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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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2007 MAY 17 A 11:39

PROFESSIONAL CORPORATIONS

June 7, 2006

Nevada Department of Transportation
Las Vegas
123 E. Washington Avenue
Las Vegas, Nevada 89101

RE: MY CLIENTS RANCHO DRIVE LLC/KYLE CANYON/MOUNTAINS
EDGE PARKWAY

To Whom It May Concern:

This correspondence shall serve to confirm that I represent Rancho Drive LLC. My clients were in escrow to sell their property totaling approximately 8.8 acres under Assessor Parcel #APN126-01-302-003, 126-02-301-014, 126-01-301-006 located in the County of Clark State of Nevada. The purchase price for the property exceeded Five Million Two Hundred and Eighty Thousand Dollars. Recently it was brought to my attention that NDOT was changing the original plan for Mountains Edge Parkway to a north alignment 400 feet wide that would take most of my clients' property. Naturally the buyer based on this terminated the proposed escrow and sale. I enclose a copy of the Kyle Canyon original plan, as well as the north alignment prepared by G.C. Wallace Inc., which depicts your contemplated change. It is of interest that under your new north alignment which deviates from the original plan and goes through my clients property would be taken and the buyer Kyle Acquisition Group LLC picks up a substantial amount of additional property to the detriment of my client seller Rancho Drive LLC. We have never received any notification by NDOT or anyone else about this proposed change and obvious future taking.

By this correspondence I ask you to review the enclosed map and this proposal by NDOT for validity and have your representative get back in touch with me to explain exactly what NDOT's proposal is as it relates to this north alignment proposed change, as well as the consequential taking of my clients property by same. Looking forward to your reply. I remain,

Very truly yours,

John T. Moran, Jr.

JTM/hgf
Enclosure

cc: Rancho Drive LLC
Lynette Chappell
Harvey Gettleson
Randy O'Connor

Submitted after City Council
Date 5/17/07 Item # 93