



# Clean Water COALITION

Solutions for  
Clean Water  
Management

150 N. Stephanie Street #130 ♦ Henderson, NV 89074 ♦ (702) 319-4433  
www.cleanwatercoalition.com

*Rec'd  
7-23-08*

## Clean Water Coalition Management Board

**Chip Maxfield**  
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Board Chairman,  
Clark County Water  
Reclamation District



**Larry Brown**  
CWC Vice Chairman  
Councilman,  
City of Las Vegas



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CWC Secretary  
Councilman,  
City of Henderson



**Michael Montandon**  
CWC Board Member  
Mayor  
City of North Las Vegas



**Douglas Karafa**  
Clean Water Coalition  
General Manager

July 23, 2008

**Revised Letter Presenting Written  
Offer**

**John McNellis**  
Deputy Public Works Director  
City of Las Vegas  
400 Stewart 4th Floor  
Las Vegas, NV 89101

**PERSONAL DELIVERY**

**Re: Systems Conveyance and Operations Program (SCOP) Phase II**  
**APN: 161-15-697-015 (Lot CLV-1)**

Dear Mr. McNellis:

This revised letter presenting written offer replaces the letter dated July 17, 2008. A sentence making this offer conditional upon CWC Governing Board approval was inadvertently left out.

The Clean Water Coalition (CWC or Coalition) is acquiring property rights necessary for the construction of the SCOP Project in the Cities of Las Vegas and Henderson and the County of Clark, all within the State of Nevada.

Public records indicate the City of Las Vegas is the owner of an easement recorded on April 4, 2008, as document number 20080404-0005076 in the official records of Clark County. This easement encumbers APN 161-15-697-015, a parcel of land located within the project limits. This easement right is needed for project construction. Please reference Exhibits "A" and "B" of the enclosed Assignment of Permanent Easement for the location and area of the property rights needed.

In exchange for an Assignment of Permanent Easement and based on an Agreement entered into between the City and the Coalition, this offer of EIGHT HUNDRED THIRTY SEVEN THOUSAND FOUR HUNDRED NINETY TWO AND NO/100 DOLLARS (\$837,492.00) for the property right is hereby tendered.

The assignment of this right is in accordance with the terms and provisions of that Amended Interlocal Cooperative Agreement establishing the Clean Water Coalition, originally made and entered into November 20, 2002 and amended thereafter on September 8, 2006; and signed by Oscar B. Goodman, Mayor, and Barbara Jo Ronemus, City Clerk.

LAND – Permanent Easement  
APN 161-15-697-015 (CLV-1)  
70,373 S.F. (1.62 AC.) PE

IMPROVEMENTS –	NONE
TOTAL JUST COMPENSATION	\$ 837,492.00

In addition to this amount, the Coalition will pay for all prepayment penalties, conveyance fees, escrow fees, recording fees and title insurance costs in connection with CWC's acquisition.

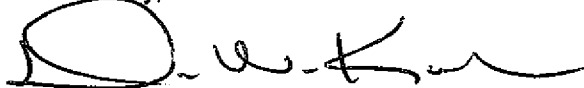
The offer amounts and terms in this letter are conditional, based on final approval by the CWC's Governing Board.

Upon review and acceptance of the above offer, please arrange for signatures on the enclosed original Assignment of Permanent Easement in the presence of a Notary Public, sign the Escrow Instructions, and return both of these documents in the envelope provided for that purpose. Please retain copies for your records.

Signed documents will be deposited to Escrow #01305891 with Alicia Montague, Escrow Officer at Land America Lawyer's Title and the conveying document(s) will be recorded.

The engineering firm of PBS&J has been contracted to coordinate the acquisition of these property rights. If you have any questions concerning the construction project, the exhibits or the acquisition details, please contact DeAnn Franklin at (702) 263-7275 ext. 3172 or by email at [dhfranklin@pbsj.com](mailto:dhfranklin@pbsj.com)

Sincerely,



Douglas W. Karafa  
General Manager

Enclosures / Attachment:

1. Assignment of Permanent Easement with Exhibits (1)
2. Escrow Instructions (1)

Delivery: By Office Runner