

NOTICE TO PROPERTY OWNERS
OF ASSESSMENTS FOR IM-
PROVEMENTS IN CITY OF LAS
VEGAS, NEVADA, SPECIAL IM-
PROVEMENT DISTRICT NO. 458.

NOTICE IS HEREBY GIVEN to the owners of property within the special improvement district that is herein- after identified and all other interest- ed persons that, by Ordinance No. 3609 of the City of Las Vegas, Nevada (the "City" herein), that was duly passed, adopted, approved and signed on the 6th day of November, 1991, there were levied and assessed upon and against the several assess- able lots and parcels of property that have been, and will continue to be, specially benefited by the local im- provements that have been con- structed and installed within that certain area of the City that is desig- nated and commonly known and re- ferred to as "City of Las Vegas, Nevada, Special Improvement Dis- trict No. 458", such lots and parcels being more specifically described in the assessment roll that is designat- ed in said Ordinance as Assessment Roll No. 1991-6, their proportionate shares of the total cost and expense of constructing and installing such improvements.

Such assessments shall be due and payable at the Office of the City Treasurer of the City (the "City Treasurer" herein) on or before the 12th day of December, 1991, being thirty (30) days after the effective date of said Ordinance, I.E., the day following the date of its second and final publication, without interest and without demand; provided, how- ever, that all or any part of any of such assessments may, at the elec- tion of the owner of the lot or parcel of property upon which such assess- ment was levied, be paid in install- ments, with interest, as is hereinaf- ter provided. The failure of the owner of, or of any other person who is interested in, any such lot or parcel to pay in full the amount of the assessment thereagainst within such thirty (30) day period shall be con- clusively considered and held to be

an election on the part of all of the persons who are interested in such lot or parcel, whether such owner or any of such other persons be under a disability or otherwise, to pay in such installments the amount of the as- sessment against such lot or parcel or, in the event that a partial pay- ment has been made thereon within such thirty (30) day period, the amount thereof that is then unpaid. In the case of an election to pay such assessment in installments, the amount thereof or the then unpaid amount thereof, as the case may be, shall be payable at the Office of the City Treasurer in twenty (20) sub- stantially equal semiannual install- ments of principal until such assess- ment is paid in full, with interest in all case on the unpaid and deferred installments of principal, from the 12th day of November, 1991, I.E., the day following date of the second and final publication of said Ordinance, at a rate or rates which shall not exceed NINE AND 69/100THS PER- CENT (9.69%) per annum, both the principal of and the interest on such installments being payable at the Office of the City Treasurer on the 12th day of November in each year. Commencing on the 12th day of No- vember, 1992. The failure to pay any installment, whether of principal or of interest, when the same is due shall, IP SO FACTO, cause the whole of the unpaid principal to become due and payable immediately, at the City's option, and the exercise of such option shall be indicated by the commencement of foreclosure pro- ceedings by the City against the lot or parcel of property with respect to which such delinquency exists, ei- ther by means of a public sale or through the institution of a foreclo- sure action that is brought in the name of the City. The whole amount of the unpaid principal and the inter- est that has accrued thereon shall, after such delinquency, whether such option is or is not exercised, bear a penalty at the rate of two percent (2%) per month until the day of the foreclosure sale or until the whole amount of the unpaid princi- pal, plus the accrued interest, is paid, but, at any time prior to the day of such sale, the owner of such lot or parcel may pay the aggregate amount of all of the delinquent in- stallments, that originally became due on or before the date of such

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payment, together with all of the accrued interest and all of the ac- crued penalties thereon, and shall thereupon be restored to the right thereafter to pay the unpaid princi- pal in installments in the same man- ner as if such default had not been suffered. The owner of any lot or parcel of property, the installments or payments with respect to which are not then in default, may, at an time, pay the whole amount, or any annual installment, of the unpaid principal, with the interest that will accrue thereon to the next interest payment date.

The amounts that are assessed as aforesaid shall constitute a lien upon the respective lots and parcels of property against which they are as- sessed from the 12th day of Novem- ber, 1991, the effective date of said Ordinance, which lien shall be co- equal with the lien of other taxes and claims, encumbrances and titles. The sale of any such lot or parcel for general or other taxes shall not re- lieve such lot or parcel from such assessment, or the lien therefor. Each such amount shall continue to constitute a lien upon the lot or parcel of property against which the same is assessed until such amount is paid in full (including all of the principal, the interest thereon and any penalty and collection cost with respect thereto).

DATED this 12th day of November, 1991.
s/ KATHLEEN M. TIGHE,
City Clerk
PUB: November 12, 19, 1991
Las Vegas Review-Journal

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CITY CLERK

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L. CHAPLIN, 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 circu- lated 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 TWO insertions from the period of NOVEMBER 12, 1991 to NOVEMBER 19, 1991, on the following days:

NOVEMBER 12, 19, 1991

Signed:

Subscribed and sworn to before me this

19th day of Nov., 1991

Maria C. Therien
Notary Public

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires May 11, 1994



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