

AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 486; ORDERING THE INSTALLATION OF CERTAIN STREET AND SANITARY SEWER IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS; RATIFYING ACTION HERETOFORE TAKEN AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Assessment District No. 486 for the purpose of grading, gravelling, macadamizing, paving, draining, and otherwise improving certain streets and portions thereof within said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1; the installation of curbs and gutters along certain streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 2; the installation of a sanitary sewer system consisting of sewer collection lines and all other facilities incidental thereto within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3; and the installation of sanitary sewer laterals within that certain area of said City described in said provisional order resolution as Assessment Unit No. 4, and to defray the entire costs and expenses thereof by special assessments according to benefits, against the taxable lots and premises in each assessment unit of said District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes, and the aforesaid provision order resolution, said Board of Commissioners declared its determination to create the District for the purpose of making said improvements within each assessment unit thereof, stating therein the improvements, that the entire expense thereof shall be paid by special assessment, and that the assessment is to be made according to the benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made within each assessment unit of said District; and

WHEREAS, pursuant to said resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plat and diagrams theretofore filed, and of the time and place of hearing thereon, and said notice was given in the manner specified by the laws of the State of Nevada and in accordance with the directions contained in said resolution of October 2, 1968; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at said hearing no protests, either written or oral, were received with respect to Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, or Assessment Unit No. 4; and

WHEREAS, the owners of less than one-half of the area to be assessed in Assessment Unit No. 1, Assessment Unit No. 2 and Assessment Unit No. 3 and the owners of less than one-half of the sewer laterals to be assessed in Assessment Unit No. 4, filed written or oral objections; and

WHEREAS, said Board determined it to be in the best interest of each of the individual units of said District, the City and the inhabitants thereof to create the District as theretofore proposed; and

WHEREAS, said Board of Commissioners has done all things necessary and preliminary to the creation of said Las Vegas, Nevada, Special Assessment District No. 486 including, but not necessarily limited to, the filing with the City Clerk by the City Engineer of a revised and accurate estimate of cost, plans, assessment plat, specifications and map, and desires now to order such improvements and work in Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, and Assessment Unit No. 4, by this ordinance.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DOES ORDAIN AS FOLLOWS:

Section 1: That said Board of Commissioners has determine, and does hereby determine, that each and every protest and objection filed or otherwise made in connection with Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, and Assessment Unit No. 4, of said Special Assessment District (representing less than fifty per cent (50%) of the area or sewer laterals to be assessed in each or any individual assessment unit in said District) is without merit, and that the same be, and hereby is, overruled and finally passed upon by said Board.

SECTION 2: That there shall be, and hereby is, created an assessment district consisting of four (4) separate and distinct assessment units, for the purpose of grading, gravelling, macadamizing, paving, draining and otherwise improving certain streets and

portions thereof within said City described in improving certain streets and portions thereof within said City described in the provisional order resolution passed and approved on the 2nd day of October, 1968, as Assessment Unit No. 1, the installation of curbs and gutters along certain streets and portions thereof within that certain area of said City described in said provisional order resolution as Assessment Unit No. 2, the installation of a sanitary sewer system consisting of sewer collection lines and all other facilities incidental thereto within that certain area of said City described in said provisional order resolution as Assessment Unit No. 3, and the installation of sanitary sewer laterals within that certain area of said City described in said provisional order resolution as Assessment Unit No. 4, said Assessment District to be called and designated Las Vegas, Nevada, Special Assessment District No. 486, to include and be the same as the areas designated in the aforesaid provisional order resolution and said improvements be, and hereby are, ordered.

SECTION 3: That the character and location of the improvements and the boundaries of the District, and of each assessment unit thereof, shall be in all respects as set forth in the aforesaid provisional order resolution (except to the extent inconsistent herewith), as more particularly shown in the plats, diagrams, plans and specifications as filed in the City Clerk's office prior to the adoption of said provisional order resolution, and as since remaining on file therein.

The boundaries of the District, which include all the lots and parcels to be assessed, shall be more particularly described as follows:

ASSESSMENT UNIT NO. 1

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada and being a portion of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section, said North line also being the center line of Owens Avenue, a distance of 285.34 feet to a point of intersection with the center line of "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence South 0°30'08" East along said center line a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89°57'22" West along a line parallel with and distant 70.00 feet Southerly, measured at right angles, from the said North line of the Northeast Quarter (NE-1/4) of said Section 28, a distance of 176.00 feet to a point of intersection with a line which is parallel with and distant 176.00 feet, measured at right angles, from the aforementioned center line of "N" Street; thence South 0°30'08" East along said parallel line a distance of 1313.33 feet to a point in the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 0°14'29" East along a line which is parallel with and distant 176.00 feet, measured at right angles, from the center line of "N" Street, said center line being described as the Northerly prolongation of the West line and the West line of that certain subdivision known as Bonanza Terrace as per map thereof on file in Book 5 of Plats at Page 20 in the Office of the County Recorder of Clark County, Nevada, a distance of 259.37 feet to a point of intersection with the North line of the South Half (S-1/2) of the South Half (S-1/2) of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter

(SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 89°53'51" West along said North line a distance of 77.06 feet to a point in the Easterly Right-of-Way line of Highland Drive (80 feet in width); thence South 0°11'30" East along said Easterly Right-of-Way line a distance of 266.46 feet to a point of intersection with a line which is parallel with and distant 180.00 feet, measured at right angles, from the South line of the North Half (N-1/2) of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said South line also being the center line of Madison Avenue; thence North 89°53'45" East along said parallel line a distance of 77.80 feet to a point of intersection with a line which is parallel with and distant 175.50 feet Westerly, measured at right angles, from the last described center line of "N" Street; thence South 0°14'29" East along said parallel line a distance of 817.52 feet to a point of intersection with the North Right-of-Way line of Washington Avenue, being the North line of the South 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°52'29" East along said North line a distance of 175.50 feet to a point of intersection with the last described center line of "N" Street; thence North 0°14'29" West along said center line of "N" Street a distance of 305.82 feet to a point of intersection with the South line of the North Half (N-1/2) of the South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Adams Avenue; thence North 89°52'55" East along said center line a distance of 1056.45 feet to a point of intersection with the East line of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street; thence North 0°41'53" West along said center line of "J" Street, a distance of 1037.12 feet to the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence along said center line of "J" Street North 0°41'38" West a distance of 738.71 feet to a point of intersection with the center line of Van Buren Avenue (70 feet in width); thence South 89°57'22" West along said center line a distance of 1045.73 feet to a point of intersection with the center line "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence North 0°30'08" West along said center line of "N" Street a distance of 258.22 feet to a point of intersection with the center line of Gold Avenue (50 feet in width); thence North 89°57'22" East along said center line of Gold Avenue a distance of 1044.86 feet to a point of intersection with the last mentioned center line of "J" Street; thence South 0°41'38" East along said center line a distance of 24.46 feet to a point of intersection with the Westerly prolongation of the South line of that certain parcel of land as described in deed recorded July 6, 1953 as Document Number 408464 of Clark County, Nevada Records; thence North 89°57'22" East along said line a distance of 185.01 feet to a point of intersection with a line which is parallel with and distant 185.00 feet Easterly, measured at right angles, from the last mentioned center line of "J" Street; thence North 0°41'38" West along said parallel line a distance of 339.75 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28; thence South 89°57'22" West along said parallel line a distance of 370.02 feet to a point of intersection with a line which is parallel with and distant 185.00 feet Westerly, measured at right angles, from the last mentioned center line of "J" Street; thence South 0°41'38" East along said parallel line a distance of 140.28 feet to a point of intersection with a line which is parallel with and distant 175.00 feet Northerly, measured at right angles, from the center line of Gold Avenue (50 feet in width); thence South 89°57'22" West along said parallel line a distance of 725.25 feet to a point in the East line of that certain parcel described as Parcel II of deed recorded June 8, 1966 as Document Number 580065 of Official Records of Clark County, Nevada; thence North 0°41'38" West along said East property line a distance of 140.28 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue; thence South 89°57'22" West along said parallel line a distance of 133.54 feet to the TRUE POINT OF BEGINNING.

EXCEPT therefrom those portions of said parcel which lie within the following described Parcels A, B, C, D, E, F, G, H, I, and J.

Parcel A: That certain parcel of land as described in deed recorded July 17, 1957 as Document Number 110777 of Official Records of Clark County, Nevada.

Parcel B: That portion of that certain parcel of land described in the deed recorded July 13, 1956 as Document Number 83580 of Official Records of Clark County, Nevada, which lies North of the Northerly boundary line of that certain parcel of land described in the deed recorded August 27, 1956 as Document Number 87444 of Official Records of Clark County, Nevada.

Parcel C: That portion of that certain parcel of land described in the deed recorded January 19, 1952 as Document Number 380017 of Clark County, Nevada Records, which lies North of the Northerly boundary line and the Easterly and Westerly prolongations of the Northerly boundary line of that certain parcel of land described in the deed recorded November 25, 1960 as Document Number 218912 of Official Records of Clark County, Nevada.

Parcel D: That certain parcel of land as described in deed recorded February 2, 1966 as Document Number 554955 of Official Records of Clark County, Nevada.

Parcel E: That certain parcel of land bounded as follows: On the North by the Westerly prolongation of the center line of Van Buren Avenue (70 feet wide), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the Northerly and Southerly prolongations of the West line and by the West line of that certain parcel of land described in the deed recorded January 14, 1948 as Document Number 275420 of Clark County, Nevada Records; On the South by the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, AND on the West by the East Right-of-Way line of Highland Avenue (80.00 feet wide), said East Right-of-Way line being the East line of the West 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel F: The West 173.10 feet of that portion of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, which lies Northerly of the North line of the South 157.17 feet of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel G: The West 204.79 feet of the South 157.17 feet of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel H: The Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel I: That portion of the South 100.00 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28 which lies Easterly of the Northerly prolongation of the West line of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel J: That certain parcel of land bounded as follows: On the North by the center line of Van Buren Avenue (70 feet wide), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the center line of "J" Street (70 feet wide) said center line being the East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the South by the center line of Monroe Avenue (50 feet wide), said center line being the North line of the South 100.00 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; AND on the West by the West line and by the Northerly and Southerly prolongations of the West line of Madison Terrace, Unit 2, Block 4, as per map thereof on file in Book 10 of Plats at Page 95 in the Office of the County Recorder of Clark County, Nevada.

Basis of Bearing is North 00°11'30" West, the West line of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., as per R.P.E. Survey File 2, Page 8, Clark County, Nevada Records.

ASSESSMENT UNIT No. 2

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada and being a portion of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section, said North line also being the center line of Owens Avenue, a distance of 285.34 feet to a point of intersection with the center line of "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence South 0°30'08" East along said center line a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89°57'22" West along a line parallel with and distant 70.00 feet Southerly, measured at right angles, from the said North line of the Northeast Quarter (NE-1/4) of said Section 28, a distance of 176.00 feet to a point of intersection with a line which is parallel with and distant 176.00 feet, measured at right angles, from the aforementioned center line of "N" Street; thence South 0°30'08" East along said parallel line a distance of 1313.33 feet to a point in the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 0°14'29" East along a line which is parallel with and distant 176.00 feet, measured at right angles, from the center line of "N" Street, said center line being described as the Northerly prolongation of the West line and the West line of that certain subdivision known as Bonanza Terrace as per map thereof on file in Book 5 of Plats at Page 20 in the Office of the County Recorder of Clark County, Nevada, a distance of 259.37 feet to a point of

Intersection with the North line of the South Half (S-1/2) of the South Half (S-1/2) of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 89°53'51" West along said North line a distance of 77.06 feet to a point in the Easterly Right-of-Way line of Highland Drive (80 feet in width); thence South 0°11'30" East along said Easterly Right-of-Way line a distance of 266.46 feet to a point of intersection with a line which is parallel with and distant 180.00 feet, measured at right angles, from the South line of the North Half (N-1/2) of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said South line also being the center line of Madison Avenue; thence North 89°53'45" East along said parallel line a distance of 77.80 feet to a point of intersection with a line which is parallel with and distant 175.50 feet Westerly, measured at right angles, from the last described center line of "N" Street; thence South 0°14'29" East along said parallel line a distance of 817.52 feet to a point of intersection with the North Right-of-Way line of Washington Avenue, being the North line of the South 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°52'29" East along said North line a distance of 175.50 feet to a point of intersection with the last described center line of "N" Street; thence North 0°14'29" West along said center line of "N" Street a distance of 305.82 feet to a point of intersection with the South line of the North Half (N-1/2) of the South Half (S-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Adams Avenue; thence North 89°52'55" East along said center line a distance of 1056.45 feet to a point of intersection with the East line of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street; thence North 0°41'53" West along said center line of "J" Street, a distance of 1037.12 feet to the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence along said center line of "J" Street North 0°41'38" West a distance of 738.71 feet to a point of intersection with the center line of Van Buren Avenue (70 feet in width); thence South 89°57'22" West along said center line a distance of 1045.73 feet to a point of intersection with the center line "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence North 0°30'08" West along said center line of "N" Street a distance of 258.22 feet to a point of intersection with the center line of Gold Avenue (50 feet in width); thence North 89°57'22" East along said center line of Gold Avenue a distance of 1044.86 feet to a point of intersection with the last mentioned center line of "J" Street; thence South 0°41'38" East along said center line a distance of 24.46 feet to a point of intersection with the Westerly prolongation of the South line of that certain parcel of land as described in deed recorded July 6, 1953 as Document Number 408464 of Clark County, Nevada Records; thence North 89°57'22" East along said line a distance of 185.01 feet to a point of intersection with a line which is parallel with and distant 185.00 feet Easterly, measured at right angles, from the last mentioned center line of "J" Street; thence North 0°41'38" West along said parallel line a distance of 339.75 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28; thence South 89°57'22" West along said parallel line a distance of 370.02 feet to a point of intersection with a line which is parallel with and distant 185.00 feet Westerly, measured at right angles, from the last mentioned center line of "J" Street; thence South 0°41'38" East along said parallel line a distance of 140.28 feet to a point of intersection with a line which is parallel with and distant 175.00 feet Northerly, measured at right angles, from the center line of Gold Avenue (50 feet in width); thence South 89°57'22" West along said parallel line a distance of 725.25 feet to a point in the East line of that certain parcel described as Parcel II of deed recorded June 8, 1966 as Document Number 580065 of Official Records of Clark County, Nevada; thence North 0°41'38" West along said East property line a distance of 140.28 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue; thence South 89°57'22" West along said parallel line a distance of 133.54 feet to the TRUE POINT OF BEGINNING.

EXCEPT therefrom those portions of said parcel which lie within the following described Parcels A, B, C, D, E, F, G, H, and I.

Parcel A: That certain parcel of land as described in deed recorded July 17, 1957 as Document Number 110777 of Official Records of Clark County, Nevada.

Parcel B: That portion of that certain parcel of land described in the deed recorded July 13, 1956 as Document Number 83580 of Official Records of Clark County, Nevada, which lies North of the Northerly boundary line of that certain parcel of land described in the deed recorded August 27, 1956 as Document Number 87444 of Official Records of Clark County, Nevada.

Parcel C: That portion of that certain parcel of land described in the deed recorded January 19, 1952 as Document Number 380017 of Clark County, Nevada Records, which lies North of the Northerly boundary line and the Easterly and Westerly prolongations of the Northerly boundary line of that certain parcel of land described in the deed recorded November 25, 1960 as Document Number 218912 of Official Records of Clark County, Nevada.

Parcel D: That certain parcel of land as described in deed recorded February 2, 1966 as Document Number 554955 of Official Records of Clark County, Nevada.

Parcel E: That certain parcel of land bounded as follows: On the North by the Westerly prolongation of the center line of Van Buren Avenue (70 feet wide), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the Northerly and Southerly prolongations of the West line and by the West line of that certain parcel of land described in the deed recorded January 14, 1948 as Document Number 275420 of Clark County, Nevada Records; On the South by the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; AND on the West by the East Right-of-Way line of Highland Avenue (80.00 feet wide), said East Right-of-Way line being the East line of the West 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel F: The West 173.10 feet of that portion of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, which lies Northerly of the North line of the South 157.17 feet of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel G: The West 204.79 feet of the South 157.17 feet of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel H: That portion of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, which lies Southerly of the South line of the North 210 feet of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28.

Parcel I: That certain parcel of land bounded as follows: On the North by the center line of Van Buren Avenue (70 feet wide), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the center line of "J" Street (70 feet wide), said center line being the East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the South by the center line of Jackson Avenue (51 feet wide), said center line being the South line of the North 951.56 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; AND on the West by the West line and by the Northerly and Southerly prolongations of the West line of Madison Terrace, Unit 2, Block 4, as per map thereof on file in Book 10 of Plats at Page 95 in the Office of the County Recorder of Clark County, Nevada.

Basis of Bearing is North 00° 11'30" West, the West line of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., as per R.P.E. Survey File 2, Page 8, Clark County, Nevada Records.

ASSESSMENT UNIT NO. 3

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada and being a portion of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89° 57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue, a distance of 285.34 feet to a point of intersection with the center line of "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence South 00° 30'08" East along said center line of "N" Street a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South 89° 57'22" West along a line parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue, a distance of 176.00 feet to a point of intersection with a line that is parallel with and distant 176.00 feet Westerly, measured at right angles, from the aforementioned center line of "N" Street; thence South 00° 30'08" East along said parallel line a distance of 1313.33 feet to a point in the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 00° 14'29" East along a line which is parallel with and distant 176.00 feet Westerly, measured at right angles, from the center line of "N" Street, said center line being

described as the Northerly prolongation of the West line and the West line of that certain subdivision known as Bonanza Terrace as per map thereof on file in Book 5 of Plats at Page 20 in the Office of the County Recorder of Clark County, Nevada, a distance of 259.37 feet to a point of intersection with the North line of the South Half (S-1/2) of the South Half (S-1/2) of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°53'51" East along said North line a distance of 176.00 feet to a point of intersection with the last described center line of "N" Street; thence North 00°14'29" West along said center line of "N" Street a distance of 259.36 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°54'10" East along said South line a distance of 712.93 feet to a point of intersection with the West line of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 00°34'18" East along said West line a distance of 70.00 feet to the South line of the North 70.00 feet of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°54'10" East along said South line a distance of 200.40 feet to the West line of the East 135 feet of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 00°41'53" West along the West line of said East 135 feet a distance of 70.00 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 00°41'38" West along the West line of the East 135 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28 a distance of 265.12 feet to a point; thence South 89°54'10" West along a line parallel with the North line of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28 a distance of 215.66 feet to a point of intersection with the Southerly prolongation of the West line of Madison Terrace, Unit 2, Block 4, on file in Book 10 of Plats at Page 95 in the Office of the County Recorder of Clark County, Nevada; thence North 00°41'38" West along said Southerly prolongation a distance of 121.31 feet to the South Right-of-Way line of Jackson Avenue (70 feet in width); thence South 89°57'22" West along said South Right-of-Way line a distance of 85.00 feet to a point of intersection with the Southerly prolongation of the East line of that certain parcel of land described in deed recorded February 9, 1966, as Document Number 556724 of Official Records of Clark County, Nevada; thence North 00°41'38" West along said Southerly prolongation a distance of 193.80 feet to a point of intersection with the South line of that certain parcel of land as described in deed recorded June 28, 1966 as Document Number 583872 of Official Records of Clark County, Nevada; thence South 89°57'22" West along said South line and its Westerly prolongation a distance of 610.58 feet to a point of intersection with the center line of "N" Street as described in deed recorded July 26, 1954, as Document Number 16240 of Official Records of Clark County, Nevada; thence North 00°30'08" West along said center line of "N" Street a distance of 417.02 feet to a point of intersection with the center line of Gold Avenue (50 feet in width); thence North 89°57'22" East along said center line of Gold Avenue a distance of 134.60 feet to a point of intersection with the Southerly prolongation of the East line of that certain parcel of land described as Parcel II in deed recorded June 8, 1966 as Document Number 580065 of Official Records of Clark County, Nevada; thence North 00°41'38" West along said Southerly prolongation and said East line a distance of 315.28 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue; thence South 89°57'22" West along said parallel line a distance of 133.54 feet to the TRUE POINT OF BEGINNING.

EXCEPT therefrom those portions of said parcel which lie within the following described Parcels A, B, and C.

Parcel A: That certain parcel of land bounded as follows: On the North by the Westerly prolongation of the South line and the South line of that certain parcel of land described as Parcel II in deed recorded June 8, 1966 as Document Number 580065 of Official Records of Clark County, Nevada; On the East by the Southerly prolongation of the East line of said Parcel II of Document Number 580065; On the South by the center line of Gold Avenue (50 feet in width); AND on the West by the center line of "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada.

Parcel B: That certain parcel of land as described in deed recorded February 2, 1966 as Document Number 554955 of Official Records of Clark County, Nevada.

Parcel C: That certain parcel of land bounded as follows: On the North by the Westerly prolongation of the center line of Van Buren Avenue (70 feet in width), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the Northerly and Southerly prolongations of the West line and by the West line of that certain parcel of land described in the deed recorded January 14, 1948 as Document Number 275420 of Clark County, Nevada Records; On the South by the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; AND on the West by the East Right-of-Way line of Highland Avenue (80.00 feet in width), said East Right-of-Way line being the East line of the West 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28.

Basis of Bearing is North $0^{\circ}11'30''$ West, the West line of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., per R.P.E. Survey File 2, Page 8, Clark County, Nevada Records.

ASSESSMENT UNIT NO. 4

PARCEL No. 1

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada and being a portion of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North $89^{\circ}57'22''$ East along the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue, a distance of 285.34 feet to a point of intersection with center line of "N" Street as described in deed recorded July 26, 1954 as Document Number 16240 of Official Records of Clark County, Nevada; thence South $00^{\circ}30'08''$ East along said center line of "N" Street a distance of 70.00 feet to the TRUE POINT OF BEGINNING; thence South $89^{\circ}57'22''$ West along a line parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue, a distance of 176.00 feet to a point of intersection with a line that is parallel with and distant 176.00 feet Westerly, measured at right angles, from the aforementioned center line of "N" Street; thence South $00^{\circ}30'08''$ East along said parallel line a distance of 1313.33 feet to a point in the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South $00^{\circ}14'29''$ East along a line which is parallel with and distant 176.00 feet Westerly, measured at right angles, from the center line of "N" Street, said center line being described as the Northerly prolongation of the West line and the West line of that certain subdivision known as Bonanza Terrace as per map thereof on file in Book 5 of Plats at Page 20 in the Office of the County Recorder of Clark County, Nevada, a distance of 259.37 feet to a point of intersection with the North line of the South Half (S 1/2) of the South Half (S-1/2) of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $89^{\circ}53'51''$ East along said North line a distance of 176.00 feet to a point of intersection with last described center line of "N" Street; thence North $00^{\circ}14'29''$ West along said center line of "N" Street a distance of 259.36 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $89^{\circ}54'10''$ East along said South line a distance of 712.93 feet to a point of intersection with the West line of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South $00^{\circ}34'18''$ East along said West line a distance of 70.00 feet to the South line of the North 70.00 feet of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $89^{\circ}54'10''$ East along said South line a distance of 200.40 feet to the West line of the East 135 feet of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $00^{\circ}41'53''$ West along the West line of said East 135 feet a distance of 70.00 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $00^{\circ}41'38''$ West along the West line of the East 135 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28 a distance of 125.01 feet to a point of intersection with the North Right-of-Way line of Monroe Avenue (50 feet in width); thence North $89^{\circ}54'10''$ East along said North Right-of-Way line a distance of 100.01 feet to the West Right-of-Way line of "J" Street, being the west line of the East 35.00 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North $00^{\circ}41'38''$ West along said West Right-of-Way line a distance of 280.13 feet to the South Right-of-Way line of Jackson Avenue (51 feet in width); thence South $89^{\circ}57'22''$ West along said South Right-of-Way line a distance of 231.98 feet to the Northwest corner of that parcel of land as described in Vacation Order recorded January 13, 1965 as Document Number 481403 of Official Records of Clark County, Nevada; thence South $00^{\circ}02'38''$ East along the West line of the last described parcel a distance of 19.00 feet to the Southwest corner of the last described parcel; thence South $89^{\circ}57'22''$ West along the South Right-of-Way line of Jackson Avenue (70 feet in width) a distance of 168.48 feet to the Southerly prolongation of the East line of that certain parcel of land described in deed recorded February 9, 1966 as Document Number 556724 of Official Records of Clark County, Nevada; thence North $00^{\circ}41'38''$ West along said Southerly prolongation a distance of 193.80 feet to a point of intersection with the South line of that certain parcel of land as described in deed recorded June 28, 1966 as Document Number 583872 of Official Records of Clark County, Nevada; thence South $89^{\circ}57'22''$ West along said South line and its Westerly prolongation a distance of 610.58 feet to a point of intersection with the center line of "N" Street as described in deed recorded July 26, 1954, as Document Number 16240 of Official Records of Clark County,

Nevada; thence North 00°30'08" West along said center line of "N" Street a distance of 417.02 feet to a point of intersection with the center line of Gold Avenue (50 feet in width); thence North 89°57'22" East along said center line of Gold Avenue a distance of 1044.86 feet to a point of intersection with East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street (70 feet in width); thence North 00°41'38" West along said East line a distance of 175.01 feet to a point of intersection with a line which is parallel with and distant 175.00 feet Northerly, measured at right angles, from the center line of Gold Avenue (50 feet in width); thence South 89°57'22" West along said parallel line a distance of 910.26 feet to a point in the East line of that certain parcel described as Parcel II of deed recorded June 8, 1966 as Document Number 580065 of Official Records of Clark County, Nevada; thence North 00°41'38" West along said East property line a distance of 140.28 feet to a point of intersection with a line which is parallel with and distant 70.00 feet Southerly, measured at right angles, from the North line of the Northeast Quarter (NE-1/4) of said Section 28, said North line also being the center line of Owens Avenue; thence South 89°57'22" West along said parallel line a distance of 133.54 feet to the TRUE POINT OF BEGINNING.

EXCEPT therefrom those portions of said Parcel 1 which lie within the following described Parcels A, B, C, D, E, F, and G:

Parcel A: That certain parcel of land bounded as follows: On the North by the center line of Owens Avenue; On the East by the center line of "J" Street; On the South by the center line of Gold Avenue; AND on the West by the Easterly boundary line and the Southerly prolongation of the Easterly boundary line of that certain parcel of land as described in deed recorded July 17, 1957 as Document Number 110777 of Official Records of Clark County, Nevada.

Parcel B: That certain parcel of land as described in deed recorded July 17, 1957 as Document Number 110777 of Official Records of Clark County, Nevada.

Parcel C: That certain parcel of land as described in deed recorded July 13, 1956 as Document Number 83580 of Official Records of Clark County, Nevada.

Parcel D: That portion of that certain parcel of land described in the deed recorded January 19, 1952 as Document No. 380017 of Clark County, Nevada Records, which lies North of the Northerly boundary line and the Easterly and Westerly prolongations of the Northerly boundary line of that certain parcel of land described in the deed recorded November 25, 1960 as Document No. 218912 of Official Records of Clark County, Nevada.

Parcel E: That certain parcel of land bounded as follows: On the North by the Northerly boundary line and the Westerly prolongation of the Northerly boundary line of that certain parcel of land described in deed recorded November 25, 1960 as Document Number 218912 of Official Records of Clark County, Nevada; On the East by the Easterly boundary line of the last described parcel; On the South by the Southerly boundary line and the Westerly prolongation of the Southerly boundary line of the last described parcel; AND on the West by the Westerly boundary line of that certain parcel of land described in deed recorded January 19, 1952 as Document Number 380017 of Clark County, Nevada Records.

Parcel F: That certain parcel of land as described in deed recorded February 2, 1966 as Document Number 554955 of Official Records of Clark County, Nevada.

Parcel G: That certain parcel of land bounded as follows: On the North by the Westerly prolongation of the center line of Van Buren Avenue (70 feet wide), said center line being the South line of the North 643.46 feet of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; On the East by the Northerly and Southerly prolongations of the West line and by the West line of that certain parcel of land described in the deed recorded January 14, 1948 as Document Number 275420 of Clark County, Nevada Records; On the South by the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; AND on the West by the East Right-of-Way line of Highland Avenue (80.00 feet wide), said East Right-of-Way line being the East line of the West 40.00 feet of the Northeast Quarter (NE-1/4) of said Section 28.

PARCEL No. 2

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

That certain parcel of land as described in deed recorded February 9, 1966 as Document Number 556724 of Official Records of Clark County, Nevada.

PARCEL No. 3

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

The West Half (W-1/2) of that certain parcel of land as described in deed recorded August 20, 1963, as Document Number 378760 of Official Records of Clark County, Nevada, the East line thereof being parallel with the West line of said parcel.

PARCEL No. 4

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Owens Avenue, a distance of 1328.91 feet to a point of intersection with the East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street; thence South 00°41'38" East along said center line a distance of 1382.23 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 00°41'53" East along the East line of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street, a distance of 691.41 feet to a point of intersection with the South line of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Jefferson Avenue; thence South 89°53'20" West along said South line a distance of 383.19 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°53'20" West along said South line a distance of 220.37 feet to a point of intersection with the Southerly prolongation of the East line of that certain parcel of land described in the deed recorded April 27, 1964 as Document Number 429106 of Official Records of Clark County, Nevada; thence North 00°34'15" West along said Southerly prolongation and said East line a distance of 170.35 feet to the Northeast corner of said described parcel; thence North 89°53'20" East along the Easterly prolongation of the North line of said described parcel a distance of 219.98 feet to the Northeast corner of that certain parcel of land described in the deed recorded August 13, 1963 as Document Number 377328 of Official Records of Clark County, Nevada; thence South 00°41'53" East along the East line of said last mentioned parcel and its Southerly prolongation a distance of 170.35 feet to the TRUE POINT OF BEGINNING.

PARCEL No. 5

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the South Half (S-1/2) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as a whole as follows:

Those certain parcels of land as described in deeds recorded May 14, 1956 and May 26, 1959 as Document Number 77930 and Document Number 161761, respectively, of Official Records of Clark County, Nevada.

PARCEL No. 6

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Owens Avenue, a distance of 1328.91 feet to a point of intersection with the East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street; thence South 0°41'38" East along said center line a distance of 1382.23 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 0°41'53" East along the East line of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street, a distance of 691.41 feet to the TRUE POINT OF BEGINNING; thence continuing along said line a distance of 345.71 feet

to a point of intersection with the South line of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Adams Avenue; thence South 89°52'55" West along said center line a distance of 337.55 feet to a point of intersection with the West line of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence North 0°34'18" West along said line a distance of 345.74 feet to a point of intersection with the North line of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Jefferson Avenue; thence North 89°53'20" East along said line a distance of 336.78 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom those portions of said Parcel No. 6 which lie within the following described Parcel H and Parcel I:

Parcel H: That certain parcel of land as described in deed recorded November 9, 1964, as Document Number 470008 of Official Records of Clark County, Nevada.

Parcel I: That certain parcel of land as described in deed recorded January 11, 1957, as Document Number 97246 of Official Records of Clark County, Nevada.

PARCEL No. 7

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 28; thence North 89°57'22" East along the North line of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Owens Avenue, a distance of 1328.91 feet to a point of intersection with the East line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street; thence South 00°41'38" East along said center line a distance of 1382.23 feet to a point of intersection with the South line of the Northwest Quarter (NW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 00°41'53" East along the East line of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "J" Street, a distance of 691.41 feet to a point of intersection with the South line of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Jefferson Avenue; thence South 89°53'20" West along said center line a distance of 673.56 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°53'20" West along said line a distance of 380.13 feet to a point of intersection with the center line of "N" Street, said center line being described as the Northerly prolongation of the West line of that certain subdivision known as Bonanza Terrace as per map thereof on file in Book 5 of Plats at Page 20 in the Office of the County Recorder of Clark County, Nevada; thence South 00°14'29" East along said center line a distance of 345.82 feet to a point of intersection with the South line of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of Adams Avenue; thence North 89°52'55" East along said center line a distance of 381.34 feet to a point of intersection with the East line of the West Half (W-1/2) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28, said line also being the center line of "M" Street; thence North 00°26'41" West along said East line a distance of 345.75 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom those portions of said Parcel No. 7 which lie within the following described Parcel J and Parcel K:

Parcel J: That certain parcel of land as described in deed recorded May 28, 1958 as Document Number 132098 of Official Records of Clark County, Nevada.

Parcel K: That certain parcel of land as described in deed recorded January 11, 1962 as Document Number 272188 of Official Records of Clark County, Nevada.

PARCEL No. 8

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the North Half (N-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.; being more particularly described as follows:

That certain parcel of land as described in deed recorded November 17, 1967 as Document Number 671203 of Official Records of Clark County, Nevada.

Basis of Bearing for Parcels 1 through 8 inclusive is North 00°11'30" West, the West line of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., per R.P.E. Survey File 2, Page 8, Clark County, Nevada Records.

PARCEL No. 9

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., being that certain parcel of land as described in deed recorded January 28, 1959, as Document Number 150868 of Official Records of Clark County, Nevada, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of said Section 28; thence South 89°53'59" West a distance of 313.58 feet to a point; thence South 00°06'01" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence South 00°41'46" East a distance of 157.59 feet to a point; thence South 89°53'35" West a distance of 69.11 feet to a point; thence North 00°41'46" West a distance of 157.60 feet to a point; thence North 89°53'59" East a distance of 69.11 feet to the TRUE POINT OF BEGINNING.

SECTION 4: The amounts to be assessed shall be made upon all lots and parcels of property benefited, proportionately to the benefits received and shall be assessed against the benefited property abutting said improvements in Assessment Unit No. 1, Assessment Unit No. 2 and Assessment Unit No. 3 on an area basis, i.e., on the basis that each lot or parcel of property to be assessed in each such assessment unit shall be assessed a portion of the aggregate dollar amount being levied against that particular entire assessment unit in the proportion that the area of said lot or parcel bears to the area of all the assessable property in such assessment unit, provided that the depth of a lot or parcel in excess of 150 feet from the frontage facing the improvements shall not be considered in computing the area of such lot or parcel, and, provided further that in each assessment unit an equitable adjustment will be made for assessments levied against any irregular lots or parcels, so that the assessments according to benefits are equal and uniform, and against the property abutting said improvements in Assessment Unit No. 4 on the basis that each lot or parcel to be assessed in said assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number of sewer laterals installed to serve said lot or parcel bears to the total number of sewer laterals installed in the entire assessment unit. In Assessment Unit No. 1, the costs of paving street intersections shall be included in the total costs being levied against said assessment units and shall be assessed against each lot or parcel of property within each such assessment unit on the aforesaid area basis. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each lot or parcel of

property shall be as stated in the aforesaid assessment plat.

Regardless of the basis used by apportioning assessments, in the case of wedge or V or other irregularly shaped tracts, an amount apportioned thereto shall be in proportion to the special benefits to be derived.

SECTION 5: Except as shown on the plans and specification now on file in the Office of the City Clerk, the character of such improvements shall be more particularly as follows:

ASSESSMENT UNIT NO. 1

The street improvements shall consist of two inch (2") asphaltic concrete pavement (including bituminous fog seal coat), four inches (4") Type II aggregate base, bituminous prime coat, and eight inches (8") Type I aggregate sub-base; standard valley gutter, standard alley gutters and drainage facilities, together with the installation, removal and relocation of any and all services or appurtenances and any and all utilities that are deemed necessary to complete same, as more particularly shown on the plans and diagrams of the work, and of the locality to be improved, now on file in the Office of the City Clerk of the City of Las Vegas.

ASSESSMENT UNIT NO. 2

The improvements shall consist of standard two foot (2') concrete "L" type curb and gutter with depressed curb at driveways, together with the installation, removal and relocation of any and all services or appurtenances and any and all utilities that are deemed necessary to complete same, as more particularly shown on the plans and diagrams of the work, and of the locality to be improved, now on file in the Office of the City Clerk of the City of Las Vegas.

ASSESSMENT UNIT NO. 3

The sanitary sewer project shall consist of the installation of 8" vitrified clay sewer pipe, sanitary sewer manholes and 8" sewer connections into existing sewer mains, together with the installation, removal and relocation of any and all services or appurtenances and any and all utilities that are deemed necessary to complete same, as more particularly shown on the plans and diagrams of the work, and of the locality to be improved, now on file in the Office of the City Clerk of the City of Las Vegas.

ASSESSMENT UNIT NO. 4

The improvements shall consist of fifty-four (54) 4" vitrified clay sewer laterals from proposed 8" sewer mains to lot lines and thirty-five (35) 4" vitrified clay sewer

laterals from existing 8" sewer mains to lot lines, together with the installation, removal and relocation of any and all services or appurtenances and any and all utilities that are deemed necessary to complete same, as more particularly shown on the plans and diagrams of the work, and of the locality to be improved, now on file in the Office of the City Clerk of the City of Las Vegas.

SECTION 6: That all actions (not inconsistent with the provision of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the construction and installation of the improvements within each of the remaining assessment units of said Assessment District No. 486, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same hereby are, ratified, approved and confirmed.

SECTION 7: That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance, are hereby repealed.

SECTION 8: That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgement shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for the purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

SECTION 9: That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun, a daily newspaper published in and of general circulation in said City, and this ordinance shall become effective immediately following the second publication thereof.

PASSED, ADOPTED AND APPROVED THIS 19th day of February, 1969

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of February, 1969, and referred to the following committee composed of Commissioners Stewart and Corey for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of February, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Hewery, Corey and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioners Mirabelli and Stewart

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

(SEAL)