

AFFIDAVIT OF PUBLICATION

PASTE CLIPPING HERE

PLEASE SEE ATTACHED.

STATE OF NEVADA)
COUNTY OF CLARK) SS:

MAUREEN MELCHIORI, 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 SEPTEMBER 23, 1997
to OCTOBER 7, 1997, on the following
days:

SEPTEMBER 23, 30, OCTOBER 7, 1997

Signed: Maureen Melchiori

Subscribed and sworn to before me this
7 day of OCT, 19 97

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998



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NOTICE OF THE FILING OF THE FINAL ASSESSMENT ROLL, OF
OPPORTUNITY TO FILE WRITTEN COMPLAINTS,
PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT
HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE
ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS
VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1448

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 1997-2 for the City of Las Vegas, Nevada, Special Improvement District No. 1448 (the "District") in and for the City of Las Vegas (the "City"), State of Nevada, which has been made out by the City Council, together with the City Engineer, has been filed on the 8th day of September, 1997, in the office of the City Clerk and since such date the final assessment roll has been, and now is available for examination by any interested person during regular office hours. The boundaries of District No. 1448 are described in Ordinance No. 3905 (the "Creation Ordinance") that was duly passed, adopted and approved by the City Council on the 5th day of July, 1995. The boundaries of the District, which include the location of the Project and the lots, tracts and parcels of land to be assessed, shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements (as described below). The streets to be improved by the improvements are:

Tenaya Way (WEST SIDE) - from the south right-of-way of Lake Mead Boulevard south to the west 621 feet. (80' right-of-way).

Torrey Pines Drive (EAST SIDE) - from the south right-of-way of Lake Mead Boulevard south 548 feet. (80' right-of-way).

Torrey Pines Drive (BOTH SIDES) - from the south right-of-way of Craig Road south to the north right-of-way of Alexander Road. (80' right-of-way).

Torrey Pines Drive (WEST SIDE) - from the south right-of-way of Alexander Road south to the north right-of-way of Gowan Road. (80' right-of-way).

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases); provided, however, that an equitable adjustment will be made for assessments to be levied against wedge, "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are equal and uniform.

The assessments will be levied on a front foot basis as designated in the Creation Ordinance. Each property owner will be assessed for the cost of pavement, curb and gutter, sidewalk, streetlights and residential driveways, where not already existing.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of such tracts will receive special benefits (and corresponding market value increases) from the improvements in the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of said property specially benefited by, and proposed to be assessed for, the improvements in the District, by any person interested, and any parties aggrieved by such assessments on Monday, October 13, 1997, at 2:00 p.m., at the Las Vegas City Council Chambers, 400 East Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk of Clark County, Nevada, on or before Friday, October 10, 1997, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, or of the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally, and the City Council shall have the power to adjourn such hearing from time to time, and by resolution shall have the power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective; or all or any part of such assessments may, at the election of the owner, be paid thereafter in twenty (20) substantially equal semi-annual installments of principal until paid in full with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. After the adoption of the assessment ordinance and before assessment bonds are issued (or if bonds are not issued) the City Council shall by resolution provide the maximum rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold such rate will not exceed more than one percent (1%) of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed more than three percent (3%) the "Index of Twenty Bonds" which is most recently published before the time bids for such bonds are received, or at a time a negotiated offer for the sale of such bonds is accepted. Penalties (at a rate not exceeding two percent (2%) per month) shall be due for delinquencies.

Pursuant to NRS 271.395, within 15 days after the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing in the manner provided by NRS 271.380 may commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confutation, shall be perpetually barred.

Dated this 8th day of September, 1997.

/s/ BARBARA JO RONEIMUS, City Clerk

PUB: Sept. 23, 30, Oct. 7, 1997

Las Vegas Review-Journal