



VISIT TRUCKEE
Tourism Business Improvement District
2020 - 2025 Management District Plan

June 9, 2020

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

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I. OVERVIEW

The Truckee Tourism Business Improvement District (“TTBID”) is an assessment district governed by this Management District Plan (“MDP” or “Plan”) and shall provide specific benefits to payors, by funding tourism enhancement programs on behalf of assessed businesses. The TTBID was formed in 2015 for a five (5) year term; assessed lodging businesses now wish to renew the TTBID for an additional four (4) years and nine (9) months.

Location: The TTBID includes all lodging businesses, as further defined in Section IV, located within the boundaries of the Town of Truckee, as shown on the map in Section III.

Services: The TTBID is designed to provide specific benefits directly to payors by increasing the demand of lodging room night sales in Truckee, California. Tourism Enhancement Programs will increase overnight tourism through marketing activities as well as the management and development of Truckee as a tourism, meetings, and events destination, thereby increasing lodging room night sales.

Budget: The total TTBID annual budget for each full fiscal year (July 1 – June 30) of operations is anticipated to be approximately \$487,500. The initial “year” of operations will be a partial year consisting of nine (9) month, for an anticipated budget of \$465,340.

Cost: The initial assessment rate is two percent (2%) of gross short-term lodging rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; and stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty. On January 1, 2021 the assessment rate shall automatically be decreased to one and one-quarter of one percent (1.25%) of gross short-term lodging rental revenue. In fiscal year 2023-24 (July 1 – June 30), if approval from the Truckee Town Council is obtained, the Owners’ Association may increase the assessment rate up to a maximum rate of two percent (2%) of gross short-term lodging rental revenue or may decrease the assessment rate to a minimum rate of three-quarters of one percent (0.75%) of gross short-term lodging rental revenue. If approval from the Truckee Town Council is obtained, in fiscal year 2024-2025 the assessment rate may be increased up to the maximum rate of two percent (2%) or decreased to the minimum rate of three-quarters of one percent (0.75%). In fiscal years 2023-24 and 2024-25 the assessment rate shall only be increased or decreased to a rate equal to an increment of a quarter percent between three-quarters of one percent (0.75%) and two percent (2.00%) (i.e. 0.75%, 1.00%, 1.25%, 1.50%, 1.75%, 2.00%). Additional details of the assessment rate changes can be found in Section IV.

- Renewal:* TTBID renewal requires submittal of petitions from lodging businesses representing more than 50% of the proposed total annual assessment, followed by a Town Council hearing and an opportunity for written protest. The assessed lodging businesses will receive notice of the public hearing by mail. If there is a written protest by lodging businesses representing more than 50% of the proposed total annual assessment, the TTBID will not be formed.
- Collection:* The Town of Truckee (“Town”) will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the TTBID. The Town shall make reasonable efforts to collect the assessments from each lodging business.
- Duration:* The proposed TTBID will have a four (4) year and nine (9) month life, beginning October 1, 2020 through June 30, 2025. Once per year beginning on the anniversary of district formation there is a 30-day period in which owners paying more than fifty percent (50%) of the assessment may protest and initiate a Town Council hearing on district termination.
- Management:* Visit Truckee (“VT”) shall serve as the TTBID’s Owners’ Association. The Owners’ Association is charged with managing funds and implementing programs in accordance with this Plan and must provide annual reports to the Town Council.

II. BACKGROUND, RESULTS, NEW MANAGEMENT STRUCTURE & GOALS

1. Background

There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit to payors.
- Funds cannot be diverted to general government programs.
- They are customized to fit the needs of payors in each destination.
- They allow for a wide range of services.
- They are designed, created and governed by those who pay the assessment.
- They provide a stable, long-term funding source for tourism promotion.

2. Results

There are several reasons to renew the TTBID. Important results have been achieved in the past 4.5 years since formation of the TTBID in October 2015. The most important achievement has been an increase in lodging sales which can be seen through the increase in Transient Occupancy Tax (“TOT”) collections.

Since formation in October 2015, lodging sales and thus TOT has grown.

- FY 14/15 TOT \$2,119,343
- FY 15/16 TOT \$2,820,319 - 33% YOY Growth
- FY 16/17 TOT \$3,414,610 – 21% YOY Growth
- FY 17/18 TOT \$3,399,299 – .45% YOY Decrease
- FY 18/19 TOT \$4,264,925 – 25.46% YOY Growth

3. New Management Structure

The TTBID renewal process is an opportunity to identify a new non-profit corporation as the Destination Marketing & Management Organization (DMMO). Visit Truckee, the new DMMO and TTBIDs Owner’s Association, will work collectively and collaboratively with key stakeholders and the community to create demand for overnight visitation at assessed lodging businesses by enhancing Truckee’s tourism industry. The Visit Truckee Board will strive to meet the needs of the TTBID assessed lodging businesses and the Town of Truckee through the consideration and implementation of innovative tourism enhancement programs to increase demand for overnight visitation and economic growth in the next 5-10 years.

4. Tourism Enhancement Programs - High Level Goals:

Truckee is located in a highly competitive region which includes destinations such as North Lake and South Lake Tahoe. Additionally, ski area season passes now incentivize travelers to try dozens of other mountain destinations across the United States and the world. Truckee must compete with many other mountain destinations that offer comparable experiences and access to direct flights. Differentiating the Truckee visitor experience in a safe, vibrant Town with strong infrastructure and amenities is essential to maintaining a thriving tourism economy.

In order for the VT to provide services intended to increase overnight stays at assessed lodging business, TTBD assessment revenue will fund Tourism Enhancement Programs that will promote and provide activities in two sub-programs: marketing, advertising and promotions, and destination management and development enhancements. The programs will have the goal of increasing overnight visitation and room night revenue at assessed businesses year-round, with a specific focus during needed times.

High level goals for the **Marketing, Advertising and Promotions Program** may include:

a. Shoulder Season, Midweek

The **Marketing, Advertising and Promotions Program** focuses on lifting shoulder season (fall/spring) and midweek (Sunday-Thursday) visitation and attracting groups to fill lodging accommodations during soft visitation periods. Groups may include business/incentive, sports and leisure.

b. Yield (Peak Season)

The **Marketing, Advertising and Promotions Program** will support peak season visitation in order for lodging businesses to have the opportunity to increase yield. This plan targets higher quality visitors (likely to stay longer, explore lesser impacted nearby areas and alternative trails, and other things to do, besides outdoor recreation).

High level goals for the **Destination Management & Development Program** may include:

c. Visitor Communications, Destination Preservation & Development

In the new travel era of overcrowding and peak period negative impacts, a renewed TTBD is responsible, in collaboration and partnership with other Truckee stakeholder entities, for strategic destination management that protects, preserves and develops the Truckee brand as an authentic mountain town with amenities, assets and a natural environment that are primary reasons why visitors choose Truckee.

In a short-term example, visitor communications may educate tourists on how to be good stewards during their stay.

In a long-term example, opportunities to fund new or improved amenities or infrastructure that appeal to and improve the visitor experience may be considered.

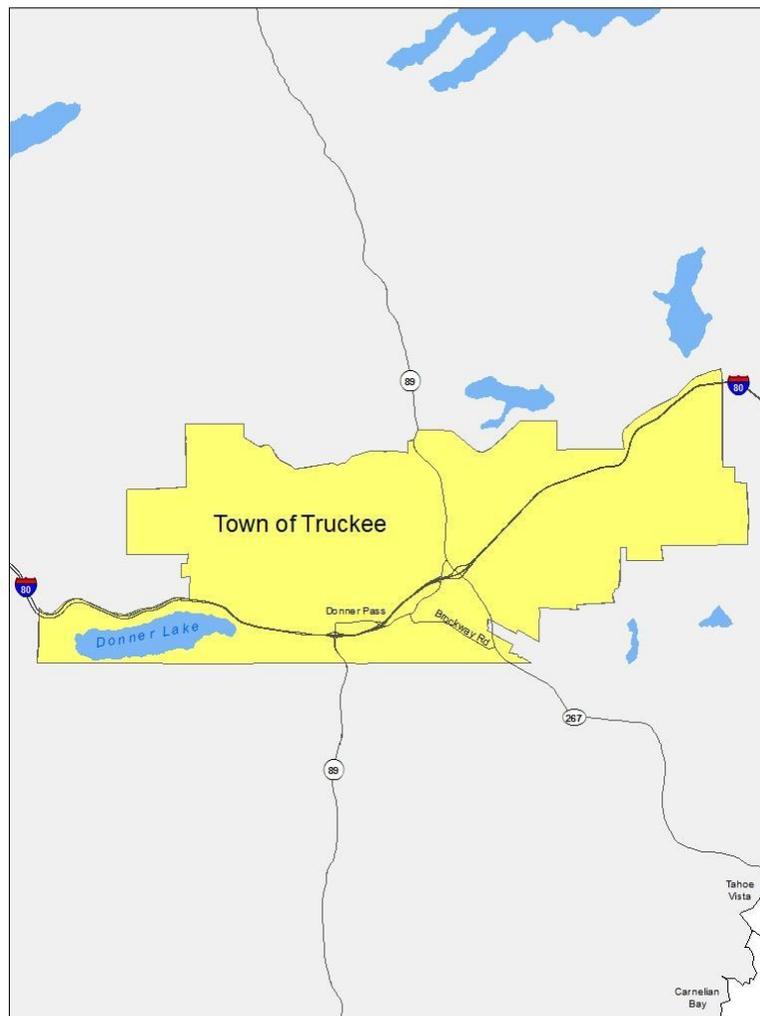
A renewed TTBD executed by Visit Truckee as the owner's association, a Destination Marketing and Management Organization (DMMO), will work in investment partnership with any and all stakeholders needed (i.e. Town of Truckee, Districts, Agencies, land owners, etc.) to enhance, grow and develop Truckee's assets and amenities.

III. BOUNDARY

The TTBD will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the Town of Truckee.

Lodging business means: any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes, but is not limited to, any hotel, inn, vacation home or house, private campground, recreation vehicle park, dormitory, public or private club, mobile-home or house trailer at a fixed location, or other similar structure or portion thereof, duplex, triplex, single-family dwelling units except any private single-family dwelling rented only incidentally to permanent occupancy or any timeshare as set out in Revenue and Taxation Code §7280; provided that the burden of establishing that the facility is not a lodging business shall be on the owner or operator thereof.

The boundary, as shown in the map below, currently includes 1,887 lodging businesses; this number of lodging businesses is inclusive of 15 hotels, 980 active independent homeowners, and 892 homes managed by property management businesses. A complete listing of lodging businesses within the proposed TTBD can be found in Appendix 2.



IV. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the Town of conferring the benefits or granting the privileges. The privileges and services provided with the TTBDID funds are tourism enhancement programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit businesses throughout the District. A detailed annual budget will be developed by the VT Board. The tables below illustrate the annual budgets for the partial year and the first full year of the TTBDID. The first table shows the annual budget and budget allocations for fiscal year 2020-2021, which covers the nine (9) month period from October 1, 2020 to June 30, 2021. The partial year (FY 2020-2021) will result in a budget of \$465,340 for the first nine (9) months of the TTBDID operations. The second table shows the annual budget and budget allocations for fiscal year July 1, 2021- June 30, 2022, which shall be the first full year of the TTBDID's term. The first full fiscal year budget of the TTBDID is \$487,500.

October 1, 2020 – June 30, 2021: Partial Year, nine (9) Month Budget

Category	Percent of Budget	Dollar Amount
Tourism Enhancement Programs	87%	\$404,846
Administration	6%	\$27,920
Contingency / Renewal	5%	\$23,267
Collection Costs	2%	\$9,307
Total Annual Budget	100%	\$465,340

July 1, 2021-June 30, 2022: Full Year, Fiscal Year 2021-2022 Budget

Category	Percent of Budget	Dollar Amount
Tourism Enhancement Programs	87%	\$424,125
Administration	6%	\$29,250
Contingency / Renewal	5%	\$24,375
Collection Costs	2%	\$9,750
Total Annual Budget	100%	\$487,500

Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the Town and VT Board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation

is below. In the event of a legal challenge against the TT*TBID, any and all assessment funds may be used for the costs of defending the TT*TBID.

Each budget category includes all costs related to providing sales and marketing programs. For example, the sales and marketing budget includes the cost of staff dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by Visit Truckee, the Owner's Association on an as-needed basis.

Tourism Enhancement Programs

The Tourism Enhancement Program will promote and provide activities and improvements to assessed lodging businesses through the implementation of two sub-programs; a marketing, advertising, and promotions program and destination management and development enhancements.

Marketing, Advertising, Promotions Program

The marketing, advertising, and promotions program will promote assessed business as a tourist, event, and meeting destination. The program will have a central theme of promoting Truckee as a desirable place for overnight visits. The program will have the goal of increasing overnight visitation and room night revenue at assessed businesses year-round, with a specific focus during need times, and may include the following activities:

- Paid advertising and earned media exposure in order to raise destination brand awareness, engagement, positive brand affinity and desire to visit - for the purpose of driving overnight visitation and lodging sales to assessed businesses.
 - Tactics may include but are not limited to: search engine marketing/optimization, public relations outreach and familiarization tours for traditional journalists and social influencers, Brand placement (i.e. catalogs, commercials, broadcasted content), social media, native content creation (Truckee articles, photography, video) and distribution, E-Newsletters, print ads, streaming music service ads, billboards, flagpole banners, brochures, sports marketing, promotional fulfillment or brochure distribution services, lead generation and Visit Truckee Magazine production and distribution.
- Special event sponsorship and seasonal promotions designed to drive overnight visitation and lodging sales to assessed businesses.
- Maintenance, content, and upkeep of the destination website.
- Attendance at trade shows and conferences to promote destination brand awareness and assessed businesses.
- Participation in cooperative marketing programs with organizations, such as but not limited to: Brand USA, Visit California, Reno Air Service Organization. Cooperative marketing programs will leverage assessment funds to increase demand for overnight visitation to assessed businesses.
- Attendance at professional industry conferences and affiliation events to further the destination brand awareness.
- Membership dues for organizations that provide services, support and/or content that drives destination brand awareness.
- Lead generation designed to attract tourists and groups to assessed businesses.

- Education of lodging business management on marketing strategies that are best suited to meet the needs of the assessed lodging business and to leverage VT marketing efforts to increase demand for overnight visitation.

Destination Management & Development Enhancements

Destination Management and Development Enhancements will provide funding for programs and incentives with a central theme of encouraging overnight visits in lodging businesses. The program will have a goal of increasing overnight visitation year-round, with a specific focus during need times, and may include the following activities:

- Destination stewardship plan, program and services designed to preserve and protect the authentic, naturally beautiful and accessible Truckee brand experience that attracts visitors, driving lodging for all assessed businesses.
- New or improved tourist attractions, amenities and infrastructure such as sports facilities and fields, meetings and event facilities, parks and trailheads that enhance Truckee's competitive position to attract overnight visitors to assessed businesses.
- Comprehensive and integrated signage to improve wayfinding and trail signage that improves the visitors experience, thus increasing overnight visitation for assessed businesses.
- A transportation service connecting lodging businesses with local events, transportation hubs, and attractions designed to attract individual or groups in order to improve the visitor experience, driving overnight visitation for assessed businesses.

Administration

The administration portion of the budget shall be utilized for administrative staffing costs, office costs, advocacy, and other general administrative costs such as insurance, legal, accounting fees, and an annual audit in accordance with Generally Accepted Accounting Procedures (GAAP)

Collection Fee

The Town of Truckee shall be paid a fee equal to two percent (2%) of the amount of assessment collected to cover its costs of collection and administration. The amount of the Town administration fee shall not exceed the actual cost to the Town to administer collections of the assessment.

Contingency/Renewal

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for another program, administration, or renewal costs at the direction of the VT Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditures of monies from the reserve fund shall be set by the VT Board. Contingency/reserve funds may be spent on District programs or administration and renewal cost in such proportions as determined by the VT Board. The reserve fund may be used for the cost of renewing the TTBD.

B. Annual Budget

The total four (4) years and nine (9) month improvement and service plan budget is projected at approximately \$465,340 in the first nine (9) months. For each full fiscal year (July 1 – June 30) following the partial year the annual budget is projected at \$487,500 annually, for an estimated total of \$3,134,794 through 2025, if the maximum increases are adopted. This budget may fluctuate as sales and revenue change and if the assessment rate is increased or decreased. If the maximum annual budget increases are adopted by the VT Board, the annual budget will increase to an estimated \$827,502 in fiscal year 2023-24. The initial annual assessment rate is two percent (2%) of gross short-

term lodging rental revenue. On January 1, 2021, the annual assessment rate will be reduced to one and one-quarter percent (1.25%) of gross short-term lodging rental revenue. At the request of the VT Board, with Town of Truckee Council approval, the assessment rate may increase or decrease in fiscal years 2023-24 and 2024-25. If approval from the Truckee Town Council is obtained, in fiscal years 2023-24 and 2024-25, the assessment rate may be increased up to the maximum rate of two percent (2%) or decreased to the minimum rate of three-quarters of one percent (0.75%). In fiscal years 2023-24 and 2024-25 the assessment rate shall only be increased or decreased to a rate equal to an increment of a quarter percent between three-quarters of one percent (0.75%) and two percent (2.00%) (i.e. 0.75%, 1.00%, 1.25%, 1.50%, 1.75%, 2.00%). The table below demonstrates the maximum with the assumption that the rates will be increased in fiscal year 2023-24 to two percent (2%), thereby reaching the maximum assessment rate for the remainder of the term. As this assessment rate increase is a required disclosure, it is not the anticipated course of action.

Additionally, a three percent (3%) annual increase in the total budget is shown, to account for estimated increased room night sales as a result of VT efforts. This three percent (3%) annual increase is a conservative estimate based on the effects of similarly sized TBID budgets.

**Estimated Annual Budget If Maximum Assessment Rates Are Adopted
2020 – 2025**

Fiscal Year	Tourism Enhancement Programs	Administration	Contingency / Renewal	Collections Costs	Total
2020-21	\$404,846	\$27,920	\$23,267	\$9,307	\$465,340
2021-22	\$424,125	\$29,250	\$24,375	\$9,750	\$487,500
2022-23	\$436,849	\$30,128	\$25,106	\$10,043	\$502,125
2023-24	\$719,927	\$49,650	\$41,375	\$16,550	\$827,502
2024-25	\$741,525	\$51,140	\$42,616	\$17,047	\$852,327
Total	\$2,727,272	\$188,088	\$156,739	\$62,697	\$3,134,794

The table below demonstrates the annual improvement and service plan budget with the assumption that the rates will not be increased during the district’s four (4) year and nine (9) month term. Additionally, a three percent (3%) annual increase in the total budget is shown, to account for estimated increased room night sales as a result of TTBD efforts.

**Estimated Annual Budget If Maximum Assessment Rates Are Not Adopted
2020 – 2025**

Fiscal Year	Tourism Enhancement Programs	Administration	Contingency / Renewal	Collections Costs	Total
2020-21	\$404,846	\$27,920	\$23,267	\$9,307	\$465,340
2021-22	\$424,125	\$29,250	\$24,375	\$9,750	\$487,500
2022-23	\$436,849	\$30,128	\$25,106	\$10,043	\$502,125
2023-24	\$449,954	\$31,031	\$25,859	\$10,344	\$517,189
2024-25	\$463,453	\$31,962	\$26,635	\$10,654	\$532,704
Total	\$2,179,227	\$150,291	\$125,242	\$50,098	\$2,504,858

C. California Constitutional Compliance

The TTBD assessment is not a property-based assessment subject to the requirements of Proposition 218. The Court of Appeal of California has determined that assessments on businesses are not subject to Proposition 218, noting that “Proposition 218 limited the term ‘assessments’ to levies on real property.”¹ The TTBD assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the TTBD, a “specific benefit” and a “specific government service.” Both require that the costs of benefits or services do not exceed the reasonable costs to the Town of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, “a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.”² The activities and improvements in this Management District Plan are designed to provide targeted benefits directly to assessed lodging businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific lodging businesses within the District. The activities described in this Plan are specifically targeted to increase demand for lodging night sales for assessed lodging businesses within the boundaries of the District and are narrowly tailored. TTBD funds will be used exclusively to provide the specific benefit of increased demand for lodging night sales directly to the assessees. Further assessment funds shall not be used to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this District is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in lodging night sales. The specific benefit of an increase in demand for lodging night sales for assessed lodging businesses will be provided only to lodging businesses paying the district assessment, with tourism enhancement programs developed to increase demand for lodging businesses paying the district assessment. The tourism enhancement programs will be designed to increase demand for lodging night sales for all assessed lodging businesses. Because they are necessary to provide the tourism enhancement programs that specifically benefit the assessed lodging businesses, the administration, collection and contingency services also provide the specific benefit of increased lodging night sales to the assessed lodging businesses.

Although the District, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”³

¹ *Jarvis v. the City of San Diego* 72 Cal App. 4th 230, 240

² Cal. Const. art XIII C § 1(e)(1)

³ Government Code section 53758(a)

2. Specific Government Service

The assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”⁴ The legislature has recognized that marketing and promotions services like those to be provided by the TTBD are government services within the meaning of Proposition 26⁵. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”⁶

3. Reasonable Cost

District services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by the Owners’ Association, and reports submitted on an annual basis to the Town. Marketing materials, sales leads generated from District-funded activities, advertising campaigns, destination management, destination development, and other District-funded services will be designed only to increase additional demand for lodging night sales at assessed lodging businesses. Non-assessed lodging businesses will not receive these, nor any other, district-funded services and benefits.

The District-funded programs are all targeted directly at providing additional demand for room nights only at assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program directly generating those room nights shall be paid with non-District funds. TTBD funds shall only be spent to benefit the assessed businesses and shall not be spent on that portion of any program which generates incidental room nights for non-assessed businesses.

D. Assessment

The assessment rate shall be two percent (2%) of gross short-term lodging rental revenue for the first three (3) months of the term of the district. On January 1, 2021, the annual assessment rate will be reduced to one and one-quarter percent (1.25%) of gross short-term lodging rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; and stays by any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty.

The assessment rate may be subject to increases during the four (4) year and nine (9) month term. At the request of the VT’s Board, with Town of Truckee Council approval, the assessment rate may increase or decrease in fiscal years 2023-24 and 2024-25. In fiscal years 2023-24 and 2024-25, with the Town of Truckee Council’s approval, the VT Board may increase the assessment up to two percent (2.00%) or decrease the assessment to three-quarters of one percent (0.75%). However, VT’s Board, with approval by Town Council, shall only increase or decrease the assessment to a rate equal to an increment of a quarter percent between three-quarters of one percent (0.75%) and two percent (2.00%) (i.e. 0.75%, 1.00%, 1.25%, 1.50%, 1.75%, 2.00%). Any increase or decrease authorized by the VT’s Board shall be included in the Annual Report described in Section VI(C), and approved by the Truckee Town Council during the fiscal year annual report review. Thereafter the increase or decrease will be effective starting the following fiscal year.

⁴ Cal. Const. art XIII C § 1(e)(2)

⁵ Government Code section 53758(b)

⁶ Government Code section 53758(b)

The term “gross short-term lodging rental revenue” as used herein means: the consideration charged, whether or not received, for the occupancy of space in a lodging business valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction. Gross room rental revenue includes, but is not limited to, fees, such as parking fees, resort fees, cleaning fees, pet fees, roll-away bed fees, energy fees, or miscellaneous fees and non-refundable deposits (including reservation fees) charged as a condition of occupying a room or rooms. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the TTBD assessment is identified separately it shall be disclosed as the “Truckee Tourism Fee”. As an alternative, the disclosure may include the amount of the TTBD assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the “Tourism Assessment.” The assessment is imposed solely upon and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Penalties and Interest

1. Any lodging business which fails to remit any assessment imposed by this chapter within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. For each subsequent thirty (30) day period following the date on which a lodging business’ remittance first becomes delinquent the lodging business shall pay a delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed, up to a maximum of fifty percent (50%).
3. If the Town determines that the nonpayment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in subsections 1 and 2 of this section.
4. In addition to the penalties imposed, any lodging business which fails to remit any assessment imposed shall pay interest at the rate of one and one half percent (1.5%) per month or fraction thereof on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

F. Time and Manner for Collecting Assessments

The TTBD assessment will be implemented beginning October 1, 2020 and will continue for four (4) year and nine (9) month through June 30, 2025. The Town will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the TTBD. The Town shall forward the assessments collected to the Owners’ Association.

V. GOVERNANCE

A. Owners' Association

The Town Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the TTBD as defined in Streets and Highways Code §36614.5.

The Town Council has determined that Visit Truckee, a 501(c)6 Destination Marketing and Management (DMMO) Organization will serve as the Owner's Association for the TTBD.

Board of Directors

The Visit Truckee Board of Directors shall consist of a minimum of five (5) to no more than seven (7) directors. The Board of Directors will include and shall be selected as followed:

- Up to Six (6) Assessed Lodging Business Representative
- One (1) Designated Town Council Representative

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). *Thus, meetings of the Visit Truckee Board of Directors wherein the TTBD is discussed, must be held in compliance with the public notice and other requirements of the Brown Act.* Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

Visit Truckee shall present an annual report at the end of each year of operation to the Town Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

III. APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2020 SUPPLEMENT ***
(ALL 2019 LEGISLATION)

**STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994**

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the “Property and Business Improvement District Law of 1994.”

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
- (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
- (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
 - (1) Crime reduction. A study by the Rand Corporation has 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.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
- (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
 - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
 - (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. “Activities”

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.
- (b) Furnishing of music in any public place.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. “Assessment”

“Assessment” means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. “Business”

“Business” means all types of businesses and includes financial institutions and professions.

36608. “City”

“City” means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. “City council”

“City council” means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. “Clerk”

“Clerk” means the clerk of the legislative body.

36609.5. “General benefit”

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in Section 36615.5.

36610. “Improvement”

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the district.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. “Management district plan”; “Plan”

“Management district plan” or “plan” means a proposal as defined in Section 36622.

36612. “Owners’ association”

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. “Property”

“Property” means real property situated within a district.

36614.5. “Property and business improvement district”; “District”

“Property and business improvement district,” or “district,” means a property and business improvement district established pursuant to this part.

36614.6. “Property-based assessment”

“Property-based assessment” means any assessment made pursuant to this part upon real property.

36614.7. “Property-based district”

“Property-based district” means any district in which a city levies a property-based assessment.

36615. “Property owner”; “Business owner”; “Owner”

“Property owner” means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. “Business owner” means any person recognized by the city as the owner of the business. “Owner” means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. “Special benefit”

“Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. “Tenant”

“Tenant” means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board

of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

- (a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
- (b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:
 - (1) A map showing the boundaries of the district.
 - (2) Information specifying where the complete management district plan can be obtained.
 - (3) Information specifying that the complete management district plan shall be furnished upon request.
- (c) The resolution of intention described in subdivision (a) shall contain all of the following:
 - (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
 - (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

- (a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
- (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

- (e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
- (f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k)
 - (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
 - (2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
- (l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.
- (m) In a property-based district, the total amount of general benefits, if any.
- (n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
- (o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

- (a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
- (b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay

50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a)The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues

shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

IV. APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Address
Vacasa LLC	12087 Snowpeak
Vacasa LLC	12764 Skislope Way
Vacasa LLC	13211 Solvang Way
Vacasa LLC	15855 South Shore Drive
Vacasa LLC	11931 Kitzbuhel Drive
Vacasa LLC	12190 Snowpeak Way
Vacasa LLC	11647 Snowpeak Way #517
Vacasa LLC	11564 Sitzmark Way
Vacasa LLC	11918 Chamonix Road
Vacasa LLC	11551 Baden Road
Vacasa LLC	12115 Schussing Way
Vacasa LLC	13668 Skiview Loop
Vacasa LLC	14311 Wolfgang Road
Vacasa LLC	15398 Cedar Point Drive
Vacasa LLC	13838 Copenhagen Drive
Vacasa LLC	10114 Patty Lane
Vacasa LLC	13399 Hillside Drive
Vacasa LLC	10237 Washoe Road
Vacasa LLC	12095 Ski Run Road
Vacasa LLC	11527 Dolomite Way #1
Vacasa LLC	14664 South Shore Drive
Vacasa LLC	14326 NorthWoods Blvd
Vacasa LLC	12560 Rainbow Drive
Vacasa LLC	12798 Northwoods #427
Vacasa LLC	15660 Skislope Way
Vacasa LLC	11638 Schussing Way
Vacasa LLC	12789 Muhlebach Way
Vacasa LLC	13908 Copenhagen Drive
Vacasa LLC	14904 Alder Creek Road
Vacasa LLC	12850 Sierra Drive
Vacasa LLC	15172 Wolfgang Road
Vacasa LLC	13567 Hansel Avenue
Vacasa LLC	11886 Hope Court Unit A
Vacasa LLC	11577 Rhineland Ave
Vacasa LLC	11859 Lamplighter Way
Vacasa LLC	10974 Bolzano Drive
Vacasa LLC	11740 Saint Bernard Drive
Vacasa LLC	13381 Falcon Point Place
Vacasa LLC	11553 Kitzbuhel Drive
Vacasa LLC	14561 Boca View Court
Vacasa LLC	13100 Oberwald Way
Vacasa LLC	16513 Salmon St
Vacasa LLC	13549 Skislope Way
Vacasa LLC	15347 Northwoods Blvd
Vacasa LLC	13972 Swiss Lane
Vacasa LLC	13465 Moraine Road
Vacasa LLC	14703 Hansel Avenue
Vacasa LLC	10064 South East River Street
Vacasa LLC	14559 South Shore Drive

Business Name	Address
Vacasa LLC	12159 Rainbow Drive
Vacasa LLC	13405 Donner Pass Road
Vacasa LLC	15595 Northwoods Blvd
Vacasa LLC	11647 Snowpeak Way #516
Vacasa LLC	15274 Donner Pass Road
Vacasa LLC	12289 Greenwood Drive
Vacasa LLC	12100 Snowpeak Way
Vacasa LLC	14274 Hansel Avenue
Vacasa LLC	14181 Tyrol Road
Vacasa LLC	11558 Zermatt Drive
Vacasa LLC	12799 Northwoods Blvd. #2
Vacasa LLC	10890 Cinnabar Way #1
Vacasa LLC	11242 Zermatt Drive
Vacasa LLC	13456 Ski View Loop
Vacasa LLC	11481 Lausanne Way
Vacasa LLC	13691 Skiview Loop
Vacasa LLC	11122 China Camp Road
Vacasa LLC	14520 Davos Drive
Vacasa LLC	14094 Tyrol Drive
Vacasa LLC	12490 Lausanne
Vacasa LLC	12650 Stockholm Way
Vacasa LLC	12293 Muhlebach Way
Vacasa LLC	13767 Davos Drive
Vacasa LLC	11932 Brookstone Drive
Vacasa LLC	11791 Snowpeak Way
Vacasa LLC	11431 Northwoods Blvd # 1
Vacasa LLC	13701 Hansel Avenue
Vacasa LLC	13145 Stockholm Drive
Vacasa LLC	10620 Boulders Road, Unit 8
Vacasa LLC	10024 Suffolk Place
Vacasa LLC	11796 Baden road
Vacasa LLC	15510 Donner Pass Road
Vacasa LLC	13681 Donner Pass Road
Vacasa LLC	11866 Hope Court, Unit B
Vacasa LLC	13657 Heidi Way
Vacasa LLC	12359 Hillside Drive
Vacasa LLC	13500 Hillside Drive
Vacasa LLC	12705 Falcon Point Place
Vacasa LLC	11855 Kitzbuhel Road
Vacasa LLC	12573 Saint Bernard Drive
Vacasa LLC	13066 SkiView Loop
Vacasa LLC	10499 Somerset Drive
Vacasa LLC	12983 Stockholm Way
Vacasa LLC	13423 Solvang Way
Vacasa LLC	10535 Washoe Road
Vacasa LLC	11530 Dolomite Way #5
Vacasa LLC	13531 Cristallina
Vacasa LLC	11723 Snowpeak Way #568
Vacasa LLC	11722 Norse Avenue
Vacasa LLC	11687 Chamonix Road
Vacasa LLC	13074 Falcon Point Place

Business Name	Address
Vacasa LLC	10868 Cinnabar Way #8
Vacasa LLC	13555 Cristallina Way
Vacasa LLC	12774 Bernese Lane
Vacasa LLC	15884 Summit Court
Vacasa LLC	11218 Mougles Lane
Vacasa LLC	14870 Donner Pass Road
Vacasa LLC	13909 Gyrfalcon Street
Vacasa LLC	12969 Stockholm Way
Vacasa LLC	11499 Sun Valley Road
Vacasa LLC	16145 Northwoods Boulevard
Vacasa LLC	13511 Hillside Drive
Vacasa LLC	16680 Northwoods Blvd.
Vacasa LLC	14759 Davos Drive
Vacasa LLC	11403 Northwoods Blvd #4
Vacasa LLC	11767 Lausanne Way
Vacasa LLC	14745 Davos Drive
Vacasa LLC	12595 Northwoods Blvd #4
Vacasa LLC	11871 Lausanne Way
Vacasa LLC	12756 Muhlebach Way
Vacasa LLC	12747 Northwoods Unit #1
Vacasa LLC	12007 Bernese Lane
Vacasa LLC	13610 Donner Pass Road
Vacasa LLC	11598 Mougles Lane
Vacasa LLC	13155 Hillside Drive
Vacasa LLC	11481 Sun Valley Road
Vacasa LLC	10881 Mougles Lane
Vacasa LLC	11527 Dolomite Way #2
Vacasa LLC	11502 Chamonix Road
Vacasa LLC	12259 Northwoods Blvd
Vacasa LLC	11922 Oslo Drive
Turnkey Vacation Rentals	16494 Fawn St.
Turnkey Vacation Rentals	11869 Schussing Way
Turnkey Vacation Rentals	10989 Ghirard Road
Turnkey Vacation Rentals	11467 Lausanne
Turnkey Vacation Rentals	11979 Lausanne Way
Turnkey Vacation Rentals	12846 Hansel Avenue
Turnkey Vacation Rentals	12741 Stockholm Way
Turnkey Vacation Rentals	13114 Skislope Way
Turnkey Vacation Rentals	15360 Wolfgang Road
Turnkey Vacation Rentals	12927 Hansel Avenue
Turnkey Vacation Rentals	10269 Palisades Dr #2
Turnkey Vacation Rentals	13985 Northwoods Blvd
Turnkey Vacation Rentals	15531 Waterloo Circle
Turnkey Vacation Rentals	14601 Tyrol Road
Turnkey Vacation Rentals	10277 Palisades Drive #3
Turnkey Vacation Rentals	11334 Zermatt Drive
Turnkey Vacation Rentals	11661 Snowpeak Way Unit 518
Turnkey Vacation Rentals	11673 Skislope Way
Turnkey Vacation Rentals	11769 Tundra Drive
Turnkey Vacation Rentals	12440 Rainbow Dr
Turnkey Vacation Rentals	11755 Saint Bernard Drive

Business Name	Address
Turnkey Vacation Rentals	11981 Sitzmark Way
Turnkey Vacation Rentals	12120 Muhlebach Way
Turnkey Vacation Rentals	13345 Falcon Point Place
Turnkey Vacation Rentals	11554 Oslo Drive
Turnkey Vacation Rentals	10583 Boulders Road #2
Turnkey Vacation Rentals	11090 Henness Road
Turnkey Vacation Rentals	11700 Munich Drive
Turnkey Vacation Rentals	12726 Greenwood Drive
Turnkey Vacation Rentals	11443 Northwoods Blvd
Turnkey Vacation Rentals	16423 Northwoods Blvd
Turnkey Vacation Rentals	11454 Chalet Road
Turnkey Vacation Rentals	14096 Ramshorn Street
Turnkey Vacation Rentals	14394 Tyrol Road
Turnkey Vacation Rentals	10332 Kimque Court
Turnkey Vacation Rentals	14349 Wolfgang Road
Turnkey Vacation Rentals	14029 Northwoods
Turnkey Vacation Rentals	10991 Zermatt Drive
Turnkey Vacation Rentals	14709 Alder Creek Road
Turnkey Vacation Rentals	10211 Washoe Road
Turnkey Vacation Rentals	11824 Schussing Way
Turnkey Vacation Rentals	11685 Snowpeak Way #545
Turnkey Vacation Rentals	12125 Snowpeak Way
Turnkey Vacation Rentals	12630 Bernese Lane
Turnkey Vacation Rentals	12891 Peregrine Drive
Turnkey Vacation Rentals	14349 East Reed Avenue
Turnkey Vacation Rentals	15462 Donner Pass Road #30
Turnkey Vacation Rentals	14036 Skiview Loop
Turnkey Vacation Rentals	10172 Thomas Dr
Turnkey Vacation Rentals	13779 Northwoods Boulevard
Turnkey Vacation Rentals	12483 Schussing Way
Turnkey Vacation Rentals	15391 Cedar Point Drive
Turnkey Vacation Rentals	11751 Ghirard Road
Turnkey Vacation Rentals	15738 Spruce Street
Turnkey Vacation Rentals	11892 Bennett Flat Road
Turnkey Vacation Rentals	14138 Herringbone Way
Turnkey Vacation Rentals	13526 Hansel Avenue
Turnkey Vacation Rentals	14106 Tyrol Road
Turnkey Vacation Rentals	11876 Kitzbuhel
Turnkey Vacation Rentals	10074 South River Street
Turnkey Vacation Rentals	11539 Kitzbuhel Road
Turnkey Vacation Rentals	12587 Bernese Lane
Turnkey Vacation Rentals	12224 Saint Bernard Drive
Turnkey Vacation Rentals	11885 Sitzmark Way
Turnkey Vacation Rentals	14047 Northwoods
Turnkey Vacation Rentals	11263 Northwoods Blvd #2
Turnkey Vacation Rentals	14732 Slalom Way
Turnkey Vacation Rentals	15015 Swiss Lane
Turnkey Vacation Rentals	11640 Saint Bernard Drive
Turnkey Vacation Rentals	13245 SkiSlope Way
Turnkey Vacation Rentals	12402 Snowpeak Way
Turnkey Vacation Rentals	13784 Pathway Avenue

Business Name	Address
Turnkey Vacation Rentals	11972 Kitzbuhel Road
Turnkey Vacation Rentals	11541 Chamonix Road
Turnkey Vacation Rentals	14785 South Shore Drive
Turnkey Vacation Rentals	13060 Oberwald Way
Turnkey Vacation Rentals	10201 Palisades Drive #4
Turnkey Vacation Rentals	12583 Falcon Point Place
Turnkey Vacation Rentals	11374 SkiSlope Way
Turnkey Vacation Rentals	14549 Davos Drive
Turnkey Vacation Rentals	10172 Meadow Way
Turnkey Vacation Rentals	12205 Bernese Lane
Turnkey Vacation Rentals	12839 Northwoods Boulevard
Turnkey Vacation Rentals	12410 Brookstone Drive
Turnkey Vacation Rentals	12276 Stockholm Way
Turnkey Vacation Rentals	13908 Copenhagen Drive
Turnkey Vacation Rentals	14550 Wolfgang Road
Turnkey Vacation Rentals	11595 Dolomite Way Unit 4
Turnkey Vacation Rentals	12514 Hillside Drive
Turnkey Vacation Rentals	11631 Rhineland Avenue
Turnkey Vacation Rentals	11102 Meek Court
Turnkey Vacation Rentals	11014 Skislope Way
Turnkey Vacation Rentals	14731 Hansel Avenue
Turnkey Vacation Rentals	11969 Schussing
Turnkey Vacation Rentals	14311 Wolfgang Road
Turnkey Vacation Rentals	14749 Tyrol Road
Turnkey Vacation Rentals	14033 Copenhagen Drive
Turnkey Vacation Rentals	10064 South East River Street
Turnkey Vacation Rentals	10051 Riverside Drive
Turnkey Vacation Rentals	15001 Alder Creek Road
Turnkey Vacation Rentals	11403 Sitzmark Way
Turnkey Vacation Rentals	11711 Snowpeak Way, Unit 557
Turnkey Vacation Rentals	17054 Skislope Way
Turnkey Vacation Rentals	14751 Slalom Way
Turnkey Vacation Rentals	11496 LAUSANNE WAY
Turnkey Vacation Rentals	12650 Stockholm Way
Turnkey Vacation Rentals	11869 Hope Ct Unit B
Turnkey Vacation Rentals	11156 Skislope Way
Turnkey Vacation Rentals	15175 Alder Creek Rd
Turnkey Vacation Rentals	13332 Cristallina Way
Turnkey Vacation Rentals	10145 Michaels Way
Turnkey Vacation Rentals	12786 SOLVANG WAY
Truckee Sunrise LLC	11732 Donner Pass Road
Truckee Reservations	13790 Skiview Loop
Truckee Reservations	12266 Oslo Drive
Truckee Reservations	11648 Chalet
Truckee Reservations	13965 Herringbone Way
Truckee Reservations	14420 Tyrol
Truckee Reservations	11717 Snowpeak Way #563
Truckee Reservations	14338 Tyrol
Truckee Reservations	11009 Lausanne
Truckee Reservations	11511 Snowpeak Way #602
Truckee Reservations	13241 Moraine

Business Name	Address
Truckee Reservations	14070 Davos
Truckee Reservations	14242 Northwoods
Truckee Reservations	14666 Christie Way
Truckee Reservations	14473 Wolfgang Road
Truckee Reservations	11289 Sitzmark Way
Truckee Reservations	15225 Swiss Lane
Truckee Reservations	11798 Chamonix
Truckee Reservations	14345 Skislope Way
Truckee Reservations	13973 Gyrfalcon
Truckee Reservations	11988 Kitzbuhel Road
Truckee Reservations	12595 Northwoods Blvd #1
Truckee Reservations	12740 Zurich Place #1
Truckee Reservations	12351 Saint Bernard
Truckee Reservations	12617 Bear Meadows Court
Truckee Reservations	13021 Davos
Truckee Reservations	14249 Glacier View
Truckee Reservations	11756 Saint Bernard
Truckee Reservations	12650 Saint Bernard
Truckee Reservations	14268 Herringbone
Truckee Reservations	12409 Viking Way
Truckee Reservations	14049 Copenhagen
Truckee Reservations	12251 Bear Meadows Court
Truckee Properties	16209 Northwoods Blvd.
Truckee Properties	14737 COPENHAGEN
Truckee Properties	11866 BENNETT FLAT
Truckee Properties	11564 KITZBUHEL
Truckee Properties	14675 TYROL
Truckee Properties	11371 CHALET
Truckee Properties	12573 SCHUSSING
Truckee Properties	14279 Alder Creek Road
Truckee Properties	12615 Northwoods Blvd. Unit #2
Truckee Properties	14072 Pathway Avenue
Truckee Mountain Vacation Rentals	12860 Hansel Avenue
Truckee Mountain Vacation Rentals	11795 Oslo
Truckee Mountain Vacation Rentals	11020 K-T Court
Truckee Mountain Vacation Rentals	14095 Glacier View Drive
Truckee Mountain Vacation Rentals	11848 Chateau
Truckee Mountain Vacation Rentals	13428 Skiview Loop
Truckee Mountain Vacation Rentals	12295 Winter
Truckee Mountain Vacation Rentals	11780 Lausanne
Truckee Mountain Vacation Rentals	11290 Northwoods Blvd. #8
Truckee Mountain Vacation Rentals	11827 Chamonix
Truckee Mountain Vacation Rentals	13739 Hillside
Truckee Mountain Vacation Rentals	14690 Davos
Truckee Mountain Vacation Rentals	12500 Hillside
Truckee Mountain Vacation Rentals	16059 Northwoods Blvd.
Truckee Mountain Vacation Rentals	13243 Northwoods Boulevard
Truckee Mountain Vacation Rentals	14154 Swiss lane
Truckee Mountain Vacation Rentals	11912 Muhlebach
Truckee Mountain Vacation Rentals	13266 Muhlebach
Truckee Mountain Vacation Rentals	13926 Ramshorn

Business Name	Address
Truckee Mountain Vacation Rentals	11754 Lausanne
Truckee Mountain Vacation Rentals	14625 Davos
Truckee Mountain Vacation Rentals	12965 Hansel
Truckee Mountain Vacation Rentals	12188 Brookstone
Truckee Mountain Vacation Rentals	13861 Hillside
Truckee Mountain Vacation Rentals	14246 Swiss Lane
Truckee Mountain Vacation Rentals	11397 Lausanne
Truckee Mountain Vacation Rentals	13693 Northwoods Blvd
Truckee Mountain Vacation Rentals	17193 Northwoods Blvd.
Truckee Mountain Vacation Rentals	11551 Lausanne
Truckee Mountain Vacation Rentals	12227 Greenleaf
Truckee Mountain Vacation Rentals	14921 Alder Creek Rd
Truckee Mountain Vacation Rentals	11530 Lausanne
Truckee Getaway Vacations	11647 Kitzbuhel Rd.
Truckee Getaway Vacations	11284 Wolverine Circle
Truckee Getaway Vacations	10129 East River St.
Truckee Getaway Vacations	15139 Wolfgang
Truckee Getaway Vacations	11789 Bennett Flat
Truckee Getaway Vacations	12295 Stockholm
Truckee Getaway Vacations	11734 Nordic Lane
Truckee Getaway Vacations	14366 Copenhagen Drive
Truckee Getaway Vacations	11511 Chalet
Truckee Getaway Vacations	11080 Zermatt Drive
Truckee Getaway Vacations	12395 Viking Way
Truckee Donner Lodge (previously Holiday Inn Express)	10527 Cold Stream Road
The Truckee Hotel	10007 Bridge Street
The Richardson House	10154 High Street
The Cedar House	10918 Brockway Road
Tahoe Vacation Rentals	11589 Snowpeak Way #212
Tahoe Vacation Rentals	11589 Snowpeak Way
Tahoe Vacation Rentals	11591 Snowpeak Way #401
Tahoe Vacation Rentals	10601 Boulders Road, Unit 4
Tahoe Vacation Rentals	13974 Gyrfalcon Street
Tahoe Vacation Rentals	10549 Sara Bear Lane
Tahoe Vacation Rentals	10620 Boulders Road #6
Tahoe Vacation Rentals	11429 Dolomite Way #6
Tahoe Truckee Vacation Properties	12563 Falcon Point Place
Tahoe Truckee Vacation Properties	12938 Sierra Drive
Tahoe Truckee Vacation Properties	15140 Northwoods Boulevard
Tahoe Truckee Vacation Properties	14047 Herringbone
Tahoe Truckee Vacation Properties	10544 Mougle Lane
Tahoe Truckee Vacation Properties	15472 Donner Pass Road #24
Tahoe Truckee Vacation Properties	12834 Zurich Place #3
Tahoe Truckee Vacation Properties	12225 Skislope
Tahoe Truckee Vacation Properties	13080 Hillside
Tahoe Truckee Vacation Properties	13978 Herringbone
Tahoe Truckee Vacation Properties	16046 Northwoods Blvd.
Tahoe Truckee Vacation Properties	11933 Chamonix
Tahoe Truckee Vacation Properties	12188 Viking
Tahoe Truckee Vacation Properties	11170 Beacon Road

Business Name	Address
Tahoe Truckee Vacation Properties	14885 Slalom Way
Tahoe Truckee Vacation Properties	14202 Glacier View Drive
Tahoe Truckee Vacation Properties	12808 Muhlebach Way
Tahoe Truckee Vacation Properties	14020 Pathway Avenue
Tahoe Truckee Vacation Properties	11710 Edmunds Drive
Tahoe Truckee Vacation Properties	14575 Christie Lane
Tahoe Truckee Vacation Properties	14181 Wolfgang
Tahoe Truckee Vacation Properties	13829 Gyrfalcon
Tahoe Truckee Vacation Properties	14801 Hansel Avenue
Tahoe Truckee Vacation Properties	10479 Winter Creek Loop
Tahoe Truckee Vacation Properties	14019 Copenhagen
Tahoe Truckee Vacation Properties	12304 Snowpeak Way
Tahoe Truckee Vacation Properties	10761 Passage Place
Tahoe Truckee Vacation Properties	12185 Landeau Lane
Tahoe Truckee Vacation Properties	14729 South Shore Drive
Tahoe Truckee Vacation Properties	15256 Wolfgang Road
Tahoe Truckee Vacation Properties	11337 Brockway Road
Tahoe Truckee Vacation Properties	11559 Snowpeak Way #642
Tahoe Truckee Vacation Properties	15542 South Shore Drive
Tahoe Truckee Vacation Properties	12075 Bavarain Way
Tahoe Truckee Vacation Properties	11030 Bolzano Drive
Tahoe Truckee Vacation Properties	10407 Washoe Road
Tahoe Truckee Vacation Properties	11742 Oslo Drive
Tahoe Truckee Vacation Properties	13710 Northwoods Blvd
Tahoe Truckee Vacation Properties	10210 Schaffer Drive
Tahoe Truckee Vacation Properties	13976 Tyrol Road
Tahoe Truckee Vacation Properties	10299 Stoneridge Unit B
Tahoe Truckee Vacation Properties	12861 Pinnacle Loop
Tahoe Truckee Vacation Properties	16696 Skislope Way
Tahoe Truckee Vacation Properties	14066 Ramshorn Street
Tahoe Truckee Vacation Properties	13585 Northwoods Blvd.
Tahoe Truckee Vacation Properties	14718 Hansel Avenue
Tahoe Truckee Vacation Properties	13313 Cristallina Way
Tahoe Truckee Vacation Properties	15580 Glacier Way
Tahoe Truckee Vacation Properties	10809 Mouggle Lane
Tahoe Truckee Vacation Properties	15180 Northwoods Blvd
Tahoe Truckee Vacation Properties	11329 Sitzmark Way
Tahoe Truckee Vacation Properties	10140 Red Fir
Tahoe Truckee Vacation Properties	12208 Greenwood Court
Tahoe Truckee Vacation Properties	16123 Northwoods Blvd
Tahoe Truckee Vacation Properties	12600 Bernese Lane
Tahoe Truckee Homes, Inc.	16457 Skislope Way
Tahoe Truckee Homes, Inc.	11703 Hope Court A
Tahoe Truckee Homes, Inc.	12678 Hidden Circle #3
Tahoe Truckee Homes, Inc.	13846 Herringbone Way
Tahoe Truckee Homes, Inc.	11703 Hope Court B
Tahoe Truckee Homes, Inc.	12801 Dulzura
Tahoe Truckee Homes, Inc.	10911 Skislope Way
Tahoe Truckee Homes, Inc.	11628 China Camp Road
Tahoe Truckee Homes, Inc.	11516 Saint Bernard
Tahoe Truckee Homes, Inc.	14070 Alder Creek

Business Name	Address
Tahoe Signature Properties	13823 Hansel Avenue
Tahoe Signature Properties	12864 Zurich Pl, #3
Tahoe Signature Properties	11319 Brockway Road
Tahoe Signature Properties	13336 Skiview Loop
Tahoe Signature Properties	10440 Justin Creek Rd
Tahoe Signature Properties	15697 Sherbourne Ct
Tahoe Signature Properties	10716 Ponderosa Drive
Tahoe Signature Properties	11785 Rhineland Avenue
Tahoe Signature Properties	14582 Northwoods Blvd.
Tahoe Signature Properties	15187 Wolfgang Road
Tahoe Signature Properties	10620 Boulders #2
Tahoe Signature Properties	11062 Skislope Way
Tahoe Signature Properties	11200 Sitzmark Way
Tahoe Signature Properties	13267 Muhlebach Way
Tahoe Signature Properties	16195 Pine Street
Tahoe Signature Properties	12798 Falcon Point Place
Tahoe Signature Properties	12006 Bennett Flat Road
Tahoe Signature Properties	12913 Hillside Drive
Tahoe Signature Properties	13099 Oberwald Way
Tahoe Signature Properties	11711 Hope Court, #A
Tahoe Signature Properties	10488 Heather Road
Tahoe Signature Properties	12605 Stockholm Way
Tahoe Signature Properties	11711 Baden Road
Tahoe Signature Properties	14745 Davos Drive
Tahoe Signature Properties	10144 East Jibboom St
Tahoe Signature Properties	13071 Stockholm Way
Tahoe Signature Properties	12452 Falcon Point
Tahoe Signature Properties	11755 Oslo Drive
Tahoe Signature Properties	11406 Zermatt Drive
Tahoe Signature Properties	10868 Cinnabar Way #6
Tahoe Signature Properties	12559 Bernese Lane
Tahoe Signature Properties	11865 Rhineland Avenue
Tahoe Signature Properties	12835 Northwoods
Tahoe Signature Properties	11854 Kitzbuhel Road
Tahoe Signature Properties	14115 Skislope Way
Tahoe Signature Properties	11311 Brockway Road
Tahoe Signature Properties	13992 Herringbone Way
Tahoe Resort Property Management	12778 Caleb
Tahoe Resort Property Management	12265 Brookstone Dr.
Tahoe Resort Property Management	11541 Bottcher Loop
Tahoe Resort Property Management	11315 China Camp
Tahoe Resort Property Management	11788 Saint Bernard
Tahoe Resort Property Management	11615 Kelley
Tahoe Resort Property Management	12281 Muhlebach
Tahoe Resort Property Management	12824 Hillside Drive
Tahoe Resort Property Management	12215 Saint Bernard Drive
Tahoe Resort Property Management	14478 Tyrol Road
Tahoe Resort Property Management	11259 Henness Road
Tahoe Resort Property Management	12158 Skislope Way
Tahoe Resort Property Management	10217 Winter Creek
Tahoe Resort Property Management	12871 Stockholm

Business Name	Address
Tahoe Resort Property Management	13466 Fairway Drive
Tahoe Resort Property Management	12478 Lookout Loop
Tahoe Resort Property Management	12861 Caleb
Tahoe Resort Property Management	13579 Skislope Way
Tahoe Resort Property Management	11524 Norse Ave
Tahoe Resort Property Management	14746 Davos
Tahoe Resort Property Management	11073 Meek Court
Tahoe Resort Property Management	14325 Copenhagen
Tahoe Resort Property Management	12296 Fairway
Tahoe Resort Property Management	11380 Chalet Road
Tahoe Resort Property Management	11355 Lausanne Way
Tahoe Resort Property Management	11042 Henness Road
Tahoe Resort Property Management	9932 Donner Pass Road
Tahoe Resort Property Management	12153 Schussing
Tahoe Resort Property Management	14827 Alder Creek
Tahoe Resort Property Management	13082 Skiview Loop
Tahoe Resort Property Management	14791 Slalom
Tahoe Resort Property Management	11480 Ghirard
Tahoe Resort Property Management	11320 Ghirard
Tahoe Resort Property Management	11644 Norse Avenue
Tahoe Resort Property Management	11655 Skislope Way
Tahoe Resort Property Management	15171 Wolfgang Road
Tahoe Resort Property Management	13347 Solvang
Tahoe Resort Property Management	11239 Henness Road
Tahoe Resort Property Management	14359 Skislope
Tahoe Resort Property Management	11310 Henness
Tahoe Resort Property Management	11365 China Camp Road
Tahoe Resort Property Management	13411 Fairway
Tahoe Resort Property Management	14389 Davos Drive
Tahoe Resort Property Management	14403 Skislope Way
Tahoe Resort Property Management	16415 Skislope Way
Tahoe Resort Property Management	12296 Stockholm Way
Tahoe Resort Property Management	11092 China Camp
Tahoe Resort Property Management	15166 Swiss Lane
Tahoe Resort Property Management	14920 Swiss Lane
Tahoe Resort Property Management	11259 Skislope Way
Tahoe Resort Property Management	10251 Annie's Loop
Tahoe Resort Property Management	14478 Matterhorn
Tahoe Resort Property Management	14496 Lausanne
Tahoe Rental Company	13434 Moraine Drive
Tahoe Mountain Resorts Lodging	12407 Caleb Dr
Tahoe Mountain Resorts Lodging	13490 Fairway Dr
Tahoe Mountain Resorts Lodging	12432 Villa Court
Tahoe Mountain Resorts Lodging	12157 Lookout Loop
Tahoe Mountain Resorts Lodging	12175 Lookout Loop
Tahoe Mountain Resorts Lodging	12193 Lookout Loop
Tahoe Mountain Resorts Lodging	12211 Lookout Loop
Tahoe Mountain Resorts Lodging	12229 Lookout Loop
Tahoe Mountain Resorts Lodging	12247 Lookout Loop
Tahoe Mountain Resorts Lodging	12267 Lookout Loop
Tahoe Mountain Resorts Lodging	12283 Lookout Loop

Business Name	Address
Tahoe Mountain Resorts Lodging	12303 Lookout Loop
Tahoe Mountain Resorts Lodging	12323 Lookout Loop
Tahoe Mountain Resorts Lodging	12339 Lookout Loop
Tahoe Mountain Resorts Lodging	12359 Lookout Loop
Tahoe Mountain Resorts Lodging	12381 Lookout Loop
Tahoe Mountain Resorts Lodging	12403 Lookout Loop
Tahoe Mountain Resorts Lodging	12423 Lookout Loop
Tahoe Mountain Resorts Lodging	12445 Lookout Loop
Tahoe Mountain Resorts Lodging	12581 Gold Rush Trail
Tahoe Mountain Resorts Lodging	12602 Lookout Loop
Tahoe Mountain Resorts Lodging	12622 Lookout Loop
Tahoe Mountain Resorts Lodging	12202 Lookout Loop
Tahoe Mountain Resorts Lodging	12220 Lookout Loop
Tahoe Mountain Resorts Lodging	12238 Lookout Loop
Tahoe Mountain Resorts Lodging	12258 Lookout Loop
Tahoe Mountain Resorts Lodging	12278 Frontier Trail
Tahoe Mountain Resorts Lodging	12298 Frontier Trail
Tahoe Mountain Resorts Lodging	12308 Frontier Trail
Tahoe Mountain Resorts Lodging	12328 Frontier Trail
Tahoe Mountain Resorts Lodging	12348 Frontier Trail
Tahoe Mountain Resorts Lodging	12368 Frontier Trail
Tahoe Mountain Resorts Lodging	12408 Trappers Trail
Tahoe Mountain Resorts Lodging	12428 Trappers Trail
Tahoe Mountain Resorts Lodging	12448 Trappers Trail
Tahoe Mountain Resorts Lodging	12468 Trappers Trail
Tahoe Mountain Resorts Lodging	12488 Trappers Trail
Tahoe Mountain Resorts Lodging	12508 Trappers Trail
Tahoe Mountain Resorts Lodging	12463 Lookout Loop
Tahoe Mountain Resorts Lodging	12483 Lookout Loop
Tahoe Mountain Resorts Lodging	12503 Lookout Loop
Tahoe Mountain Resorts Lodging	12458 Lookout Loop
Tahoe Mountain Resorts Lodging	12478 Lookout Loop
Tahoe Mountain Resorts Lodging	12498 Lookout Loop
Tahoe Mountain Resorts Lodging	12520 Gold Rush Trail
Tahoe Mountain Resorts Lodging	12540 Gold Rush Trail
Tahoe Mountain Resorts Lodging	12560 Gold Rush Trail
Tahoe Mountain Resorts Lodging	13170 Fairway Drive Unit 1A
Tahoe Mountain Resorts Lodging	13164 Fairway Drive Unit 1B
Tahoe Mountain Resorts Lodging	13154 Fairway Drive Unit 1C
Tahoe Mountain Resorts Lodging	13144 Fairway Drive Unit 2A
Tahoe Mountain Resorts Lodging	13136 Fairway Drive Unit 2B
Tahoe Mountain Resorts Lodging	13100 Fairway Drive Unit 3A
Tahoe Mountain Resorts Lodging	13088 Fairway Drive Unit 3B
Tahoe Mountain Resorts Lodging	13087 Fairway Drive #A
Tahoe Mountain Resorts Lodging	13087 Fairway Drive #B
Tahoe Mountain Resorts Lodging	13107 Fairway Drive Unit 5A
Tahoe Mountain Resorts Lodging	13113 Fairway Drive Unit 5B
Tahoe Mountain Resorts Lodging	13125 Fairway Drive Unit 5C
Tahoe Mountain Resorts Lodging	13139 Fairway Drive Unit 6A
Tahoe Mountain Resorts Lodging	13151 Fairway Drive Unit 6B
Tahoe Mountain Resorts Lodging	12540 Legacy Court #A

Business Name	Address
Tahoe Mountain Resorts Lodging	12540 Legacy Court #B
Tahoe Mountain Resorts Lodging	12540 Legacy Court #C
Tahoe Mountain Resorts Lodging	12570 Legacy Court #A
Tahoe Mountain Resorts Lodging	12570 Legacy Court #B
Tahoe Mountain Resorts Lodging	12588 Legacy Court #A
Tahoe Mountain Resorts Lodging	12588 Legacy Court #B
Tahoe Mountain Resorts Lodging	12596 Legacy Court #A
Tahoe Mountain Resorts Lodging	12596 Legacy Court #B
Tahoe Mountain Resorts Lodging	12601 Legacy Court #A
Tahoe Mountain Resorts Lodging	12601 Legacy Court #B
Tahoe Mountain Resorts Lodging	12601 Legacy Court #C
Tahoe Mountain Resorts Lodging	12593 Legacy Court #A
Tahoe Mountain Resorts Lodging	12593 Legacy Court #B
Tahoe Mountain Resorts Lodging	12585 Legacy Court #A
Tahoe Mountain Resorts Lodging	12585 Legacy Court #B
Tahoe Mountain Resorts Lodging	12585 Legacy Court #C
Tahoe Mountain Resorts Lodging	12595 Legacy Court #A
Tahoe Mountain Resorts Lodging	12595 Legacy Court #B
Tahoe Mountain Resorts Lodging	12557 Legacy Court #A
Tahoe Mountain Resorts Lodging	12557 Legacy Court #B
Tahoe Mountain Resorts Lodging	12557 Legacy Court #C
Tahoe Mountain Resorts Lodging	12533 Legacy Court #A
Tahoe Mountain Resorts Lodging	12533 Legacy Court #B
Tahoe Mountain Resorts Lodging	12533 Legacy Court #C
Tahoe Mountain Resorts Lodging	12802 Caleb Dr
Tahoe Mountain Resorts Lodging	12422 Villa Court
Tahoe Mountain Resorts Lodging	11655 Henness Road
Tahoe Mountain Resorts Lodging	12717 Caleb Drive
Tahoe Mountain Resorts Lodging	13326 Fairway Drive
Tahoe Mountain Resorts Lodging	11628 China Camp
Tahoe Mountain Resorts Lodging	12472 Villa Court
Tahoe Mountain Resorts Lodging	12626 Caleb Circle
Tahoe Mountain Resorts Lodging	12752 Caleb Drive
Tahoe Mountain Resorts Lodging	11272 Sutter Trail
Tahoe Mountain Resorts Lodging	11243 Sutter Trail
Tahoe Mountain Properties	14470 South Shore Drive
Tahoe Mountain Properties	11084 Tahoe Drive
Tahoe Mountain Properties	11425 Lausanne
Tahoe Mountain Properties	14123 Copenhagen
Tahoe Mountain Properties	11411 Dolomite Way #2
Tahoe Mountain Properties	11651 Oslo Drive
Tahoe Mountain Properties	11907 Oslo Drive
Tahoe Mountain Properties	14081 Copenhagen
Tahoe Mountain Properties	11968 Bennett Flat
Tahoe Mountain Properties	14429 Copenhagen
Tahoe Mountain Properties	12470 Saint Bernard
Tahoe Mountain Properties	15715 Donner Pass Rd #252
Tahoe Mountain Properties	12140 Saint Bernard
Tahoe Mountain Properties	12714 Saint Moritz
Tahoe Mountain Properties	13959 Skiview Loop
Tahoe Mountain Properties	12596 Pinnacle Loop

Business Name	Address
Tahoe Mountain Properties	12800 Northwoods Blvd #432
Tahoe Mountain Properties	14219 Hansel
Tahoe Mountain Properties	13335 Skiview Loop
Tahoe Mountain Properties	13285 Roundhill Drive
Tahoe Mountain Properties	16704 Northwoods Blvd
Tahoe Mountain Properties	11509 Lausanne Way
Tahoe Mountain Properties	14765 Alder Creek Road
Tahoe Mountain Properties	12079 Northwoods Blvd.
Tahoe Mountain Properties	12470 Bernese Lane
Tahoe Mountain Properties	15104 Donner Pass Road
Tahoe Luxury Properties	11471 Lucerne Lane
Tahoe Luxury Properties	14355 Swiss Lane
Tahoe Luxury Properties	12212 Skislope Way
Tahoe Luxury Properties	14920 Swiss Lane
Tahoe Luxury Properties	11488 Lucerne Lane
Tahoe Luxury Properties	13351 Cristallina Way
Tahoe Luxury Properties	12043 Brookstone Drive
Tahoe Luxury Properties	11575 Zermatt Dr
Tahoe Luxury Properties	11665 Tundra Drive
Tahoe Exclusive Vacation Rentals	13122 Lookout Loop
Tahoe Exclusive Vacation Rentals	12429 Settlers Lane
Tahoe Exclusive Vacation Rentals	12504 Villa Court
Tahoe Exclusive Vacation Rentals	10235 Annie's Loop
Tahoe Exclusive Vacation Rentals	11221 Sutter's Trail
Tahoe Exclusive Vacation Rentals	11292 Sutter's Trail
Tahoe Exclusive Vacation Rentals	12157 Lookout Loop
Tahoe Alpenglw Properties	14810 Slalom Way
Tahoe Alpenglw Properties	12021 Julian Way
Tahoe Alpenglw Properties	13628 Hansel Avenue
Tahoe Alpenglw Properties	14240 Skislope
Tahoe Alpenglw Properties	12364 Viking Way
Tahoe Alpenglw Properties	10332 Eton Place
Tahoe Alpenglw Properties	13121 Northwoods Blvd, Unit B
Tahoe Alpenglw Properties	14211 Herringbone Way
Tahoe Alpenglw Properties	13253 Northwoods Blvd, Unit B
Tahoe Alpenglw Properties	14819 Northwoods Blvd
Tahoe Alpenglw Properties	12541 Bear Meadow Court Unit 1
Tahoe Alpenglw Properties	13216 Oberwald Way
Tahoe Alpenglw Properties	12155 Oslo Drive
Tahoe Alpenglw Properties	11125 Spring Lane
Tahoe Alpenglw Properties	13746 Herringbone Way
Tahoe Alpenglw Properties	14715 Tyrol Road
Tahoe Alpenglw Properties	13525 Weisshorn Avenue
Tahoe Alpenglw Properties	13645 Cristallina Way
Tahoe Alpenglw Properties	15044 Wolfgang Road
Tahoe Alpenglw Properties	12630 Bernese Lane
Tahoe Alpenglw Properties	12289 Greenwood Drive
Tahoe Alpenglw Properties	12780 Parsenn Road
Tahoe Alpenglw Properties	11374 Ski Slope Way
SkyRun Vacation Rentals	13147 Pinnacle Loop
San Francisco Fly Casting Club	POB 95 (Old Hwy 40)

Business Name	Address
Rothschild & RUK Real Estate Inc	12115 Oslo Drive
Rothschild & RUK Real Estate Inc	14758 Skislope Way
River Street Inn	10009 East River Street
Richards Motel	15758 Donner Pass Road
Resort Rental LLC	13051 Fairway Drive
Resort Rental LLC	14270 Swiss Lane
Resort Rental LLC	14055 Swiss Lane
Resort Rental LLC	13326 Fairway Drive
Resort Rental LLC	13051 Fairway Drive
RedLight	10101 West River Street
Recker Consulting LLC	14800 Skislope Way
MGVR	15261 Swiss Lane
MGVR	12721 Pinnacle Loop
Martis Valley Vacation Rentals	11310 Chalet
Loch Leven Lodge	13855 Donner Pass Road
InvitedHome	12449 Stockholm Way
InvitedHome	12258 Bear Meadows Court
InvitedHome	12205 Bernese Lane
InvitedHome	11832 Hope Court
InvitedHome	13060 Oberwald Way
InvitedHome	10611 Buckhorn Ridge
InvitedHome	13347 Solvang Way
InvitedHome	13406 Northwoods
InvitedHome	15206 Swiss Lane
InvitedHome	12412 Villa Court
Inn at Truckee	11506 Deerfield Drive
HR Executive Rentals	15174 Donner Pass Road
Hampton Inn & Suites	11951 State Hwy 267
Grand Welcome	11848 Mougles Lane
Grand Welcome	14019 Ramshorn Street
Grand Welcome	13877 Gyrfalcon Street
Grand Welcome	11894 Oslo Drive
Grand Welcome	13644 Skiview Loop
Grand Welcome	14282 Herringbone Way
Grand Welcome	14266 Glacier View Drive
Grand Welcome	11385 Sitzmark Way
Grand Welcome	12885 Skislope Way
Grand Welcome	14653 Davos Drive
Grand Welcome	11805 Chateau Way
Grand Welcome	13223 Northwoods Blvd, Unit A
Grand Welcome	12514 Hillside Drive
Grand Welcome	11515 Snowpeak Way
Grand Welcome	14325 Northwoods Blvd
Grand Welcome	11420 Dolomite Way #7
Grand Welcome	13241 Davos Drive
Grand Welcome	14335 Wolfgang
Grand Welcome	16443 Skislope Way
Grand Welcome	13223 Northwoods Blvd, Unit B
Grand Welcome	14455 Alder Creek Road
Grand Welcome	15261 Swiss Lane
Grand Welcome	12345 Bernese Lane

Business Name	Address
Grand Welcome	11711 Snowpeak Way Unit 32 (#558)
Grand Welcome	11776 Schussing Way
Grand Welcome	14420 Glacier View Drive
Grand Welcome	10130 Donner Lake Road
Grand Welcome	11156 Skislope Way
Grand Welcome	14060 South Shore Drive
Grand Welcome	10296 High Street
Grand Welcome	11837 Hope Court
Grand Welcome	13766 Donner Pass Road
Grand Welcome	13374 Hansel Ave
Grand Welcome	14666 Christie Drive
Donner Lake Village	15695 Donner Pass Road
Donner Lake Realty, Inc.	14300 Donner Pass Road
Donner Lake Realty, Inc.	14270 South Shore Drive
Donner Lake Realty, Inc.	10530 Dogwood Street
Donner Lake Realty, Inc.	15530 South Shore Drive
Donner Lake Realty, Inc.	14800 South Shore Drive
Donner Lake Realty, Inc.	15450 South Shore Drive
Donner Lake Realty, Inc.	13320 Sierra Drive
Donner Lake Realty, Inc.	14926 South Shore Drive
Donner Lake Realty, Inc.	14710 South Shore Drive
Donner Lake Realty, Inc.	14220 South Shore Drive
Donner Lake Realty, Inc.	15771 Willow Street
Donner Lake Realty, Inc.	15510 South Shore Drive
Donner Lake Realty, Inc.	15160 Donner Pass Road
Donner Lake Realty, Inc.	14335 South Shore Drive
Donner Lake Realty, Inc.	15482 Donner Pass Road 41383
Donner Lake Realty, Inc.	14370 East Reed Avenue
Donner Lake Realty, Inc.	15340 South Shore Drive
Donner Lake Realty, Inc.	13130 Donner Pass Road
Donner Lake Realty, Inc.	14622 Donner Pass Road
Donner Lake Realty, Inc.	15200 West Reed Avenue
Donner Lake Realty, Inc.	16304 Ute Drive
Donner Lake Realty, Inc.	13399 Donner Pass Road #2
Donner Lake Realty, Inc.	14350 Donner Pass Road
Donner Lake Realty, Inc.	14964 Donner Pass Road
Donner Lake Realty, Inc.	14380 Donner Pass Road
Donner Lake Realty, Inc.	13403 Donner Pass Road
Donner Lake Realty, Inc.	14284 South Shore Drive
Donner Lake Realty, Inc.	10141 Tamarack Road W.
Donner Lake Realty, Inc.	16365 Ute Drive
Donner Lake Realty, Inc.	15712 Fir Street
Donner Lake Realty, Inc.	15454 Donner Pass Road #32
Donner Lake Realty, Inc.	15090 Donner Pass Road
Donner Lake Realty, Inc.	15130 Point Drive
Donner Lake Realty, Inc.	14906 South Shore Drive
Donner Lake Realty, Inc.	13720 Mogul Way
Donner Lake Realty, Inc.	15512 Donner Pass Road 41277
Donner Lake Realty, Inc.	15020 Donner Pass Road
Donner Lake Realty, Inc.	16153 wolfe Drive
Donner Lake Realty, Inc.	14460 East Reed Avenue

Business Name	Address
Donner Lake Realty, Inc.	15580 South Shore Drive
Donner Lake Realty, Inc.	14480 Donner Pass Road
Donner Lake Realty, Inc.	14389 East Reed Avenue
Donner Lake Realty, Inc.	15354 Donner Pass Road
Donner Lake Realty, Inc.	15729 Fir Street
Donner Lake Realty, Inc.	10544 Larch Street
Donner Lake Realty, Inc.	15492 Donner Pass Road #14
Donner Lake Realty, Inc.	16001 Tamarack Road East
Donner Lake Realty, Inc.	10340 Aspen Street
Donner Lake Realty, Inc.	16581 Fawn Street
Donner Lake Realty, Inc.	13579 Donner Pass Road
Donner Lake Realty, Inc.	14210 Donner Pass Road
Donner Lake Realty, Inc.	16570 Salmon Street
Donner Lake Realty, Inc.	16191 Old Highway Drive
Donner Lake Realty, Inc.	15186 South Shore Drive
Donner Lake Realty, Inc.	14470 Donner Pass Road
Donner Lake Realty, Inc.	13649 Olympic Drive
Donner Lake Realty, Inc.	16173 Ute Drive
Donner Lake Realty, Inc.	10092 Summit Drive
Donner Lake Realty, Inc.	15468 Donner Pass Road #28
Donner Lake Realty, Inc.	15440 West Reed Avenue
Donner Lake Realty, Inc.	11499 Chalet Road
Donner Lake Realty, Inc.	15088 Point Drive
Donner Lake Realty, Inc.	15320 West Reed Avenue
Donner Lake Realty, Inc.	13620 Donner Pass Road
Donner Lake Realty, Inc.	15701 South Shore Drive
Donner Lake Realty, Inc.	10101 Gregory Place
Donner Lake Realty, Inc.	15094 Point Drive
Donner Lake Realty, Inc.	15698 Spruce Street
Donner Lake Realty, Inc.	16554 Fawn Street
Donner Lake Realty, Inc.	14537 South Shore Drive
Donner Lake Realty, Inc.	10316 Washoe Road
Donner Lake Realty, Inc.	16211 Old Highway Drive
Donner Lake Realty, Inc.	15675 South Shore Drive
Donner Lake Realty, Inc.	14156 Donner Pass Road
Donner Lake Realty, Inc.	15666 Pine Street
Donner Lake Realty, Inc.	15118 Donner Pass Road
Donner Lake Realty, Inc.	15494 Donner Pass Road, Unit #13
Donner Lake Realty, Inc.	14060 South Shore Drive
Donner Lake Realty, Inc.	15359 Cedar Point Drive
Donner Lake Realty, Inc.	15675 Donner Pass Road
Donner Lake Realty, Inc.	16594 Fawn Street
Donner Lake Realty, Inc.	15458 Donner Pass Road Unit #34
Donner Lake Realty, Inc.	13160 Donner Pass Road
Donner Lake Realty, Inc.	15462 Donner Pass Road #29
Donner Lake Inn	10070 Gregory Place
Criterion Properties Inc	15752 Northwoods Blvd
Criterion Properties Inc	12050 Viking Way
Criterion Properties Inc	11262 Comstock Drive
Criterion Properties Inc	13054 Davos Drive
Criterion Properties Inc	11422 Mougles Lane

Business Name	Address
Criterion Properties Inc	14612 Davos Drive
Criterion Properties Inc	10528 Mougles Lane
CPM	11358 Chalet Road
Best Western Plus	11331 Brockway Road
(no business name)	14710 Skislope Way
(no business name)	12996 Pinnacle Loop
(no business name)	14156 South Shore Drive
(no business name)	14854 Donner Pass Road
(no business name)	13059 Donner Pass Road
(no business name)	15755 Pine Street
(no business name)	10557 Fox Mead Lane
(no business name)	14168 Tyrol Rd
(no business name)	13497 Heidi Way
(no business name)	11591 Snowpeak Way #223
(no business name)	15520 South Shore Drive
(no business name)	15224 Donner Pass Road
(no business name)	12898 Roundhill Drive
(no business name)	14570 Hansel Avenue
(no business name)	14354 Wolfgang
(no business name)	12007 Kitzbuhel
(no business name)	12437 Lausanne Way
(no business name)	15580 South Shore Drive
(no business name)	15244 South Shore Drive
(no business name)	11423 Lucerne Lane
(no business name)	13130 Donner Pass Road
(no business name)	14228 Donner Pass Road
(no business name)	12368 Springbrook Place
(no business name)	16550 Salmon Street
(no business name)	16367 Northwoods Blvd.
(no business name)	11240 Skislope Way
(no business name)	13790 Skiview Loop
(no business name)	11563 Snowpeak Way, #645
(no business name)	14935 Wolfgang
(no business name)	15450 South Shore Drive
(no business name)	15723 South Shore Drive
(no business name)	10061 Donner Trail Road
(no business name)	15270 South Shore Drive
(no business name)	16664 Skislope Way
(no business name)	10036 Summit Drive
(no business name)	13217 Hillside Dr
(no business name)	14696 Skislope Way
(no business name)	14212 Herringbone Way
(no business name)	12974 Pinnacle Loop
(no business name)	11684 Norse Ave
(no business name)	14276 Northwoods Blvd
(no business name)	13172 Skiview Loop
(no business name)	14122 Swiss Lane
(no business name)	15189 Skislope Way
(no business name)	13410 Cristallina Way
(no business name)	13835 Donner Pass Road
(no business name)	13679 Skislope Way

Business Name	Address
(no business name)	14658 Swiss Lane
(no business name)	13182 Oberwald Way
(no business name)	14328 Tyrol Road
(no business name)	11741 Oslo Dr
(no business name)	11627 Zermatt
(no business name)	12947 Hansel Avenue
(no business name)	11030 Skislope Way
(no business name)	11513 Snowpeak Way, #603
(no business name)	11591 Snowpeak Way, Unit 24
(no business name)	11500 Chalet Road
(no business name)	13639 Hillside Drive
(no business name)	12279 Schussing Way
(no business name)	13648 Heidi Way
(no business name)	12152 Nuthatch Ct
(no business name)	15364 Donner Pass Road
(no business name)	12169 Viking Way
(no business name)	11551 Lausanne Way
(no business name)	15424 Donner Pass Road
(no business name)	11637 Dolomite Way #2
(no business name)	11834 Chalet Road
(no business name)	11473 Norse Ave
(no business name)	11961 Muhlebach Way
(no business name)	11290 Northwoods Blvd #5
(no business name)	12334 Viking Way
(no business name)	16040 Eder Court
(no business name)	11531 Baden Rd
(no business name)	10895 Whitehorse Rd.
(no business name)	12740 Falcon Point Place
(no business name)	12297 Bernese Lane
(no business name)	15715 Donner Pass Road #253
(no business name)	14680 Copenhagen Drive
(no business name)	11249 Northwoods Blvd #4
(no business name)	11815 Northwoods Blvd.
(no business name)	10207 Shore Pine Road
(no business name)	14217 Alder Creek Road
(no business name)	12724 Muhlebach Way
(no business name)	12709 Parker Rd
(no business name)	13631 Northwoods Blvd.
(no business name)	15113 Northwoods Blvd.
(no business name)	16359 Skislope Way
(no business name)	11769 Baden Rd
(no business name)	13999 Northwoods Blvd.
(no business name)	14840 Alder Creek
(no business name)	12320 Prosser Dam Road
(no business name)	13659 Skislope Way
(no business name)	11591 Snowpeak Way, Unit 305
(no business name)	12908 Skislope Way
(no business name)	13949 Copenhagen Drive
(no business name)	11574 Dolomite Way, Unit 2
(no business name)	14626 Swiss Lane
(no business name)	11383 Northwoods Blvd.

Business Name	Address
(no business name)	10647 Mougles Lane
(no business name)	11881 Skislope Way
(no business name)	14136 Davos Drive
(no business name)	10271 Thomas Drive
(no business name)	11855 Northwoods Blvd.
(no business name)	14431 Swiss Lane
(no business name)	10069 Riverside Drive
(no business name)	12036 Pine Forest Road
(no business name)	11591 Snowpeak Way #410
(no business name)	14217 Glacier View Drive
(no business name)	14970 Alder Creek Road
(no business name)	10186 Washoe Road
(no business name)	13837 Skislope Way
(no business name)	10283 White Fir Road
(no business name)	11941 Northwoods Blvd.
(no business name)	13552 Davos Drive
(no business name)	15439 Northwoods Blvd.
(no business name)	16564 Fawn St.
(no business name)	13977 Copenhagen
(no business name)	13546 Heidi Way
(no business name)	12758 Solvang Way
(no business name)	15739 Fir St
(no business name)	14564 Alder Creek Rd
(no business name)	13573 Weisshorn Ave
(no business name)	12119 Brookstone Dr.
(no business name)	11731 Skislope Way
(no business name)	12417 Sierra Drive
(no business name)	10363 Red Fir Rd
(no business name)	12812 Zurich Place #3
(no business name)	13862 Swiss Lane
(no business name)	11439 Lausanne Way
(no business name)	12031 Skislope Way
(no business name)	11323 Brockway Road
(no business name)	10601 Boulders, Unit 7
(no business name)	11710 Sitzmark Way
(no business name)	14436 Swiss Lane
(no business name)	12091 Mougles Lane
(no business name)	12494 Saint Bernard
(no business name)	13581 Hansel Avenue
(no business name)	12331 Bennett Flat Road
(no business name)	14237 Pathway Ave
(no business name)	12575 Northwoods Blvd. #4
(no business name)	16055 Eder Court
(no business name)	11204 Bolzano Drive
(no business name)	16950 Northwoods Blvd.
(no business name)	16023 Eder Court
(no business name)	14352 Glacier View Drive
(no business name)	12203 Viking Way
(no business name)	11089 Beacon Road
(no business name)	12292 Brookstone Dr.
(no business name)	12697 Skiview Loop

Business Name	Address
(no business name)	13891 Alder Creek Rd
(no business name)	11598 Lausanne Way
(no business name)	16125 Pine Street
(no business name)	16582 Northwoods Blvd.
(no business name)	13879 Copenhagen Dr
(no business name)	13455 Moraine Road
(no business name)	14136 Ramshorn Street
(no business name)	12966 Hansel Avenue
(no business name)	10260 Donner Pass Road
(no business name)	13435 Weisshorn Ave
(no business name)	13927 Ramshorn Street
(no business name)	13675 Moraine Road
(no business name)	11516 Lucerne Lane
(no business name)	15718 Spruce Street
(no business name)	12948 Falcon Point Place
(no business name)	13289 Skislope Way
(no business name)	10061 East River Street
(no business name)	13984 Skiview Loop
(no business name)	11776 Bennett Flat Road
(no business name)	12685 Northwoods Blvd #3
(no business name)	13080 Hillside Drive
(no business name)	13412 Solvang Way
(no business name)	11797 Northwoods Blvd
(no business name)	15474 Donner Pass Road
(no business name)	12841 Muhlebach Way
(no business name)	14042 Tyrol Road
(no business name)	13352 Donner Pass Road
(no business name)	14621 Pioneer Drive
(no business name)	12678 Skislope Way
(no business name)	12565 Settlers Lane
(no business name)	14529 East Reed Avenue
(no business name)	14124 Glacier View Drive
(no business name)	14013 Tyrol Road
(no business name)	13089 Solvang Way
(no business name)	10885 Cinnabar Way #2
(no business name)	10890 Cinnabar Way #5
(no business name)	14279 East Reed Avenue
(no business name)	12503 Caleb Drive
(no business name)	14124 Ramshorn Street
(no business name)	12800 Northwoods Blvd Unit D
(no business name)	13644 Hansel Avenue
(no business name)	14695 Denton Avenue
(no business name)	12250 Snowpeak Way
(no business name)	16202 Old Highway Drive
(no business name)	16940 Glenshire Drive
(no business name)	10305 Aspen Street
(no business name)	12172 Sierra Drive
(no business name)	13077 Northwoods Blvd
(no business name)	11731 Hope Court #B
(no business name)	11391 Sitzmark Way
(no business name)	11701 Alder Drive

Business Name	Address
(no business name)	11680 Kitzbuhel road
(no business name)	12882 Falcon Point Place
(no business name)	10183 Palisades Drive #4
(no business name)	11910 Coburn Drive
(no business name)	16253 Wolfe Drive
(no business name)	12811 Solvang Way
(no business name)	12955 Stockholm Way
(no business name)	16073 Northwoods Blvd
(no business name)	10046 Floriston Court
(no business name)	11970 Rhineland Avenue
(no business name)	10591 Belford Place
(no business name)	15137 Alder Creek Road
(no business name)	12257 Bernese Lane
(no business name)	12929 Filly Lane
(no business name)	10105 South River Street
(no business name)	10060 Donner Lake Road
(no business name)	12925 Pinnacle Loop
(no business name)	16323 Skislope Way
(no business name)	11213 Sitzmark Way
(no business name)	12174 Brookstone Drive
(no business name)	14677 Alder Creek Road
(no business name)	11436 Rhineland Ave
(no business name)	12531 Pine Forest Road
(no business name)	12352 Saint Bernard Drive
(no business name)	11734 Cedar Trail
(no business name)	11495 Saint Bernard Street
(no business name)	14021 Swiss Lane
(no business name)	16919 Skislope Way
(no business name)	12420 Muhlebach Way
(no business name)	10890 Cinnabar Way
(no business name)	12535 Saint Moritz Lane
(no business name)	11541 Dolomite Way #2
(no business name)	11470 Lockwood Drive
(no business name)	11805 Oslo Drive
(no business name)	12058 Brookstone
(no business name)	12378 Saint Bernard Drive
(no business name)	16680 Skislope Way #1
(no business name)	11706 Mougle Lane
(no business name)	15051 Alder Creek Rd
(no business name)	14556 Hansel Avenue
(no business name)	11692 Highland Ave
(no business name)	11262 Bennett Flat Road
(no business name)	14695 Wolfgang Road
(no business name)	15556 Kent Drive
(no business name)	12824 Bernese Lane
(no business name)	14657 Tyrol Road
(no business name)	11129 Northwoods Blvd
(no business name)	11378 Ridge Road
(no business name)	11021 Royal Crest
(no business name)	10251 East River Street
(no business name)	12513 Hillside Drive

Business Name	Address
(no business name)	13992 Copenhagen Drive
(no business name)	12056 Pine Forest Road
(no business name)	14221 Copenhagen Drive
(no business name)	11590 Schussing Way
(no business name)	12291 Viking Way
(no business name)	12335 Brookstone Ext
(no business name)	10655 Snowberry Rd (Apt)
(no business name)	10214 High Street
(no business name)	11619 Norse Ave
(no business name)	14351 Glacier View Drive
(no business name)	12456 Viking Way
(no business name)	11820 Brookstone Drive
(no business name)	12725 Rainbow Drive
(no business name)	11591 Snowpeak Way #46
(no business name)	11817 Chateau Way
(no business name)	14205 Swiss Lane
(no business name)	16060 Eder Court
(no business name)	12812 Zurich Place #1
(no business name)	15514 Donner Pass Rd
(no business name)	15264 West Reed Ave
(no business name)	12704 Lee Road
(no business name)	12011 Oslo Drive
(no business name)	12853 Northwoods Blvd
(no business name)	11530 Dolomite Way #3
(no business name)	12940 Stockholm Way
(no business name)	13251 Northwoods Blvd, Unit B
(no business name)	14050 Hansel Avenue
(no business name)	14521 Davos Drive
(no business name)	12650 Caleb Drive
(no business name)	14386 Hansel Avenue
(no business name)	12677 Pinnacle Loop
(no business name)	14742 Skislope Way
(no business name)	13292 Fairway Drive
(no business name)	11031 Skislope Way
(no business name)	12477 Snowpeak Way
(no business name)	10798 Laurelwood Drive
(no business name)	10300 Martis Valley Rd
(no business name)	12211 Highland Ave
(no business name)	16418 Skislope Way #2
(no business name)	11115 Sitzmark Way
(no business name)	11715 Old Mill Road
(no business name)	12958 Pinnacle Loop
(no business name)	13474 Moraine Road
(no business name)	13350 Moraine Road
(no business name)	10530 Manchester Drive
(no business name)	11722 Laurel Court
(no business name)	11545 Sitzmark Way
(no business name)	12315 Skislope Way
(no business name)	11426 Baden Road
(no business name)	10301 Donner Trail Road
(no business name)	12385 Sierra Drive

Business Name	Address
(no business name)	10195 Red Fir Road
(no business name)	11854 Kitzbuhel Road
(no business name)	11475 Bennett Flat Road
(no business name)	11940 Sitzmark Way
(no business name)	11414 Chamonix Road
(no business name)	10405 Whitetail Lane
(no business name)	12617 Bear Meadows Court
(no business name)	10060 Keiser Avenue
(no business name)	12482 Union Mills Road
(no business name)	12850 Lookout Circle
(no business name)	10941 Jacobs Court
(no business name)	10015 Rock Street
(no business name)	10363 Olympic Blvd
(no business name)	15889 South Shore Drive
(no business name)	10083 Winter Creek Loop
(no business name)	10581 Heather Road
(no business name)	11832 Hope Court Unit B
(no business name)	13925 Skislope Way
(no business name)	10331 Winter Creek Loop
(no business name)	14362 Davos Drive
(no business name)	16395 Northwoods Blvd
(no business name)	11832 Baden Road
(no business name)	12139 Pine Forest Road
(no business name)	10620 Boulders Road #6
(no business name)	10541 Red Fir Road
(no business name)	10541 Winter Creek Loop
(no business name)	10285 Red Fir Road
(no business name)	10144 Winter Creek Loop
(no business name)	13110 Pinnacle Loop
(no business name)	10234 Whitetail Lane
(no business name)	11039 Evergreen Circle
(no business name)	14170 Swiss Lane
(no business name)	11022 Meek Court
(no business name)	12490 Bernese Lane
(no business name)	10230 Donner Pass Road
(no business name)	11790 Mougale Lane
(no business name)	11589 Snowpeak Way #103
(no business name)	10016 Keiser Ave
(no business name)	12064 Kitzbuhel Road
(no business name)	13164 Oberwald Way
(no business name)	13638 Heidi Way
(no business name)	12645 Pinnacle Loop
(no business name)	13053 Northwoods Ave #1
(no business name)	11626 White Fir Trail
(no business name)	13512 Hansel Avenue
(no business name)	14612 Hansel Avenue
(no business name)	12018 Bavarian Way
(no business name)	10134 Michael's Way
(no business name)	16090 Pine Street
(no business name)	12794 Northwoods Blvd #417
(no business name)	14806 Davos Drive

Business Name	Address
(no business name)	15599 Sudsbury Circle
(no business name)	11789 Mougles Lane
(no business name)	11938 Mougles Lane
(no business name)	13624 Donner Pass Road
(no business name)	15085 Alder Creek Road
(no business name)	11527 Dolomite Way #2
(no business name)	13144 Skiview Loop
(no business name)	12424 Poppy Lane
(no business name)	10630 Torrey Pine Road
(no business name)	13515 Donner Pass Road
(no business name)	11870 Muhlebach Way #1
(no business name)	15659 Cottonwood
(no business name)	15525 South Shore Drive
(no business name)	11860 Oslo Drive
(no business name)	10854 Star Pine Road
(no business name)	11513 Skislope Way
(no business name)	10145 Surry Place
(no business name)	13650 Donner Pass Road
(no business name)	12546 Saint Bernard
(no business name)	15420 South Shore Drive
(no business name)	11661 Snowpeak Way #521
(no business name)	14314 Hansel Avenue
(no business name)	14367 Northwoods Drive
(no business name)	10360 Martis Valley Road
(no business name)	12096 Ski Run Road
(no business name)	10245 Stoneridge Dr #201
(no business name)	13733 Heidi Way
(no business name)	10062 High Street
(no business name)	13278 Hansel Avenue
(no business name)	11591 Snowpeak
(no business name)	15862 Summit Court
(no business name)	13389 Donner Pass Road
(no business name)	12911 Pinnacle Loop
(no business name)	12500 Rainbow Drive
(no business name)	12655 Madrone Lane
(no business name)	11623 Dolomite Way #4
(no business name)	10554 Martis Valley Road
(no business name)	13147 Solvang Way
(no business name)	12516 Schussing Way
(no business name)	11369 Bennett Flat Road
(no business name)	11924 Cavern Way
(no business name)	10160 East Jibboom Street
(no business name)	11255 Beacon Road
(no business name)	14152 Northwoods Blvd
(no business name)	14825 Denton Avenue
(no business name)	14258 Glacier View Drive
(no business name)	11992 Bernese Lane
(no business name)	14521 Wolfgang Road
(no business name)	16602 Northwoods Blvd
(no business name)	14401 Alder Creek Road
(no business name)	13097 Pinnacle Loop

Business Name	Address
(no business name)	10658 Royal Crest
(no business name)	11940 Rhineland Ave
(no business name)	13091 Hansel Avenue
(no business name)	11235 Northwoods Blvd #1
(no business name)	11382 Bennett Flat Road
(no business name)	13493 Hansel Avenue
(no business name)	11389 Purple Sage Road
(no business name)	12809 Muhlebach Way
(no business name)	10285 Winter Creek Loop
(no business name)	14264 Copenhagen
(no business name)	10102 Reynold Way
(no business name)	14611 Alder Creek Road
(no business name)	11821 Bottcher Loop
(no business name)	15400 South Shore Drive
(no business name)	15180 Northwoods Blvd
(no business name)	12296 Telemark Place
(no business name)	13837 Copenhagen Drive
(no business name)	12295 Lemon Court
(no business name)	13775 Herringbone Way
(no business name)	14120 Northwoods Blvd
(no business name)	13281 Donner Pass Road
(no business name)	12824 Zurich Place #3
(no business name)	14873 Donnington Lane
(no business name)	11514 Zermatt Drive
(no business name)	11216 Tamarack Way
(no business name)	14475 Tyrol Road
(no business name)	12820 Dulzura Street
(no business name)	10331 Sugar Pine Road
(no business name)	12757 Peregrine Drive
(no business name)	12975 Skislope Way
(no business name)	14990 Donner Pass Road
(no business name)	10125 Riverside Drive
(no business name)	11591 Snowpeak Way #405
(no business name)	10165 Evensham Place
(no business name)	10064 South East River Street
(no business name)	13490 Donner Pass Road
(no business name)	14480 East Reed Avenue
(no business name)	10090 The Strand
(no business name)	11669 Nordic Ln
(no business name)	10139 Palisades Drive, Unit 1
(no business name)	13137 Northwoods Blvd, Ste 4
(no business name)	14045 Gyrfalcon Street
(no business name)	14997 Wolfgang Road
(no business name)	13749 Swiss Lane
(no business name)	12500 Lausanne Way
(no business name)	12397 Greenleaf Way
(no business name)	14905 Wolfgang Road
(no business name)	10339 Worchester Circle
(no business name)	13073 Northwoods Blvd.
(no business name)	10079 Keiser Ave #8
(no business name)	12922 Filly Lane

Business Name	Address
(no business name)	14580 Copenhagen Drive
(no business name)	10179 Laburnham Circle
(no business name)	13103 Falcon Point Place
(no business name)	11619 Kayhoe Ct
(no business name)	12810 Dulzura Street
(no business name)	11669 Lausanne Way
(no business name)	13615 Edelweiss Pl
(no business name)	12742 Palisade Street
(no business name)	12214 Schussing Way
(no business name)	11808 Chalet Road
(no business name)	11599 Munich Drive
(no business name)	14741 Tyrol Road
(no business name)	11840 Ghirard Road
(no business name)	13545 Weisshorn Ave
(no business name)	11551 Snowpeak Way #633
(no business name)	15961 Northwoods Boulevard
(no business name)	14585 Denton Avenue
(no business name)	10434 Saint James Place
(no business name)	11045 Alder Drive
(no business name)	10268 Manchester Drive
(no business name)	16901 Northwoods Blvd
(no business name)	10053 South River Street
(no business name)	10051 Riverside Drive
(no business name)	12226 Skislope Way
(no business name)	11403 Northwoods Blvd Unit 4
(no business name)	10866 Cheyenne Way
(no business name)	13498 Heidi Way
(no business name)	12754 Zurich Place
(no business name)	14873 Royal Way
(no business name)	12721 Bernese Lane
(no business name)	11311 Purple Sage Road
(no business name)	10917 Cinnabar Way #1
(no business name)	11742 Bull Pine Trail
(no business name)	16359 Northwoods Blvd
(no business name)	13321 Moraine Road
(no business name)	10356 Donner Pass Road
(no business name)	11119 Dorchester Drive
(no business name)	13493 Skiview Loop
(no business name)	10068 Olympic Blvd
(no business name)	14081 Gyrfalcon Street
(no business name)	16180 Oxford Circle
(no business name)	14371 Hansel Avenue
(no business name)	13722 Northwoods Blvd
(no business name)	12266 Rainbow Drive
(no business name)	11290 Northwoods, Unit 2
(no business name)	11880 Bennett Flat Road
(no business name)	11160 Tahoe Drive
(no business name)	11537 Snowpeak Way #627
(no business name)	12681 Skiview Loop
(no business name)	12518 Bernese Lane
(no business name)	12189 Greenleaf Way

Business Name	Address
(no business name)	12901 Northwoods Blvd
(no business name)	16116 Northwoods Blvd
(no business name)	12530 Pinnacle Loop
(no business name)	11141 Spring lane
(no business name)	13314 Roundhill Drive
(no business name)	12306 Viking Way
(no business name)	10535 Snowshoe Circle
(no business name)	12488 Schussing Way
(no business name)	14576 Christie Lane
(no business name)	12392 Springbrook Place
(no business name)	12471 Northwoods Blvd.
(no business name)	11335 Alder Drive
(no business name)	12409 Bernese Lane
(no business name)	14538 Tyrol
(no business name)	14610 Donner Pass Road
(no business name)	14506 Swiss Lane
(no business name)	12869 Sierra Drive
(no business name)	11075 Star Pine Road
(no business name)	15460 Donner Pass Road
(no business name)	12760 Bernese Lane
(no business name)	12770 Greenwood Drive
(no business name)	13080 Solvang Way
(no business name)	12440 Muhlebach Way
(no business name)	11370 Forest Lane
(no business name)	12798 Northwoods, Apt 428
(no business name)	13418 Heidi Way
(no business name)	13880 Copenhagen
(no business name)	10012 Chelsea Place
(no business name)	13366 Skiview Loop
(no business name)	10565 Wintercreek Loop
(no business name)	14128 Hansel Avenue
(no business name)	11685 Kelley Drive
(no business name)	15070 Alder Creek Road. Unit #6
(no business name)	10520 East Alder Creek Rd
(no business name)	12255 Sierra Drive
(no business name)	10504 Laurelwood Dr
(no business name)	10128 E Street
(no business name)	10207 Palisades, Unit 1
(no business name)	13820 Donner Pass Road
(no business name)	16355 Northwoods Blvd
(no business name)	12686 Zurich Place #3
(no business name)	13400 Heidi Way
(no business name)	11750 Snowpeak Way
(no business name)	13878 Hansel Avenue
(no business name)	10890 Cinnabar Way
(no business name)	10245 Stoneridge Drive #101
(no business name)	5055 Davos Drive
(no business name)	13109 Hillside Drive
(no business name)	10530 Heather Road
(no business name)	12438 Springbrook Place
(no business name)	13012 Davos Drive

Business Name	Address
(no business name)	13907 Copenhagen Drive
(no business name)	10266 Winter Creek Loop
(no business name)	10046 Winter Creek Loop
(no business name)	10981 Royal Crest Drive
(no business name)	12030 Mougler Lane
(no business name)	12102 Viking Way
(no business name)	13066 Roundhill Drive
(no business name)	10083 Reynold Way
(no business name)	11451 Ghirard Road
(no business name)	14090 Northwoods Blvd
(no business name)	13921 Hansel Ave
(no business name)	12333 Skislope Way
(no business name)	13629 Edelweiss Pl, Truckee
(no business name)	11434 Oslo Drive
(no business name)	10425 Martis Valley Road
(no business name)	10579 Rosa Court
(no business name)	13291 Moraine Road
(no business name)	12516 Villa Court
(no business name)	11902 Chateau Way
(no business name)	14252 Alder Creek Rd
(no business name)	16873 Northwoods Blvd
(no business name)	10841 Cinnabar Way
(no business name)	12077 Skislope Way
(no business name)	13232 Hansel Avenue
(no business name)	14182 Tyrol Road
(no business name)	10438 Martis Valley Road
(no business name)	11664 Rhineland Avenue
(no business name)	13921 Skiview Loop
(no business name)	11633 Snowpeak Way
(no business name)	11441 Northwoods Blvd
(no business name)	13711 Cristallina Way
(no business name)	15171 Berkshire Circle
(no business name)	10219 Washoe Road
(no business name)	12745 Skiview Loop
(no business name)	13945 Davos Drive
(no business name)	14667 Davos Drive
(no business name)	12277 Brookstone Drive
(no business name)	11675 Zermatt Drive
(no business name)	13165 Moraine Road
(no business name)	11375 Northwoods Blvd
(no business name)	11733 Rhineland Avenue
(no business name)	16109 Old Highway Drive
(no business name)	12823 Falcon Point Place
(no business name)	12831 Stockholm Way
(no business name)	16388 Skislope Way #2
(no business name)	15284 Donner Pass Road
(no business name)	13611 Olympic Drive
(no business name)	15631 Archery View
(no business name)	12650 Caleb Drive
(no business name)	11539 Chalet Road
(no business name)	15624 Alder Creek Road

Business Name	Address
(no business name)	10159 Riverside Drive
(no business name)	13946 Davos Drive
(no business name)	14276 Tyrol Road
(no business name)	11281 Northwoods Blvd
(no business name)	14317 Alder Creek Road
(no business name)	12744 Solvang Way
(no business name)	16315 Old Hwy Drive
(no business name)	11090 Sitzmark Way
(no business name)	10037 East River Street
(no business name)	13369 Cristallina Way
(no business name)	13768 Hansel Avenue
(no business name)	10040 Alder Creek Road
(no business name)	11709 Lausanne Way
(no business name)	12155 Saint Bernard Drive
(no business name)	11251 Ghirard Road
(no business name)	12093 Pine Forest Road
(no business name)	12461 Bernese Lane
(no business name)	14048 Skiview Loop
(no business name)	14065 Copenhagen Drive
(no business name)	14121 Herringbone Way
(no business name)	11529 Snowpeak Way
(no business name)	12781 Pinnacle Loop
(no business name)	14385 South Shore Drive
(no business name)	11420 Dolomite Way
(no business name)	13577 Moraine Road
(no business name)	11149 Henness Road
(no business name)	14506 Tyrol Road
(no business name)	12810 Boca Street
(no business name)	11963 Lamplighter Way
(no business name)	14015 Northwoods Blvd
(no business name)	11591 Snowpeak Way
(no business name)	12744 Skiview Loop
(no business name)	14770 Slalom Way
(no business name)	11537 Snowpeak Way
(no business name)	15489 South Shore Drive
(no business name)	14259 Alder Creek Road
(no business name)	13978 Pathway Avenue
(no business name)	14251 Tyrol Road
(no business name)	12865 Skiview Loop
(no business name)	13641 Pathway Avenue
(no business name)	10249 Annies Loop
(no business name)	12165 Snowpeak Way
(no business name)	12454 Skislope Way
(no business name)	11227 Bolzano Drive
(no business name)	11511 Oslo Drive
(no business name)	11717 Snowpeak Way, #564
(no business name)	10868 Cinnabar Way
(no business name)	11928 Chamonix Road
(no business name)	15619 Northwoods Blvd
(no business name)	11386 Zermatt Drive
(no business name)	15438 Northwoods Blvd

Business Name	Address
(no business name)	12943 Hillside Drive
(no business name)	13186 Hillside Drive
(no business name)	13948 Skislope Way
(no business name)	12014 Lamplighter Way
(no business name)	12259 Northwoods Blvd
(no business name)	13908 Skiview Loop
(no business name)	13444 Davos Drive
(no business name)	16288 Northwoods Blvd
(no business name)	13569 Davos Drive
(no business name)	11776 Schussing Way
(no business name)	14514 Hansel Avenue
(no business name)	13200 Hansel Avenue
(no business name)	10495 Lenelle Lane
(no business name)	13426 Hillside Drive
(no business name)	11485 Rocky Lane
(no business name)	11521 Snowpeak Way, Unit 612
(no business name)	10437 Reynold Way
(no business name)	11515 Saint Bernard Drive
(no business name)	11591 Snowpeak Way
(no business name)	11685 Snowpeak Way
(no business name)	10196 Winter Creek Loop
(no business name)	12416 Bern Way
(no business name)	11667 Snowpeak Way
(no business name)	11263 Northwoods Blvd #4
(no business name)	11749 Snowpeak Way
(no business name)	11649 Bennett Flat Road
(no business name)	12622 Hillside Drive
(no business name)	16074 Northwoods Blvd
(no business name)	14047 Pathway Ave
(no business name)	15595 Northwoods Blvd
(no business name)	14183 Northwoods Blvd
(no business name)	14422 Davos Drive
(no business name)	11589 Snowpeak Way
(no business name)	14107 Saint Croix Way
(no business name)	11701 Kayhoe Court
(no business name)	10155 Pine Cone Road
(no business name)	11581 Mougles Lane
(no business name)	11249 Northwoods Blvd.
(no business name)	12849 Palisade Street
(no business name)	12841 Northwoods Blvd
(no business name)	11247 Sitzmark
(no business name)	10131 West River Street
(no business name)	12671 Saint Moritz Lane
(no business name)	15850 Northwoods Blvd.
(no business name)	11403 Northwoods, Unit 1
(no business name)	14607 Copenhagen Drive
(no business name)	14309 Glacier View Drive
(no business name)	12742 Hidden Circle #3
(no business name)	14239 Tyrol Road
(no business name)	12541 Bear Meadows Court #2
(no business name)	14012 Herringbone Way

Business Name	Address
(no business name)	11589 Snowpeak Way, #112
(no business name)	12356 Springbrook Place
(no business name)	11884 Saint Bernard Drive
(no business name)	12002 Mogle Lane
(no business name)	12799 Northwoods Blvd, #3
(no business name)	12450 Snowpeak Way
(no business name)	11828 Kitzbuhel Road
(no business name)	13327 Muhlebach Way
(no business name)	13212 Roundhill Drive
(no business name)	13938 Herringbone Way
(no business name)	11204 Bennett Flat Road
(no business name)	11977 Oslo Drive
(no business name)	15745 South Shore Drive
(no business name)	12967 Northwoods Blvd, Unit 3
(no business name)	13655 Pathway Avenue
(no business name)	14125 Alder Creek Road
(no business name)	12163 Mogle Lane
(no business name)	14278 Copenhagen Drive
(no business name)	11591 Chamonix Road
(no business name)	12470 Skislope way
(no business name)	11728 Oslo Drive
(no business name)	15724 Alder Creek Road
(no business name)	11014 Skislope Way
(no business name)	10268 Thomas Drive
(no business name)	11886 Lausanne Way
(no business name)	14075 Herringbone Way
(no business name)	14466 Alder Creek Road
(no business name)	12935 Skiview Loop
(no business name)	11410 Skislope Way
(no business name)	10467 Stone Pine Road
(no business name)	11940 Lariat Lane
(no business name)	10564 Whiskey Jack Court
(no business name)	14234 Glacier View Road
(no business name)	15565 Northwoods Blvd
(no business name)	11870 Muhlebach Way
(no business name)	16133 Skislope Way
(no business name)	11151 Innsbruck Avenue
(no business name)	11661 Snowpeak Way, Unit 520
(no business name)	11429 Dolomite Way, Unit 2
(no business name)	11852 Hope Court, Unit A
(no business name)	15262 Swiss Lane
(no business name)	12349 Skislope Way
(no business name)	12023 Rainbow Drive
(no business name)	16922 Glenshire Drive
(no business name)	14612 Alder Creek Road
(no business name)	14123 Glacier View Drive
(no business name)	11916 State Highway 89
(no business name)	10505 Martis Valley Road
(no business name)	10889 Skislope Way
(no business name)	12713 Muhlebach Way
(no business name)	11673 Snowpeak Way, Unit 530

Business Name	Address
(no business name)	10341 Jeffrey Way
(no business name)	13281 Moraine Road
(no business name)	14398 Northwoods Blvd.
(no business name)	11869 Northwoods Blvd.
(no business name)	11735 Lausanne Way
(no business name)	16087 Northwoods Blvd.
(no business name)	12303 Snowpeak Way
(no business name)	10627 Snowshoe Circle
(no business name)	11630 Brook Lane
(no business name)	11733 Kitzbuhel Rd
(no business name)	13034 Pinnacle Loop
(no business name)	10170 Tamarack Road W.
(no business name)	11511 Norse Ave
(no business name)	11591 Snowpeak Way
(no business name)	12535 Saint Bernard
(no business name)	11352 Northwoods Blvd, #4
(no business name)	11319 Northwoods Blvd.
(no business name)	15071 Skislope Way
(no business name)	13424 Moraine Road
(no business name)	14572 Swiss Lane
(no business name)	14831 Slalom Way
(no business name)	13814 Skislope Way
(no business name)	12895 Pinnacle Loop
(no business name)	12399 Rainbow Drive
(no business name)	13941 Gyrfalcon Street
(no business name)	11591 Snowpeak Way, #408
(no business name)	12712 Zurich Place
(no business name)	14938 Alder Creek Road
(no business name)	14440 Matterhorn Place
(no business name)	10845 Skislope Way
(no business name)	14774 Alder Creek Road
(no business name)	12489 Falcon Point Place
(no business name)	13700 Edelweiss Place
(no business name)	12889 Davos Drive
(no business name)	10855 Star Pine Road
(no business name)	15070 Point Drive
(no business name)	11834 Tundra Drive
(no business name)	10469 Evensham Place
(no business name)	14665 East Reed Avenue
(no business name)	12290 Prosser Dam Road
(no business name)	11420 Dolomite Way #3
(no business name)	13241 Davos Drive
(no business name)	10190 Meadow Way, Unit A
(no business name)	12495 Sierra Drive
(no business name)	16644 Skislope Way Unit A
(no business name)	11591 Snowpeak Way, #202
(no business name)	11639 Snowpeak Way #509
(no business name)	12518 Pine Forest Road
(no business name)	10218 Whitetail Lane
(no business name)	11440 Highland Avenue
(no business name)	14171 Saint Croix Way

Business Name	Address
(no business name)	11835 Highland Avenue
(no business name)	11760 Kitzbuhel
(no business name)	14035 Herringbone Way
(no business name)	13924 Herringbone Way
(no business name)	14455 Wolfgang
(no business name)	14255 Herringbone Way
(no business name)	13230 Oberwald Way
(no business name)	15167 Swiss Lane
(no business name)	13567 Hillside Drive
(no business name)	12258 Bear Meadows Court
(no business name)	15056 Davos Drive
(no business name)	11717 Snowpeak Way Unit 559
(no business name)	12151 Snowpeak Way
(no business name)	11718 Lausanne Way
(no business name)	13465 Moraine Rd
(no business name)	15566 Northwoods Blvd
(no business name)	12540 Hillside Dr
(no business name)	13746 Herringbone Way
(no business name)	12055 Saint Bernard Dr
(no business name)	11263 Northwoods Blvd Unit 1
(no business name)	11737 Deerfield Dr
(no business name)	12796 Northwoods Blvd., #421
(no business name)	12420 Springbrook Place
(no business name)	17244 Northwoods Blvd
(no business name)	11285 Wolverine Circle
(no business name)	11771 Riverview Court
(no business name)	11391 Valley Road
(no business name)	12788 Zurich Place, Unit 4
(no business name)	14455 Alder Creek Road
(no business name)	12573 Northwoods Blvd, Unit 5
(no business name)	11001 Royal Crest Drive
(no business name)	14122 Herringbone Way
(no business name)	11590 Zermatt Drive
(no business name)	14678 Alder Creek Road
(no business name)	15394 West Reed Ave
(no business name)	15596 Alder Creek Road
(no business name)	12693 Falcon Point Place
(no business name)	11848 Mogle Lane
(no business name)	12333 Bernese Lane
(no business name)	11252 Tahoe Drive
(no business name)	21190 Donner Pass Road
(no business name)	14559 South Shore Drive
(no business name)	11662 Baden Road
(no business name)	12730 Solvang Way
(no business name)	15175 Alder Creek Road
(no business name)	12644 Saint Moritz Lane
(no business name)	10476 Ponderosa Drive
(no business name)	12293 Muhlebach Way
(no business name)	12472 Prosser Dam Road
(no business name)	12485 Hillside Drive
(no business name)	16504 Fawn Street

Business Name	Address
(no business name)	11584 Snowpeak Way, #115
(no business name)	16566 Northwoods Blvd,
(no business name)	13374 Hansel Ave
(no business name)	10361 Estates Drive
(no business name)	12489 Northwoods Blvd, Unit 3
(no business name)	12574 Bernese Lane
(no business name)	14691 Davos Drive
(no business name)	13053 Northwoods Blvd, Unit 3
(no business name)	12756 Greenwood Dr
(no business name)	12617 Bear Meadows Ct, Unit 3
(no business name)	11589 Snowpeak Way, 59-114
(no business name)	12154 Saint Bernard Dr
(no business name)	10056 Sierra Ave
(no business name)	13770 Pathway Ave
(no business name)	10262 Blue Jay Ln
(no business name)	12239 Greenwood Dr
(no business name)	12317 Bennett Flat Rd
(no business name)	10529 Aspenwood Rd
(no business name)	11665 Tundra Dr
(no business name)	11205 Bolzano Dr
(no business name)	16443 Skislope Way
(no business name)	12135 Mougles Lane
(no business name)	13554 Moraine Road
(no business name)	11876 Mougles Lane
(no business name)	12121 Sierra Drive
(no business name)	10237 Washoe Road
(no business name)	14493 Davos Drive
(no business name)	12248 Crocus Drive
(no business name)	10583 Boulders Road, B2 U8
(no business name)	10427 Winter Creek Loop
(no business name)	13406 Skislope Way, #03
(no business name)	11591 Snowpeak Way, Unit 207
(no business name)	10583 Boulders Road
(no business name)	16631 Glenshire Drive
(no business name)	10306 Trout Creek Road
(no business name)	13108 Donner Pass Road
(no business name)	12573 Saint Bernard Drive
(no business name)	12572 Richards Blvd.
(no business name)	11481 Glen Road
(no business name)	12275 Winter Avenue
(no business name)	16012 Melbourne Court
(no business name)	11269 Wolverine Circle
(no business name)	13454 Olympic Drive
(no business name)	11113 Zermatt Drive
(no business name)	11344 Forest Lane