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PLEASE SEE ATTACHED

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA LINFORD, being first duly
sworn, deposes and says:

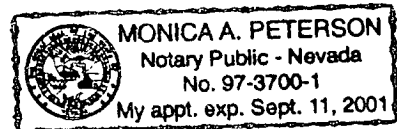
That she/he is a legal clerk for the LAS VEGAS
REVIEW-JOURNAL and THE LAS VEGAS SUN,
daily newspapers regularly issued, published and
circulated in the City of Las Vegas, County of
Clark, State of Nevada, and that the
advertisement, a true copy of which is attached,
was continuously published in the LAS VEGAS
REVIEW-JOURNAL or THE LAS VEGAS SUN for a
period of THREE insertions
from the period of MAY 11, 1998
to MAY 25, 1998, on the following
days:

MAY 11, 18, 25, 1998

Signed: Barbara Linford

Subscribed and sworn to before me this
26 day of May, 1998

Monica A. Peterson
Notary Public



NOTICE TO PROPERTY OWNERS OF THE LEVY OF
ASSESSMENTS FOR IMPROVEMENTS IN CITY OF LAS VEGAS,
NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1447.

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons that, by the District 1447 Assessment Ordinance (the "Assessment Ordinance") duly passed, adopted, signed and approved on the 27th day of April, 1998, there were levied and assessed against the lots, tracts and parcels of land specially benefited by the local improvements in what is commonly designated as "City of Las Vegas, Nevada, Special Improvement District No. 1447," (said lots, tracts and parcels of land being more specifically described in the final assessment roll designated in the ordinance) a portion of the cost and expense of such improvements.

Assessments are due and payable at the office of the City Treasurer, in Las Vegas, Nevada, on or before the 1st day of June, 1998, being 30 days after the effective date of the Assessment Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In the case of such election to pay in installments, the unpaid assessments will be payable in twenty (20) substantially equal semiannual installments of principal until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the 1st day of May, 1998, (i.e., the effective date of the Assessment Ordinance), both principal and interest being payable semiannually at the office of the City Treasurer, Las Vegas, Nevada, on November 1st and May 1st in each year, commencing on the 1st day of November, 1998. After the effective date of the Assessment Ordinance and before assessment bonds are issued (or if bonds are not issued) the City Council shall by Resolution provide the 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 issued 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 bids for such bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. Failure to pay any assessment installment, whether of principal or interest, when due will cause the whole of the unpaid principal of such assessment to become due and payable immediately at the City's option. In addition, the whole amount of the unpaid principal and accrued interest will, after such delinquency, whether the City's option is exercised or not, bear penalty interest at the rate of two percent (2%) per month (or at any higher rate authorized by statute) until the day of sale or until paid, but at any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of payment, with the interest thereon and all penalties accrued, and will thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any assessment installment or payment may at any time pay the whole or any semiannual installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of three percent (3%) of the installment or installments of principal so prepaid. The City Council, by the Assessment Ordinance, has established a prepayment penalty or premium of three percent (3%) of the principal of deferred installments so prepaid. If such prepayment takes place after the 1st day of June, 1998, but before the adoption of the aforementioned resolution establishing the rate of interest on deferred installments of assessments, such interest accruing thereon to the next interest payment date shall be calculated at 6 and 2 tenths percent (6.20%) per annum (i.e., the presumed rate of interest on the assessment bonds for the District plus one percent).

Pursuant to NRS 271.395, within 15 days after the effective date of the Assessment Ordinance, 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, of the amount of special benefits and market value increases, and of the amount thereof levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation shall be perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from the 1st day of May, 1998 (i.e., the effective date of the Assessment Ordinance) which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefore.

Dated this 27th day of April, 1998


BARBARA JO RONEMUS, City Clerk

PUB: May 11, 18, 25, 1998 Las Vegas Review-Journal

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