

R E S O L U T I O N

A RESOLUTION RELATING TO PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1408 AND ACCEPTING THE CITY ENGINEER'S REPORT ON BENEFITS IN CONNECTION THEREWITH.

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City", respectively, herein), in the County of Clark and State of Nevada, pursuant to Chapter 271 of the Nevada Revised Statutes, and all laws that are supplemental thereto, has directed the City Engineer of the City (the "City Engineer" herein) to file with the City Clerk of the City, who is also the Clerk of the City Council (the "City Clerk" herein), in conjunction with a total project that will include the construction and installation along Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95) of street paving (104 feet in width in that portion of the right-of-way of said Craig Road that is 120 feet wide, 134 feet in width in that portion of such right-of-way that is 150 feet wide and 84 feet in width in that portion of such right-of-way that is 100 feet wide); raised median islands or a two-way center left turn lane, or a combination thereof; traffic control devices; curbs and gutters; sidewalks; streetlights; commercial driveway approaches; potable water laterals; sanitary sewer laterals; a potable water distribution main; and drainage facilities, certain documents, including without limitation a report with respect to the



benefits that are anticipated will inure to the certain assessable lots and parcels of property by virtue of the construction and installation of certain proposed improvements along certain streets within certain areas of the City, in connection with the proposed creation of "City of Las Vegas, Nevada, Special Improvement District No. 1408" (the "District" herein), consisting of eight (8) separate and distinct assessment units, for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of Craig Road, and portions thereof, as is more particularly described in Section 1 of that certain Resolution that was duly passed, adopted and approved by the City Council on the 22nd day of January, 1992 (the "Resolution" herein), as ASSESSMENT UNIT NO. I, providing for the installation of curbs and gutters along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. II, providing for the installation of sidewalks along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. III, providing for the installation of a street lighting system and all facilities that are incidental thereto along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. IV, providing for the installation of commercial driveway approaches along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. V, providing for the installation of potable water laterals along Craig Road,

and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. VI, providing for the installation of sanitary sewer collection laterals along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NO. VII, and providing for the installation of a potable water distribution main along Craig Road, and portions thereof, as is more particularly described in Section 1 of the Resolution as ASSESSMENT UNIT NOT. VIII, and of defraying the entire cost and expense thereof by special assessments, according to the benefits that will be derived by the respective assessable lots and parcels of property from such improvements, against such lots and parcels within each assessment unit of the District; and

WHEREAS, the City Engineer, on the 5th day of February, 1992, filed with the City Clerk his report with respect to such benefits that is entitled "Engineer's Report to the City Council on Benefits, City of Las Vegas, Nevada, Special Improvement District No. 1408"; and

WHEREAS, the City Council has reviewed said Report and has found the same to be satisfactory;

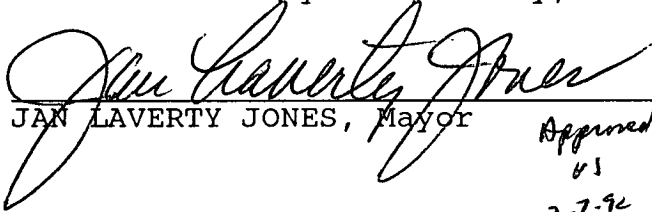
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at this regular meeting thereof that is being held on this 5th day of February, 1992, as follows:

SECTION 1. That that certain document that is entitled "Engineer's Report to the City Council on Benefits, City of Las Vegas, Nevada, Special Improvement District No. 1408", a copy of

which is attached as Exhibit "A" hereto, be, and the same hereby is, accepted.

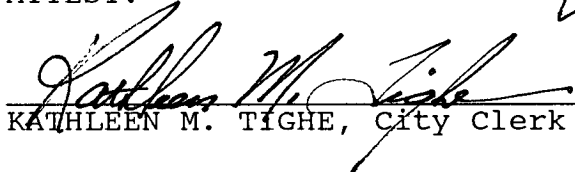
SECTION 2. That all resolutions or parts thereof that are in conflict with the provisions of this Resolution be, and they hereby are, repealed.

PASSED, ADOPTED AND APPROVED this 5th day of February, 1992.


JAN LAVERTY JONES, Mayor

Approved
by
2-7-92

ATTEST:


KATHLEEN M. TIGHE, City Clerk

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

ENGINEER'S REPORT TO THE CITY COUNCIL ON BENEFITS
CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT
DISTRICT NO. 1408

Pursuant to that certain Resolution of the City Council (the "City Council" herein) of the City of Las Vegas, in the County of Clark and State of Nevada, that was duly adopted on the 22nd day of January, 1992, and relates to the construction, installation and acquisition of a street paving, curb and gutter, sidewalk, street lighting, commercial driveway approach, potable water lateral, sanitary sewer lateral and potable water distribution main improvement project (the "Project" herein) within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1408" (the "District" herein), the following report is hereby submitted for the City Council's consideration.

1. The undersigned has visited the site of the District (i.e., looked at the location of each of the proposed improvements and at the area that is to be included within the boundaries of each individual assessment unit of the District).

2. With the preliminary plans and plats in hand, the undersigned studied each and every assessable lot and parcel of property that is to be included within the District, special attention having been given to the contour, size and shape of the individual lots and parcels that were so studied as well as the location of each of the improvements that are proposed to be

made. Soil conditions were noted throughout the District. Other factors that were considered include: Health and safety (including fire protection); the ability to subdivide certain of such lots or parcels; the drainage patterns in the area; the continuity of the existing improvements; the ability to connect to and use the proposed improvements; the existing development; the approved private development that will occur in the near future; the ease of construction; the public convenience or inconvenience; and the sales processes of similar lots or parcels of property that are served by similar street paving, curb and gutter, sidewalk, street lighting, commercial driveway approach, potable water lateral, sanitary sewer lateral and potable water distribution main improvements.

3. With the information that was so obtained, and using the unit prices that are normally paid at this time for similar improvements, the following methods, among others, for apportioning the benefits and assessments were considered: The front foot method; the zone method; the area method; and the unit lot method. Numerous tests were made, applying each method to lots and parcels of different size, shape and location and to the possible sizes, shapes and locations of such lots and parcels if the subdivision of the property (consistent with existing land use regulations) varies from that which is presently in existence.

4. In view of the fact that each of the assessable lots and parcels of property within the District will be able to be served by the improvements that are proposed to be constructed

and installed, the fact that such lots and parcels vary in size, the fact that some of such lots or parcels could be subdivided, the soil conditions that were encountered and the similarity of the benefits that will be derived from the Project by each of the assessable lots and parcels of property within the District, it was concluded by the undersigned that apportioning the benefits and assessments that relate to the improvements that are proposed to be installed in ASSESSMENT UNIT NO. I, ASSESSMENT UNIT NO. IV and ASSESSMENT UNIT NO. VIII on a front foot basis would be the fairest and most equitable method of apportioning such benefits and assessments, that apportioning the benefits and assessments that relate to the improvements that are proposed to be installed in ASSESSMENT UNIT NO. II and ASSESSMENT UNIT NO. III on a lineal foot basis would be the fairest and most equitable method of apportioning such benefits and assessments, that apportioning the benefits and assessments that relate to the improvements that are proposed to be installed in ASSESSMENT UNIT NO. V on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number and length of the driveway approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit would be the fairest and most equitable method of apportioning such benefits and assessments, that apportioning the benefits and assessments that

relate to the improvements that are proposed to be installed in ASSESSMENT UNIT NO. VI on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch water laterals in the proportion that the number of 6-inch water laterals that are installed to serve such lot or parcel bears to the total number of 6-inch water laterals that are installed to serve all of the assessable properties in the assessment unit and on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 8-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch water laterals in the proportion that the number of 8-inch water laterals that are installed to serve such lot or parcel bears to the total number of 8-inch water laterals that are installed to serve all of the assessable properties in the assessment unit would be the fairest and most equitable method of apportioning such benefits and assessments and that apportioning the benefits and assessments that relate to the improvements that are proposed to be installed in ASSESSMENT UNIT NO. VII on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of sewer laterals that are installed to serve such lot or parcel bears to the total number

of sewer laterals that are installed to serve all of the assessable properties in the assessment unit would be the fairest and most equitable method of apportioning such benefits and assessments.

5. It was also concluded that, if literal compliance with the bases of apportionment that are described above would result in an unfair or inequitable assessment against any particular lot or parcel of property, an equitable adjustment could clearly be made and would be made in order that the assessment against each such lot or parcel will conform accurately to the actual benefits that will be derived thereby.

6. The undersigned is familiar with the value that improvements, similar in nature to those that are proposed to be constructed and installed in each assessment unit of the District, add to the value of the property that is capable of being served by such improvements and is generally familiar with the property values of the lots and parcels of property within the District and of properties that are similarly situated within the City and have improvements that are similar in nature to the proposed improvements and, in addition thereto, has requested from Robert B. Smith, M.A.I., and John A. Winlow, of the real estate appraisal firm of Las Vegas Appraisal & Construction Finance Corp., recognized real estate appraisers in the City, an opinion concerning the increase in value that can reasonably be expected to inure to the assessable lots and parcels of property within the District by virtue of the construction and installation of such improvements. In response to such request,

the said Robert B. Smith and John S. Winlow have provided the undersigned with an opinion, a copy of which is attached as Exhibit 1 hereto and by this reference made a part hereof, to the effect that the value of such lots and parcels will be enhanced, upon the completion of such improvements, by not less than twenty percent (20%), depending upon the individual lot or parcel that is being considered.

7. The undersigned has also considered the extent to which the changes in the highest and best use and other factors might result in a deviation (either higher or lower) from the increase in the value of any particular lot or parcel of property that is expected to result from the construction and installation of such improvements.

8. Based upon all of the foregoing, it is the opinion of the undersigned that the Project will, in fact, increase the value of the respective lots and parcels of property that are proposed to be assessed, as the same is set forth in the estimated maximum benefits list (the preliminary assessment roll), by at least the aggregate estimated maximum benefit amount that is set forth therein with respect to such lot or parcel. If the estimated assessment that is shown on such preliminary assessment roll with respect to any lot or parcel of property that is proposed to be assessed exceeds the estimated amount of the maximum benefit that is 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 following the City's

receipt of the bids for such construction and installation and after the actual costs and expenses thereof have been determined.

DATED this 5th day of February, 1992.

Respectfully submitted,


DENNIS ANDERSON, City Engineer