

**740 Whitney Peak Hotel**  
**Summary Income Statement**  
**For the Twelve PeriodS Ending December 31, 2016**

Current						Year to Date							
Percentage			Amount			Amount				Percentage			
LYR	BUD	CYR	LYR	BUD	CYR	CYR	BUD	Variance	LYR	CYR	BUD	LYR	
			\$108.89	\$99.96	\$95.23	Avg Room Rate	\$102.14	\$105.33	(\$3.19)	\$109.94			
100.0	100.0	100.0	9,610	9,455	9,610	Available Rooms	113,150	111,630	1,520	88,532	100.0	100.0	
40.0	38.6	84.7	3,847	3,652	8,144	Occupied Rooms	74,215	63,745	10,470	40,268	65.6	57.1	
			\$43.59	\$38.61	\$80.71	REV PAR	\$66.99	\$60.15	\$6.85	\$50.00			
			715,227	479,907	1,129,734	Hotel Sales	11,062,679	9,677,433	1,385,246	7,715,323			
100.0	100.0	100.0	418,883	365,048	775,587	Room Revenue	7,580,242	6,714,242	866,000	4,426,891	100.0	100.0	
20.2	24.0	16.3	84,794	87,776	126,274	Salaries and Benefits	1,390,134	1,285,864	(104,270)	1,007,794	18.3	19.2	
14.7	13.4	21.9	61,695	48,932	169,528	Operating Expenses	1,250,064	795,994	(454,070)	657,475	16.5	11.9	
65.0	62.6	61.9	272,394	228,340	479,785	Rooms Department Profit	4,940,044	4,632,384	307,660	2,761,622	65.2	69.0	
100.0		100.0	213,658		189,301	Banquet Revenue	1,520,027	1,114,603	405,424	1,949,125	100.0	100.0	
29.2		60.3	59,943		79,172	Cost of Sales	571,799	346,589	(225,210)	619,915	43.5	32.4	
49.0		18.8	104,789		35,662	Salaries and Benefits	729,180	555,050	(174,130)	1,156,083	48.0	49.8	
13.6		8.3	29,162	252	15,751	Other Expenses	323,256	142,198	(181,058)	300,689	21.3	12.8	
9.3		31.0	19,764	(252)	58,716	Banquet Profit	(104,208)	70,766	(174,974)	(127,562)	(6.9)	6.3	
100.0	100.0	100.0	21,197	22,900	29,434	Base Camp Revenue	313,285	326,250	(12,965)	304,438	100.0	100.0	
6.4	7.8		1,363	1,775		Cost of Sales	4,003	21,300	17,297	19,148	1.3	6.5	
98.7	101.7	61.6	20,930	23,285	18,138	Salaries and Benefits	221,208	283,660	62,452	241,996	70.6	86.9	
28.9	8.8	25.0	6,135	2,010	7,373	Other Expenses	50,698	31,048	(19,650)	49,615	16.2	9.5	
(34.1)	(18.2)	13.3	(7,231)	(4,170)	3,923	Base Camp Profit	37,376	(9,758)	47,134	(6,321)	11.9	(3.0)	
100.0	100.0	100.0	32,088	66,804	93,430	Cargo Revenue	1,174,930	1,219,686	(44,756)	737,391	100.0	100.0	
66.3	63.8	189.9	21,261	42,592	177,445	Cost of Sales	904,399	788,963	(115,436)	875,482	77.0	64.7	
66.3	36.3	22.2	21,272	24,269	20,733	Salaries and Benefits	323,594	314,815	(8,779)	233,945	27.5	25.8	
22.7	11.1	7.2	7,286	7,437	6,747	Other Expenses	114,890	103,457	(11,433)	103,136	9.8	8.5	
(55.3)	(11.2)	(119.3)	(17,731)	(7,494)	(111,495)	Cargo Profit	(167,953)	12,451	(180,404)	(475,172)	(14.3)	1.0	
(37.9)	(46.0)	(35.0)	(8,469)	(10,748)	(6,671)	Parking Dept Profit	(32,062)	(117,840)	85,778	(122,797)	(11.0)	(41.9)	
99.8	90.5	94.2	6,103	860	18,583	Miscellaneous Dept Profit	138,978	10,340	128,638	53,465	96.0	90.5	
37.2	43.1	39.2	265,824	206,858	442,731	Gross Operating Income	4,814,496	4,602,207	212,289	2,083,843	43.5	47.6	
14.1	20.4	8.6	100,753	98,044	97,012	Admin and General Expense	1,139,476	1,286,297	146,821	1,110,483	10.3	13.3	
3.5	3.4	1.7	24,990	16,210	18,984	Information & Telecomm Sys Exp	264,934	196,020	(68,914)	240,741	2.4	2.0	
18.5	17.8	9.6	132,200	85,511	108,135	Sales Dept Expense	1,184,559	1,054,149	(130,410)	1,206,755	10.7	10.9	
5.3	9.3	5.1	37,781	44,567	57,746	Utilities Expense	434,849	778,180	343,331	533,989	3.9	8.0	
8.3	8.7	4.5	59,628	41,815	51,227	Maintenance Dept Expense	602,332	505,192	(97,140)	610,275	5.4	5.2	

**PETITIONER'S EXHIBIT A**  
**5 PAGES**

(12.5)	(16.5)	9.7	(89,528)	(79,289)	109,627	House Profit	1,188,346	782,369	405,977	(1,618,400)	10.7	8.1	(21.0)
5.8	9.4	6.0	41,397	44,957	68,008	Taxes, Insurance and Leases	569,900	536,610	(33,290)	515,994	5.2	5.5	6.7
0.2		2.8	1,753			Management Fees	(5,000)		5,000	110,000	(0.0)		1.4
						31,810 Other Gains (Losses)				24,845			0.3
(18.1)	(25.9)	6.5	(129,172)	(124,246)	73,429	Income Before Non-Cash Expenses	623,446	245,759	377,687	(2,219,549)	5.6	2.5	(28.8)
12.1	11.5	10.6	86,604	54,991	119,881	Non-Cash Expenses	637,468	659,892	22,424	693,573	5.8	6.8	9.0
(30.2)	(37.3)	(4.1)	(215,776)	(179,237)	(46,452)	Net Income	(14,022)	(414,133)	400,111	(2,913,122)	(0.1)	(4.3)	(37.8)

01/31/17  
05:15 PM

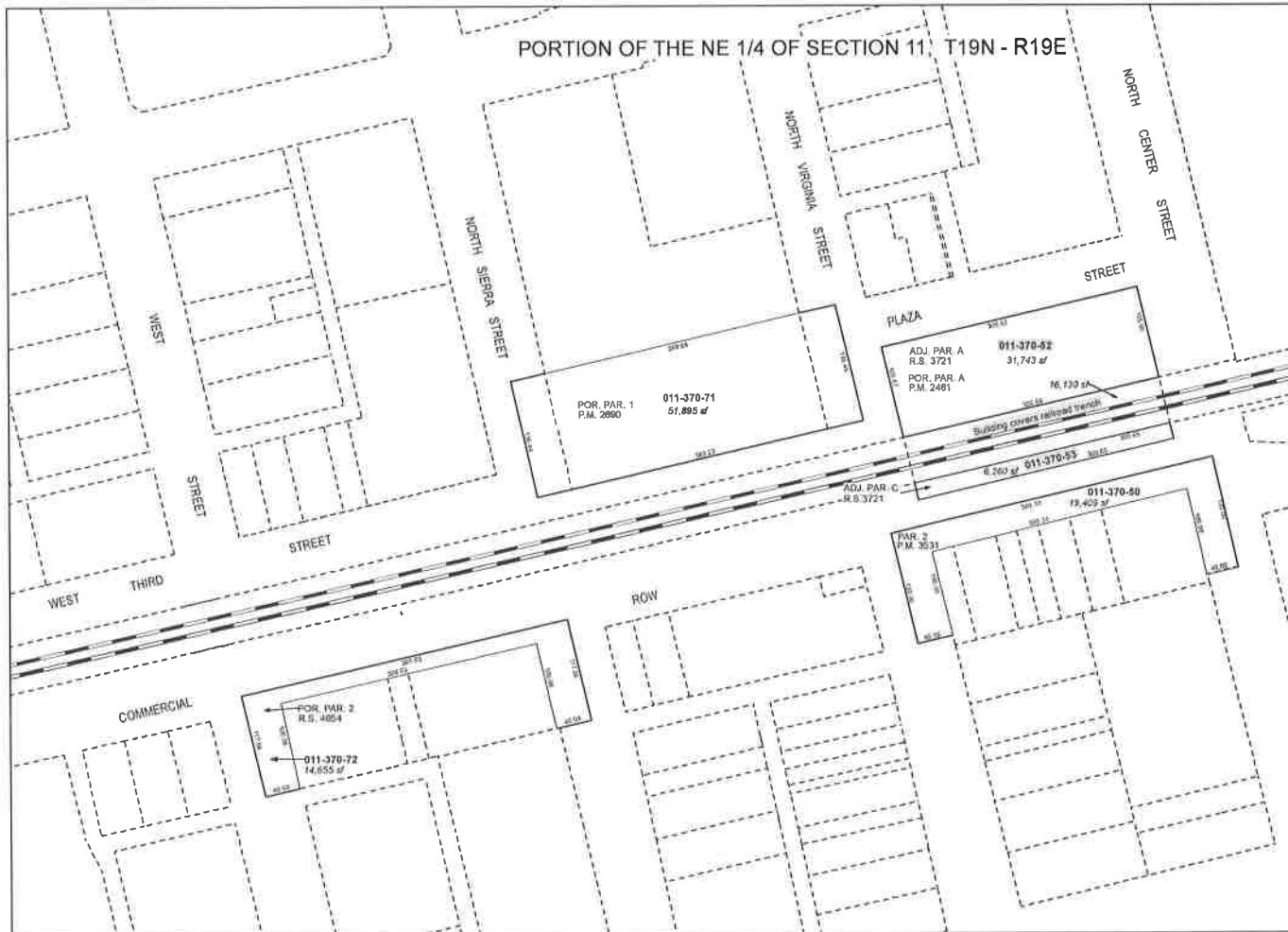
**740 Whitney Peak Hotel  
Summary Income Statement  
For the Twelve Periods Ending December 31, 2016**

Page 2  
740INCSUMDRF

Current						Year to Date							
Percentage			Amount			Amount			Percentage				
LYR	BUD	CYR	LYR	BUD	CYR	CYR	BUD	Variance	LYR	CYR	BUD	LYR	
REVENUES													
58.6	76.1	68.7	418,883	365,048	775,587	Room Revenue	7,580,242	6,714,242	866,000	4,426,891	68.5	69.4	57.4
29.9		16.8	213,658		189,301	Heritage Revenue	1,520,027	1,114,603	405,424	1,949,125	13.7	11.5	25.3
3.0	4.8	2.6	21,197	22,900	29,434	Base Camp Revenue	313,285	326,250	(12,965)	304,438	2.8	3.4	3.9
4.5	13.9	8.3	32,088	66,804	93,430	Cargo Revenue	1,174,930	1,219,686	(44,756)	737,391	10.6	12.6	9.6
0.1	0.2	0.3	930	850	3,183	Retail Center Revenue	37,980	10,200	27,780	2,318	0.3	0.1	0.0
4.0	5.1	3.4	28,471	24,305	38,799	Other Revenue	436,213	292,452	143,761	295,159	3.9	3.0	3.8
100.0	100.0	100.0	715,227	479,907	1,129,734	All Revenue	11,062,677	9,677,433	1,385,244	7,715,322	100.0	100.0	100.0
COSTS AND EXPENSES													
Departmental:													
20.5	28.5	26.2	146,489	136,708	295,802	Rooms	2,640,197	2,081,858	(558,339)	1,665,268	23.9	21.5	21.6
27.1	0.1	11.6	193,894	252	130,585	Heritage	1,624,236	1,043,837	(580,399)	2,076,686	14.7	10.8	26.9
(0.0)	0.1	0.3	(65)	528	3,294	Retail Center	35,659	6,336	(29,323)	1,708	0.3	0.1	0.0
4.0	5.6	2.3	28,429	27,070	25,511	Base Camp	275,909	336,008	60,099	310,759	2.5	3.5	4.0
7.0	15.5	18.1	49,819	74,298	204,924	Cargo	1,342,884	1,207,235	(135,649)	1,212,562	12.1	12.5	15.7
4.3	7.1	2.4	30,837	34,193	26,887	Other Departments	329,298	399,952	70,654	364,492	3.0	4.1	4.7
62.8	56.9	60.8	449,403	273,049	687,003	All Departmental Expenses	6,248,183	5,075,226	(1,172,957)	5,631,475	56.5	52.4	73.0
37.2	43.1	39.2	265,824	206,858	442,731	Gross Operating Income	4,814,494	4,602,207	212,287	2,083,847	43.5	47.6	27.0
UNALLOCATED EXPENSES													
14.1	20.4	8.6	100,753	98,044	97,012	Admin and General Expense	1,139,476	1,286,297	146,821	1,110,483	10.3	13.3	14.4
3.5	3.4	1.7	24,990	16,210	18,984	Information & Telecomm Sys Exp	264,934	196,020	(68,914)	240,741	2.4	2.0	3.1
18.5	17.8	9.6	132,200	85,511	108,135	Sales Dept Expense	1,184,559	1,054,149	(130,410)	1,206,755	10.7	10.9	15.6
5.3	9.3	5.1	37,781	44,567	57,746	Utilities Expense	434,849	778,180	343,331	533,989	3.9	8.0	6.9
8.3	8.7	4.5	59,628	41,815	51,227	Maintenance Dept Expense	602,332	505,192	(97,140)	610,275	5.4	5.2	7.9
(12.5)	(16.5)	9.7	(89,528)	(79,289)	109,627	House Profit	1,188,344	782,369	405,975	(1,618,396)	10.7	8.1	(21.0)
5.8	9.4	6.0	41,397	44,957	68,008	Taxes, Insurance and Leases	569,900	536,610	(33,290)	515,994	5.2	5.5	6.7
						Management Fees	(5,000)		5,000	110,000	(0.0)		1.4

0.2		2.8		1,753		31,810 Other Gains (Losses)	
(18.1)	(25.9)	6.5	(129,172)	(124,246)	73,429	Income Before Non-Cash Expenses	
12.1	11.5	10.6	86,604	54,991	119,881	Non-Cash Expenses	
(30.2)	(37.3)	(4.1)	(215,776)	(179,237)	(46,452)	Net Income	

24,845				0.3		
623,444	245,759	377,685	(2,219,545)	5.6	2.5	(28.8)
637,468	659,892	22,424	693,573	5.8	6.8	9.0
(14,024)	(414,133)	400,109	(2,913,118)	(0.1)	(4.3)	(37.8)



Assessor's Map Number

**011-37**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1021 East Fourth Street  
 Building 5  
 Reno, Nevada 89502  
 (775) 335-2213



1 inch = 100 feet



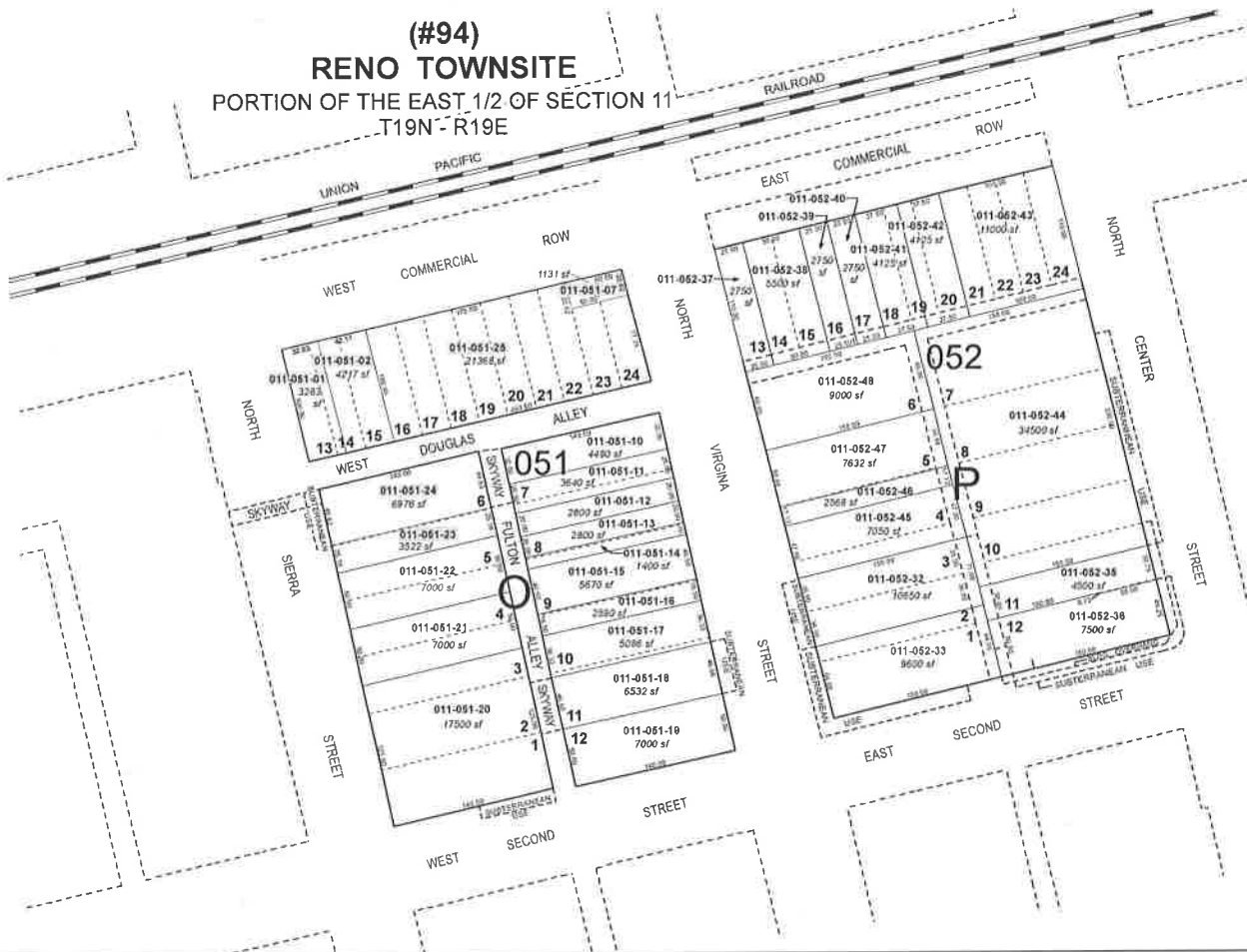
created by: CFB 05/01/2012

last updated: CFB 05/03/2012

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and valuation purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

**(#94)**  
**RENO TOWNSITE**  
 PORTION OF THE EAST 1/2 OF SECTION 11  
 T19N R19E



Assessor's Map Number

**011-05**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East North Street  
 Building G  
 Reno, Nevada 89512  
 (775) 333-2231



1 inch = 80 feet



created by TWT 3/11/2013

last updated:

(area previously shown on map(s))

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and valuation purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data furnished.