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NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1440.

NOTICE IS HEREBY GIVEN to the owner or owners of each lot or parcel of property within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1440" (the "District" herein), to each tenant of each mobile home park that is located on any of such lots or parcels and to all other interested persons that:

The City Council of the City of Las Vegas, Nevada (the "City Council" and the "City", respectively, herein), has provisionally ordered that, as a portion of the total project that will include the removal of the existing defective street paving and curbs and gutters in those certain streets, and portions thereof, that are hereinafter identified, the replacement thereof with new street paving and curbs and gutters that meet the City's current design standards and the installation of streetlights and appurtenances along such streets (the "Project" herein). Such street lighting improvements shall be installed along the following streets, and portions thereof, within the following areas of the City, to wit:

10TH STREET (60 feet wide): Along both sides thereof from the south right-of-way line of Charleston Boulevard (100 feet wide) southerly to the centerline of Franklin Avenue (60 feet wide).

FRANKLIN AVENUE (60 feet wide): Along both sides thereof from the centerline of 6th Street (50 feet wide) easterly to the west right-of-way line of Maryland Parkway (120 feet wide).

NORMAN AVENUE (50 feet wide): Along both sides thereof from the centerline of 10th Street (60 feet wide) easterly to the west right-of-way line of Maryland Parkway (120 feet wide).

JESSICA AVENUE (50 feet wide): Along both sides thereof from the centerline of Francis Avenue (50 feet wide) easterly to the west right-of-way line of Maryland Parkway (120 feet wide).

YUCCA AVENUE (50 feet wide): Along both sides thereof from the centerline of Francis Avenue (50 feet wide) easterly to the centerline of 10th Street (60 feet wide).

FRANCIS AVENUE (50 feet wide to Jessica Avenue and 50 feet wide east of Jessica Avenue): Along both sides thereof from the centerline of 10th Street (60 feet wide) easterly to the centerline of Jessica Avenue (50 feet wide) and continuing from the centerline of said Jessica Avenue easterly to the west right-of-way line of Maryland Parkway (120 feet wide).

Except as is shown on the plans and specifications, as the same have been filed in the Office of the City Clerk of the City (the "City Clerk" herein), such street lighting improvements shall consist of the installation of 100 watt high pressure sodium vapor luminaires, street lighting standards on concrete bases and underground circuits.

All of the plats, diagrams and plans that are on file in the office of the City Clerk with respect to such street lighting improvements, are deemed by the City Engineer of the City and by the City to be essential to the installation thereof.

It is anticipated that, of the \$753,120.00 that is the total estimated cost of the Project, an estimated \$128,320.00 shall be apportioned among, assessed against and paid by the assessable lots and parcels of property in the District and that such lots and parcels will derive benefits from such improvements in the estimated aggregate amount of \$170,024.00.

The amounts that are proposed to be assessed shall be assessed against all of the assessable lots and parcels of property that are benefited by such street lighting improvements proportionately to the benefits that each such lot or parcel receives therefrom and shall be assessed against each such lot or parcel that abuts any of the streets along which such street lighting improvements are being installed on a unit lot basis, i.e., on the basis that each lot or parcel of property that is to be assessed shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire District.

STATE OF NEVADA)
COUNTY OF CLARK) SS:

ANDREA DAVIS, being first duly sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of THREE insertions from the period of NOVEMBER 23, 1993 to DECEMBER 7, 1993, on the following days:

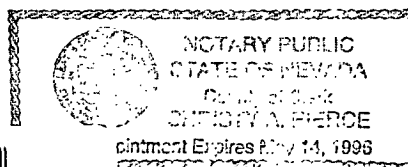
NOVEMBER 23, 30, 1993

DECEMBER 7, 1993

Signed: Andrea Davis

Subscribed and sworn to before me this 9 day of December, 19 93

Christy A. Pierce
Notary Public



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SEE ATTACHED
SID 1440

An equitable adjustment will be made for any assessment that is levied upon any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived from such street lighting improvements by the respective lots and parcels will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated, will be derived from such improvements by each lot or parcel of property shall be as is stated in the aforesaid assessment plat. If the literal application of the determination to apportion the benefits and assessments that relate to such improvements on a unit lot basis, whether initially or upon the subsequent division into sublots or subparcels of any lot or parcel of property that is subject to the initial assessment, would result in an unfair or inequitable assessment against any wedge, "v" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

The areas that are proposed to be assessed in the District which the City Council proposes to have so improved are described as each lot or parcel of real property lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 3, Township 21 South, Range 61 East, N.D.M. that abuts 10th Street (50 feet wide) along either side thereof from the centerline of Charleston Boulevard (100 feet wide) southerly to the centerline of Franklin Avenue (50 feet wide), Franklin Avenue (50 feet wide) along either side thereof from the centerline of 6th Street (50 feet wide) easterly to the west right-of-way line of Maryland Parkway (120 feet wide), Norman Avenue (50 feet wide) along either side thereof from the centerline of said 10th Street easterly to the west right-of-way line of said Maryland Parkway, Jessica Avenue (50 feet wide) along either side thereof from the centerline of Francis Avenue (50 feet wide) easterly to the west right-of-way line of said Maryland Parkway, Yucca Avenue (50 feet wide) along either side thereof from the centerline of said 10th Street easterly to the centerline of Francis Avenue (50 feet wide) and 50 feet wide east of Jessica Avenue, along either side thereof from the centerline of said 10th Street easterly to the centerline of said Jessica Avenue and continuing from the centerline of said Jessica Avenue easterly to the west right-of-way line of said Maryland Parkway.

The proposed improvements will result in no substantial change in the existing street elevations or grades.

Each person who is interested is hereby advised that the plans, plats, typical sections, preliminary estimates of the total cost, the description of the lots and parcels of property that are proposed to be assessed, the portion of the cost that is proposed to be assessed thereagainst and the estimated amount of the maximum benefits that are anticipated will be derived from such street lighting improvements by each such lot or parcel are on file in the Office of the City Clerk and may be inspected by any property owner or other interested person during the regular office hours of that Office.

On Wednesday, the 15th day of December, 1993, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall complex, 400 East Stewart Avenue, Las Vegas, Nevada 89101, or at any time prior to such date and time, at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be assessed, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before the City Council at such time and place and be heard as to the propriety and advisability of installing such street lighting improvements, as to the cost thereof, as to the proposed method of the payment thereof and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by the respective lots and parcels of property that abut any of the streets along which the improvements are proposed to be so installed. If any person wishes to object to the amount of the maximum benefits that are estimated will inure to his lot or parcel of property from the proposed improvements or to the legality of the proposed assessment thereagainst in any respect, such person is entitled to be represented at such hearing by counsel.

Any owner of any of such lots, or parcels, any other person who is interested in any thereof, or any tenant of any mobile home park that is located on any of such lots or parcels who wishes to make any protest or objection must make such protest or objection in writing at the Office of the City Clerk at least three (3) days before the time that is set for such hearing. In this connection, a person should object to the formation of the District in the manner as aforesaid if his or her support therefor is based upon a statement or representation concerning the District that is not contained in the language of this notice. Any person who files a written protest or objection three days before the time of such hearing as aforesaid shall have the right, within thirty (30) days after the City Council has finally passed upon such protest or objection, to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits that attack the validity of the proceedings or the amount of benefits, or both, shall be perpetually barred.

NOTE: A PERSON'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT (A) THE MAKING OF SUCH IMPROVEMENTS IS IMPROPER OR ILL ADVISED, (B) THE COST THEREOF IS EXCESSIVE, (C) THE PROPOSED METHOD OF PAYMENT THEREFOR IS IMPROPER OR (D) THE AMOUNT OF THE ESTIMATED COSTS THAT ARE PROPOSED TO BE ASSESSED AGAINST THE LOT OR PARCEL OF PROPERTY THAT HE OR SHE OWNS OR IS OTHERWISE INTERESTED OR ON WHICH IS LOCATED A MOBILE HOME PARK OF WHICH HE OR SHE IS A TENANT, OR THE ESTIMATED AMOUNT OF THE MAXIMUM BENEFITS THAT ARE ANTICIPATED WILL BE DERIVED BY SUCH LOT OR PARCEL FROM THE PROPOSED IMPROVEMENT THEREOF, OR BOTH, ARE EXCESSIVE WILL BE AT SUCH HEARING. NO SUCH PERSON WILL BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE IN SUPPORT OF HIS OR HER PROTEST OR OBJECTION IN ANY SUCH ACTION OR SUIT IN ANY COURT.

If the owners of more than one-half of the frontage that is proposed to be assessed for the street lighting improvements that are proposed to be installed in the District shall file written protests or objections thereto, such improvements shall not be installed; provided, however, that since one-half or more of the total cost of the entire Project will be paid for other than by the levy of special assessments, the City Council may, pursuant to NRS 271.306(2)(a), order the installation of such street lighting improvements, in which event the installation of such improvements, at the option of the City Council, shall not be stayed or prevented by written complaints, protests or objections thereto.

After such hearing, the City Council will make a determination as to the advisability of so installing such street lighting improvements, will determine the kind and character thereof and will enter into a contract with the bidder that submits the lowest responsive and responsible bid for the doing of such work and the furnishing of all of the necessary materials in response to a duly advertised invitation for construction bids.

After the making of such contract, the City Council will determine what portion of the cost of such work, including without limitation the expenses that are incidental thereto, will be assessed against the respective assessable lots and parcels of property that will be specially benefited thereby, and the assessments will be levied in accordance with the laws of the State of Nevada. In no event will an assessment exceed the estimated amount of the maximum benefits that are anticipated will be derived by the lot or parcel of property upon which the same is levied and, in the event that the estimated assessment that is shown on the preliminary assessment roll that is on file in the Office of the City Clerk with respect to any lot or parcel of property that is proposed to be assessed exceeds the estimated amount of the maximum benefits that are anticipated will inure to such lot or parcel by reason of the construction and installation of such improvements, such disparity will be eliminated by reducing the amount of such assessment after the City Council has determined as aforesaid what portion of such costs and expenses will be assessed against the respective assessable lots and parcels. The City Council will provide that each assessment may be payable without interest or demand during a specified period, at the election of the owner or owners of the lot or parcel of property against which it is assessed, or in six (6) substantially equal semiannual installments of principal. The City Council will also provide the time and terms for the payment of such assessments and for the rate of interest per annum that will be borne by the deferred installments thereof, which rate shall not exceed by more than three percent (3%) the Index of Twenty Bonds that was most recently published before the date on which the ordinance that levies the assessments is adopted, and will fix the penalties that are to be collected upon delinquent payments.

By order of the City Council of the City of Las Vegas, Nevada.

Dated: this 17th day of November, 1993.

KATHLEEN M. TIGRE, City Clerk

PUB: Nov. 23, 30, Dec. 7, 1993
Las Vegas Review-Journal