

RESOLUTION

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, WITH INTERSECTIONS, WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447 SHALL BE DONE.

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, who is also the Clerk of the City Council (the "City Clerk" herein), in conjunction with a total project that will consist of the construction and installation of street paving 86 feet in width along Buffalo Drive (between Washington Avenue and Cheyenne Avenue) and 43 feet in width along Buffalo Drive (between Cheyenne Avenue and a point that is approximately 937 feet north of Cheyenne Avenue), 86 feet in width along Smoke Ranch Road and Cheyenne Avenue (between Tenaya Way and Buffalo Drive) and 43 feet in width along Cheyenne Avenue (between Buffalo Drive and Cimarron Drive), 66 feet in width along Vegas Drive and Washington Avenue, 33 feet in width along Tenaya Way and 18.5 feet in width along Sea Spray Avenue; raised median islands or center left turn lanes, or a combination thereof, traffic control devices; curbs and gutters; sidewalks; streetlights; commercial driveway approaches; storm drain facilities; potable water laterals; potable water distribution mains; sanitary sewer laterals and sanitary sewer collection mains (the "Project" herein), certain preliminary plans, assessment plats, typical sections of certain contemplated improvements, preliminary estimates of the costs and estimates of the maximum benefits that will inure from such improvements to the respective assessable lots and parcels of property that will be

benefited thereby, all in connection with the proposed construction and installation, by way of a special improvement district that consists of ten (10) separate and distinct assessment units, of certain public improvements along certain streets within certain areas of the City, such improvements being more specifically described as follows:

Providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of those certain streets, and portions thereof, that are identified with particularity in the notice of hearing (the "Notice of Hearing" herein) that is provided in Section 4 of this Resolution as ASSESSMENT UNIT NO. I,

Providing for the installation of curbs and gutters along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. II,

Providing for the installation of sidewalks along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. III,

Providing for the installation of a street lighting system and all facilities that are incidental thereto along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. IV,

Providing for the installation of commercial driveway approaches along those certain streets, and portions, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. V,

Providing for the installation of a storm drain along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VI,

Providing for the installation of potable water laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VII,

Providing for the installation of potable water distribution mains along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VIII,

Providing for the installation of sanitary sewer laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. IX and

Providing for the installation of sanitary sewer collection mains along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. X; and

WHEREAS, the City Engineer, on the 5th day of April, 1995, filed in the Office of the City Clerk, in connection with such improvements and with the City's proposed "City of Las Vegas, Nevada, Special Improvement District No. 1447" (the "District" herein), the following:

A. Preliminary plans that show typical sections of the contemplated improvements, the type or types of material, together with the approximate thickness and width of each, and preliminary estimates of the cost of constructing and installing such improvements;

B. Preliminary estimates of the total cost of each type of construction, such estimates having been made in a lump sum or by unit prices, including without limitation the advertising, appraising, engineering, legal and printing expenses in connection therewith and such other costs and expenses as in the judgment of the City Engineer are necessary or appropriate to the completion of the proposed work of improvement and the payment of the cost thereof;

C. Assessment plats that show the areas that are proposed to be assessed and the amount of the estimated costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each assessable lot or parcel of property within each assessment unit of the District, such estimates as have heretofore been designated by the City Council having been computed, for the respective assessment units, on the bases that are set forth in Section 2 of this Resolution; and

D. The City Engineer's report with respect to benefits which sets forth the City Engineer's conclusions concerning the benefits that will be derived from such improvements by the respective assessable lots and parcels of property within each assessment unit of the District and the proper method of assessment; and

WHEREAS, an equitable adjustment shall be made for any assessment that is levied against any irregular lot or parcel of property in order that assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform; and

WHEREAS, the City Council has examined such plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of the costs and estimates of the maximum benefits that have been so filed with the City Clerk and the City Engineer's report with

respect to such benefits and has found, and hereby does declare, all of the same to be satisfactory in all respects;

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 April, 1995, that the City Council shall, and hereby does, accept such plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of the costs and the amount of such estimated costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each assessable lot or parcel of property in the respective assessment units of the District; and

BE IT FURTHER RESOLVED that the City Council shall, and hereby does, PROVISIONALLY ORDER THAT:

SECTION 1. Those improvements, at an estimated cost of \$2,648,620.00, including engineering, legal and incidental expenses, all as the same are more particularly hereinafter set forth and are described in the plans that are herein accepted, reference to which is hereby made, and are available for public examination at the Office of the City Clerk, shall be constructed and installed.

SECTION 2. Such estimated costs and estimated amount of maximum benefits shall be apportioned among the respective assessment units of the District as follows:

Assessment Unit No.	Estimated Costs	Estimated Amount of Maximum Benefits*
I	\$1,029,525.00	\$1,209,258.00
II	165,757.00	219,628.00
III	185,871.00	246,279.00
IV	258,576.00	342,613.00
V	114,584.00	151,824.00

VI	192,425.00		254,963.00
VII	299,301.00		396,574.00
VIII	78,544.00		104,071.00
IX	104,728.00		138,764.00
X	<u>219,309.00</u>		<u>290,584.00</u>
Total Assessments	\$2,648,620.00	Total Benefits	\$3,354,558.00
Other Improvements	<u>\$4,245,992.00</u>		
Total Project Cost	\$6,894,612.00		

- * The actual costs of constructing and installing the improvement in any individual assessment unit may exceed the estimated cost for such improvement, or the estimated amount of the maximum benefits that are anticipated will be derived therefrom, or both, that is stated above, but in no event shall the aggregate assessment that is levied against any lot or parcel of property for all of the assessment units exceed the aggregate amount of the estimates of the maximum benefits to such lot or parcel by virtue of the construction and installation of the improvements in all of the assessment units.

The amounts that are proposed to be assessed shall be assessed against all of the assessable lots and parcels of property that are benefited, proportionately to the benefits that each such lot or parcel receives, and shall be assessed against the assessable lots and parcels of property that abut such improvements on the following bases:

ASSESSMENT UNIT NO. I (Street Paving)

Such estimates shall be computed on a front foot basis, i.e., 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 frontage of such lot or parcel that abuts, and is benefited by, the improvement bears to the total of the frontage of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390,

into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel. The cost of paving street intersections shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid front foot basis, and the cost of acquiring the necessary rights-of-way that are required in order to construct and install the improvement (which cost, except as is provided in the last proviso of this sentence, shall be assumed to equal the product of multiplying the lowest per square foot price that the City is required to expend in the acquisition of any portion of such rights-of-way by the area of all of such rights-of-way) shall be assessed against each lot or parcel of property that is to be assessed in the assessment unit also on the aforesaid front foot basis; provided, however, that the owner of any such lot or parcel that is proposed to be assessed in the assessment unit and with respect to which the portion of such rights-of-way has been dedicated to, or is otherwise available for use by, the City without any compensation to such owner shall be granted a credit, pursuant to NRS 271.350, against the amount of the assessment that would otherwise have been levied upon such lot or parcel in an amount that is equal to the product of multiplying the lowest per square foot price that the City is required to expend in the acquisition of any portion of such rights-of-way by the area of the portion of such lot or parcel that has been so dedicated to, or otherwise made available for use by, the City, and provided, further, that the amount that the City is required to expend in the acquisition of any portion of such rights-of-way (excluding any compensation for special damages

that may accrue to the remainder of the particular parcel from which such portion is acquired by reason of its severance from such portion) that is in excess of the amount that the City would have been required to expend in the acquisition of such portion had the acquisition price thereof been based upon the lowest per square foot price that the City is required to expend in the acquisition of any portion of such rights-of-way shall be assessed against the remaining portion of the lot or parcel in respect of which the acquisition of the portion of such rights-of-way resulted in such excess expenditure. For the purposes of the foregoing, zero compensation and nominal compensation shall be excluded in determining the "lowest per square foot price".

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Such estimates shall be computed on a lineal foot basis, *i.e.*, 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 lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the total of the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, *i.e.*, on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. III (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., 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 lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IV (Street Lighting)

Such estimates shall be computed on a front foot basis, i.e., 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 frontage of such lot or parcel that abuts the street along which the improvement is being installed, and is benefited by such improvement, bears to the total of the frontage of all of the assessable properties that abut the street along which the improvement is being installed, and are benefited by such improvement, in the assessment unit; provided, however, that, if any such lot or

parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Such estimates shall be computed on the basis that each lot or parcel of property that is served by, and is to be assessed for, any improvement that is constructed and installed 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 square footage of the driveway approach or approaches that is or are installed to serve such lot or parcel bears or bear to the aggregate square footage of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VI (Storm Drain)

Such estimates shall be computed on a front foot basis, i.e., 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 frontage of such lot or parcel that abuts the street along which the improvement is being installed, and is benefited by such improvement, bears to the total of the frontage of all of the assessable properties that abut the street along which the improvement is being installed, and are

benefited by such improvement, in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO VII (Potable Water Laterals)

Such estimates shall be computed 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.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

Such estimates, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 32 feet south of the centerline of Vegas Drive southerly a distance of approximately 195 feet, shall be computed on the basis that the lot or parcel of property that will be served by such water main shall be assessed the entire cost and expense of installing such water main and, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 228 feet north of the centerline of Atwood Avenue southerly a distance of approximately 324 feet, shall be computed on the basis that each lot or parcel of property that will be served by such water main and is to be assessed in the assessment unit therefor shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire assessment unit in respect of such water main; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned amount such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch sewer laterals in the proportion that the number of 6-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 6-inch sewer 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 sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch sewer laterals in the proportion that the number of 8-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 8-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

Such estimates shall be computed on the basis that each lot or parcel of property that will be served by either of the sanitary sewer collection mains that are proposed to be installed in the respective streets and is to be assessed in the assessment unit for the cost and expense of installing the sewer main in a particular street shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire assessment unit for such cost and expense; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned amount such sublots or subparcels on an area basis, i.e., on

the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

In each assessment unit, an equitable adjustment will be made for any assessment that is levied upon any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each lot or parcel of property shall be as is stated in the aforesaid assessment plat. Regardless of the basis that is used for apportioning the assessments, whether initially or upon the subsequent division into sublots or subparcels of any lot or parcel of property that is subject to the initial assessment, in the case of a wedge, "V" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

SECTION 3. The area that encompasses the streets that are proposed to be so improved and the properties that are proposed to be so assessed (i.e., all of such assessment units) shall be designated as "City of Las Vegas, Nevada, Special Improvement District No. 1447".

SECTION 4. On Wednesday, the 3rd day of May, 1995, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at any time prior to such date and time at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be

assessed, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before the City Council at such time and place and be heard as to the propriety and advisability of constructing and installing such improvements, as to the cost thereof, as to the proposed method of payment therefor and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, the respective lots and parcels of property that abut the improvements that are proposed to be so constructed and installed. Twenty (20) days' notice in writing of such time and place shall be given to such property owners, which notice shall be served by the City Clerk by mailing a copy thereof, postage prepaid as first-class mail, to the last known address of each last known owner of each lot or parcel of property within each assessment unit whose lot or parcel of property will be assessed for a portion of the cost of constructing and installing such improvements, the names and addresses of such property owners being those that appear on the local property assessment rolls for general (ad valorem) taxes that are on file in the Office of the County Assessor of Clark County, Nevada, wherein such property is located. Such notice shall also be given to each tenant of each mobile home park that is located on any of such lots or parcels and by the City Engineer's posting of a copy of such notice in three public places at or near the site of the proposed work within each assessment unit at least twenty (20) days prior to such hearing. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or of the City Engineer, as the case may be, such proof to be filed with the City Clerk; provided, however, that the fact that the person to whom any such notice is addressed does not receive the same shall not invalidate or affect

the legality of the notice that is given thereby and shall not invalidate or affect the legality of any assessment or of any other of the proceedings hereunder. Notice of the time and place of such hearing shall also be given by publishing a copy of such notice in the Las Vegas Review-Journal, a newspaper that is published and of general circulation within the City, once each week for three consecutive weeks by three weekly insertions, the first such publication to be at least fifteen (15) days prior to the date of the protest hearing. Not less than fourteen (14) days shall intervene between the first publication and the last publication. Such service by publication shall be verified by the affidavit of the publisher of said newspaper and filed with the City Clerk. Such notice shall be, substantially, in the following form:

NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447.

NOTICE IS HEREBY GIVEN to the owner or owners of each lot or parcel of property within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1447" (the "District" herein), to each tenant of each mobile home park that is located on any of such lots or parcels and to all other interested persons that:

The City Council of the City of Las Vegas, Nevada (the "City Council" and the "City", respectively, herein), has provisionally ordered that, as a part of a total project that will consist of the construction and installation of street paving 86 feet in width along Buffalo Drive (between Washington Avenue and Cheyenne Avenue) and 43 feet in width along Buffalo Drive (between Cheyenne Avenue and a point that is approximately 937 feet north of Cheyenne Avenue), 86 feet in width along Smoke Ranch Road and Cheyenne Avenue (between Tenaya Way and Buffalo Drive) and 43 feet in width along Cheyenne Avenue (between Buffalo Drive and Cimarron Drive), 66 feet in width along Vegas Drive and Washington Avenue, 33 feet in width along Tenaya Way and 18.5 feet in width along Sea Spray Avenue; raised median islands or center left turn lanes, or a combination thereof, traffic control devices; curbs and gutters; sidewalks; streetlights; commercial driveway approaches; storm drain facilities; potable water laterals; potable water distribution mains; sanitary sewer laterals and sanitary sewer collection mains (the "Project" herein), certain improvements be installed along those certain streets within those certain areas of the City that are hereinafter more particularly described as follows:

ASSESSMENT UNIT NO. I (Street Paving)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. I shall consist of the construction and installation of street paving along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed street paving in Buffalo Drive (100 feet wide) shall be 8 feet in width and shall be constructed and installed along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to the north right-of-way line of Cheyenne Avenue (100 feet wide) and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the centerline of Atwood Avenue (60 feet wide) and, together with raised median islands or center left turn lanes, or a combination thereof, 43 feet in width along the west side thereof from the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of said Cheyenne Avenue;

SMOKE RANCH ROAD:

The proposed street paving in Smoke Ranch Road (100 feet wide) shall be 8 feet in width and shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of

the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed street paving in Cheyenne Avenue (100 feet wide) shall be 8 feet in width and shall be constructed and installed along either side thereof from the centerline of Tenaya Way (80 feet wide) westerly to the west right-of-way line of said Buffalo Drive (100 feet wide) and, together with raised median islands or center left turn lanes, or a combination thereof, 43 feet in width along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the centerline of Cimarron Drive (80 feet wide);

VEGAS DRIVE:

The proposed street paving in Vegas Drive (80 feet wide) shall be 8 feet in width and shall be constructed and installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive;

WASHINGTON AVENUE:

The proposed street paving in Washington Avenue (80 feet wide) shall be 33 feet in width and shall be constructed and

installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive;

TENAYA WAY:

The proposed street paving in Tenaya Way (80 feet wide) shall be 8 feet in width and shall be constructed and installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and

SEA SPRAY AVENUE:

The proposed street paving in Sea Spray Avenue (51 feet wide) shall be 18.5 feet in width and shall be constructed and installed along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. II shall consist of the construction and installation of standard concrete "L" type curbs and gutters along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed curbs and gutters in Buffalo Drive (100 feet wide) shall be constructed and installed along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to south right-of-way line of Atwood Avenue (60 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide);

SMOKE RANCH ROAD:

The proposed curbs and gutters in Smoke Ranch Road (100 feet wide) shall be constructed and installed along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed curbs and gutters in Cheyenne Avenue (100 feet wide) shall be constructed and installed along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide);

VEGAS DRIVE:

The proposed curbs and gutters in Vegas Drive (80 feet wide) shall be constructed and installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive;

WASHINGTON AVENUE:

The proposed curbs and gutters in Washington Avenue (80 feet wide) shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive;

TENAYA WAY:

The proposed curbs and gutters in Tenaya Way (80 feet wide) shall be constructed and installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and

SEA SPRAY AVENUE:

The proposed curbs and gutters in Sea Spray Avenue (51 feet wide) shall be constructed and installed along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. III shall consist of the construction and installation of standard concrete sidewalks along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed sidewalks in Buffalo Drive (100 feet wide) shall be constructed and installed along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide) and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide);

SMOKE RANCH ROAD:

The proposed sidewalks in Smoke Ranch Road (100 feet wide) shall be constructed and installed along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed sidewalks in Cheyenne Avenue (100 feet wide) shall be constructed and installed along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide);

VEGAS DRIVE:

The proposed sidewalks in Vegas Drive (80 feet wide) shall be constructed and installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; and

TENAYA WAY:

The proposed sidewalks in Tenaya Way (80 feet wide) shall be constructed and installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting Systems)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. IV shall consist of the construction and installation of street lighting system along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed street lighting system in Buffalo Drive (100 feet wide) shall be constructed and installed along either side thereof from the north right-of-way line of Washington Avenue (80

feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide), along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide);

SMOKE RANCH ROAD:

The proposed street lighting system in Smoke Ranch Road (100 feet wide) shall be constructed and installed along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed street lighting system in Cheyenne Avenue (100 feet wide) shall be constructed and installed along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide);

VEGAS DRIVE:

The proposed street lighting system in Vegas Drive (80 feet wide) shall be constructed and installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; and

TENAYA WAY:

The proposed street lighting system in Tenaya Way (80 feet wide) shall be constructed and installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. V shall consist of the construction and installation of standard concrete commercial driveway approaches along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed commercial driveway approaches in Buffalo Drive (100 feet wide) shall be constructed and installed along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Cheyenne Avenue (100 feet wide) along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide);

SMOKE RANCH ROAD:

The proposed commercial driveway approaches in Smoke Ranch Road (100 feet wide) shall be constructed and installed along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet

east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed commercial driveway approaches in Cheyenne Avenue (100 feet wide) shall be constructed and installed along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide);

VEGAS DRIVE:

The proposed commercial driveway approaches in Vegas Drive (80 feet wide) shall be constructed and installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive;

TENAYA WAY:

The proposed commercial driveway approaches in Tenaya Way (80 feet wide) shall be constructed and installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and

SEA SPRAY AVENUE:

The proposed commercial driveway approaches in Sea Spray Avenue (51 feet wide) shall be 18.5 feet in width and shall be constructed and installed along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Storm Drain)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VI shall consist of the installation of a reinforced concrete drainage pipe in Sea Spray Avenue and portions thereof, within the City, from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive, except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and

install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII (Potable Water Laterals)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VII shall consist of the installation of potable water laterals that extend between the potable water distribution mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the potable water distribution mains that are proposed to be installed in Buffalo Drive by way of ASSESSMENT UNIT NO. VIII, as the case may be, and the front property lines of the lots and parcels of property that abut the respective streets and portions thereof, within the City, as such streets are more particularly described as follows:

BUFFALO DRIVE:

The proposed potable water laterals in Buffalo Drive (100 feet wide) shall be installed along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is

approximately 937 feet north of the north right-of-way line of
Cheyenne Avenue (100 feet wide);

SMOKE RANCH ROAD:

The proposed potable water laterals in Smoke Ranch Road
(100 feet wide) shall be installed along either side thereof from the
east right-of-way line of Buffalo Drive (100 feet wide) easterly to a
point that is approximately 362 feet east of the centerline of said
Buffalo Drive and continuing along the north side thereof easterly
to a point that is approximately 675 feet east of the centerline of
said Buffalo Drive;

CHEYENNE AVENUE:

The proposed potable water laterals in Cheyenne Avenue
(100 feet wide) shall be installed along either side thereof from the
west right-of-way line of Tenaya Way (80 feet wide) westerly to
the east right-of-way line of Buffalo Drive (100 feet wide) and
continuing along the north side thereof from the west right-of-way
line of said Buffalo Drive westerly to the east right-of-way line of
Cimarron Drive (80 feet wide);

VEGAS DRIVE:

The proposed potable water laterals in Vegas Drive (80
feet wide) shall be installed along either side thereof from a point
that is approximately 459 feet west of the centerline of Buffalo

Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive;

WASHINGTON AVENUE:

The proposed potable water laterals in Washington Avenue (80 feet wide) shall be installed along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; and

TENAYA WAY:

The proposed potable water laterals in Tenaya Way (80 feet wide) shall be installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to

complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VIII shall consist of the installation of potable water distribution mains in Buffalo Drive (100 feet wide) and portions thereof, within the City, from a point that is approximately 32 feet south of the centerline of Vegas Drive (80 feet wide) southerly to a point that is approximately 227 feet south of the centerline of said Vegas Drive and from a point that is approximately 228 feet north of the centerline of Atwood Avenue (60 feet wide) southerly to a point that is approximately 76 feet south of the centerline of said Atwood Avenue, except where adequate improvement have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. IX shall consist of the installation of sanitary sewer laterals that extend between the sanitary sewer collection mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the sanitary sewer collection mains that are proposed to be installed in Washington Avenue by way of ASSESSMENT UNIT NO. X, as the case may be, and the front property lines of the lots and parcels of property that abut the

respective streets and portions thereof, within the City, as such streets are more particularly described as follows:

BUFFALO DRIVE:

The proposed sanitary sewer laterals in Buffalo Drive (100 feet wide) shall be installed along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide);

SMOKE RANCH ROAD:

The proposed sanitary sewer laterals in Smoke Ranch Road (100 feet wide) shall be installed along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive;

CHEYENNE AVENUE:

The proposed sanitary sewer laterals in Cheyenne Avenue (100 feet wide) shall be installed along either side thereof from the

west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide);

VEGAS DRIVE:

The proposed sanitary sewer laterals in Vegas Drive (80 feet wide) shall be installed along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive;

WASHINGTON AVENUE:

The proposed sanitary sewer laterals in Washington Avenue (80 feet wide) shall be installed along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; and

TENAYA WAY:

The proposed sanitary sewer laterals in Tenaya Way (80 feet wide) shall be installed along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue, except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. X shall consist of the installation of a sanitary sewer collection mains in those certain street and portions thereof, within the City, that are more particularly described as follows:

WASHINGTON AVENUE:

The proposed sanitary sewer collection main in Washington Avenue (80 feet wide) shall be installed therein from a point that is approximately 1,972 feet east of the centerline of Buffalo Drive

(100 feet wide) westerly to a point that is approximately 315 feet east of the centerline of said Buffalo Drive; and

ATWOOD AVENUE:

The proposed sanitary sewer collection main in Atwood Avenue (60 feet wide) shall be installed therein from a point that is approximately 345 feet east of the centerline of Buffalo Drive (100 feet wide) westerly to a point that is approximately 56 feet west of the centerline of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the localities that are to be so improved as filed in the Office of the City Clerk.

Except as is shown on the plans and specifications, as the same have been filed in the Office of the City Clerk of the City (the "City Clerk" herein), such improvements are more particularly described as follows:

ASSESSMENT UNIT NO. I (Street Paving)

The street paving shall consist, in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Cheyenne Avenue (between Tenaya Way and Buffalo Drive) and Tenaya Way, of 3/4ths of an inch of opengrade over 4 inches of asphaltic concrete pavement and 4 inches of Type II

aggregate base, in Washington Avenue and Cheyenne Avenue (between Buffalo Drive and Cimarron Drive), 4 inches of asphaltic concrete pavement over 4 inches of Type II aggregate base and, in Sea Spray Avenue, 2 inches of asphaltic concrete pavement over 4 inches of Type II aggregate base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement Class "B" concrete "L" type over 6 inches of Type II aggregate base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks)

The sidewalks shall consist of 4 inches of standard Portland cement Class "B" concrete slabs over 5 inches of Type II aggregate base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way

that may be required in order to construct and install such improvement and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting)

The street lighting system shall consist of 250 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Each commercial driveway approach shall consist of a radius driveway with a cross gutter, consisting of 9 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 10 inches of Type II aggregate base, and a sidewalk with an access ramp for the handicapped on either side of the driveway, consisting of 4 inches of standard Portland cement Class B concrete over 5 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by

the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Storm Drain)

The storm drain shall be a 42-inch reinforced concrete drainage pipe; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII (Potable Water Laterals)

The potable water laterals shall be 6-inch or 8-inch, as the same are requested by the owners of the respective lots or parcels of property, polyvinyl chloride potable water laterals that extend between the potable water distribution mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the potable water distribution mains that are proposed to be installed in Buffalo Drive by way of ASSESSMENT UNIT NO. VIII, as the case may be, and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

In no event, however, shall a potable water lateral be installed in the same trench in which a sanitary sewer lateral is installed.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

The potable water distribution mains shall be 8-inch polyvinyl chloride potable water distribution pipes; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

The sanitary sewer laterals shall be 6-inch or 8-inch, as the same are requested by the owners of the respective lots or parcels of property, polyvinyl chloride sewer laterals that extend between the sanitary sewer collection mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the sanitary sewer collection mains that are proposed to be installed in Washington Avenue by way of ASSESSMENT UNIT NO. X, as the case may be, and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

The sanitary sewer collection main shall be an 8-inch (in Atwood Avenue) or a 10-inch (in Washington Avenue) polyvinyl chloride sanitary sewer collection pipes; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats,

diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

All of the plats, diagrams and plans that are on file in the Office of the City Clerk with respect to said described assessment units are deemed by the City Engineer of the City and by the City to be essential to the construction and installation of such improvements.

It is anticipated that, of the \$6,894,612.00 that is the total estimated cost of the Project, an estimated \$2,648,620.00 shall be apportioned among the several assessment units of the District and shall be assessed against and paid by the assessable lots and parcels of property within the respective assessment units, as follows:

Assessment Unit No.	Estimated Costs	Estimated Amount of Maximum Benefits*
I	\$1,029,525.00	\$1,209,258.00
II	165,757.00	219,628.00
III	185,871.00	246,279.00
IV	258,576.00	342,613.00
V	114,584.00	151,824.00
VI	192,425.00	254,963.00
VII	299,301.00	396,574.00
VIII	78,544.00	104,071.00
IX	104,728.00	138,764.00
X	<u>219,309.00</u>	<u>290,584.00</u>
Total Assessments	\$2,648,620.00	Total Benefits \$3,354,558.00
Other Improvements	<u>\$4,245,992.00</u>	
Total Project Cost	\$6,894,612.00	

- * The actual costs of constructing and installing the improvement in any individual assessment unit may exceed the estimated cost for such improvement, or the estimated amount of the maximum benefits that are anticipated will be derived therefrom, or both, that is stated above, but in no event shall the aggregate assessment that is levied against any lot or parcel of property for all of the assessment units exceed the aggregate amount

of the estimates of the maximum benefits to such lot or parcel by virtue of the construction and installation of the improvements in all of the assessment units.

The amounts that are proposed to be assessed shall be assessed against all of the assessable lots and parcels of property that are benefited, proportionately to the benefits that each such lot or parcel receives, and shall be assessed against the assessable lots and parcels of property that abut such improvements on the following bases:

ASSESSMENT UNIT NO. I (Street Paving)

Such estimates shall be computed on a front foot basis, *i.e.*, 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 frontage of such lot or parcel that abuts, and is benefited by, the improvement bears to the total of the frontage of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, *i.e.*, on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel. The cost of paving street intersections shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid front foot basis, and the cost of acquiring the necessary rights-of-way that are required in order to

construct and install the improvement (which cost, except as is provided in the last proviso of this sentence, shall be assumed to equal the product of multiplying the lowest per square foot price that the City is required to expend in the acquisition of any portion of such rights-of-way (the "Base Price" herein) by the area of all of such rights-of-way) shall be assessed against each lot or parcel of property that is to be assessed in the assessment unit also on the aforesaid front foot basis; provided, however, that the owner of any such lot or parcel that is proposed to be assessed in the assessment unit and with respect to which the portion of such rights-of-way has been dedicated to, or is otherwise available for use by, the City without any compensation to such owner shall be granted a credit, pursuant to NRS 271.350, against the amount of the assessment that would otherwise have been levied upon such lot or parcel in an amount that is equal to the product of multiplying the Base Price by the area of the portion of such lot or parcel that has been so dedicated to, or otherwise made available for use by, the City, and provided, further, that the amount that the City is required to expend in the acquisition of any portion of such rights-of-way (excluding any compensation for special damages that may accrue to the remainder of the particular parcel from which such portion is acquired by reason of its severance from such portion) that is in excess of the amount that the City would have been required to expend in the acquisition of such portion had the acquisition price thereof been based upon the Base Price shall be assessed against the remaining portion of the lot or parcel in respect of which the acquisition of the portion of such rights-of-way resulted in such excess expenditure. For the purposes of the foregoing, zero compensation and nominal compensation shall be excluded in determining the "lowest per square foot price".

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Such estimates shall be computed on a lineal foot basis, i.e., 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 lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the total of the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. III (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., 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 lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of

making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IV (Street Lighting)

Such estimates shall be computed on a front foot basis, i.e., 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 frontage of such lot or parcel that abuts the street along which the improvement is being installed, and is benefited by such improvement, bears to the total of the frontage of all of the assessable properties that abut the street along which the improvement is being installed, and are benefited by such improvement, in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Such estimates shall be computed on the basis that each lot or parcel of property that is served by, and is to be assessed for, any improvement that is constructed and installed 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 square footage of the driveway approach or approaches that is or are installed to serve such lot or parcel bears or bear to the aggregate square footage of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VI (Storm Drain)

Such estimates shall be computed on a front foot basis, i.e., 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 frontage of such lot or parcel that abuts the street along which the improvement is being installed, and is benefited by such improvement, bears to the total of the frontage of all of the assessable properties that abut the street along which the improvement is being installed, and are benefited by such improvement, in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar

amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO VII (Potable Water Laterals)

Such estimates shall be computed 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.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

Such estimates, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 32 feet south of the centerline of Vegas Drive southerly a distance of approximately 195 feet, shall be computed on the basis that the lot or parcel of property that will be served by such water main shall be assessed the entire cost and expense of installing such water main and, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 228 feet north of the centerline of Atwood Avenue southerly a distance of approximately 324 feet, shall be

computed on the basis that each lot or parcel of property that will be served by such water main and is to be assessed in the assessment unit therefor shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire assessment unit in respect of such water main; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned amount such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch sewer laterals in the proportion that the number of 6-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 6-inch sewer 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 sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch sewer laterals in the proportion that the number of 8-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of

8-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

Such estimates shall be computed on the basis that each lot or parcel of property that will be served by either of the sanitary sewer collection mains that are proposed to be installed in the respective streets and is to be assessed in the assessment unit for the cost and expense of installing the sewer main in a particular street shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire assessment unit for such cost and expense; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such improvement but prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned amount such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

In each assessment unit, an equitable adjustment will be made for any assessment that is levied upon any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from the proposed improvements by, each lot or parcel of property shall be as is stated in the aforesaid assessment plat. Regardless of the basis that is used for apportioning the

assessments, whether initially or upon the subsequent division into sublots or subparcels of any lot or parcel of property that is subject to the initial assessment, in the case of a wedge, "V" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

The areas that are proposed to be assessed within the respective assessment units which the City Council proposes to have so improved are as follows:

ASSESSMENT UNIT NO. I (Street Paving)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to the north right-of-way line of Cheyenne Avenue (100 feet wide) and continuing along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the centerline of Atwood Avenue (60 feet wide) and, together with raised median islands or center left turn lanes, or a combination thereof, 43 feet in width along the west side thereof from the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of said Cheyenne Avenue; Smoke Ranch Road (100 feet wide) along either side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the centerline of Tenaya Way (80 feet wide) westerly to the west right-of-way line of

said Buffalo Drive (100 feet wide) and, together with raised median islands or center left turn lanes, or a combination thereof, 43 feet in width along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the centerline of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to south right-of-way line of Atwood Avenue (60 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue

northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. III (Sidewalks)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide) and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. IV (Street Lighting Systems)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22,

Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide), along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive

(100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide), along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. VI (Storm Drain)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts Sea Spray Avenue and portions thereof, within the City, from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. VII (Potable Water Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo

Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts Buffalo Drive (100 feet wide) and portions thereof, within the City, from a point that is approximately 32 feet south of the centerline of Vegas Drive (80 feet wide) southerly to a point that is approximately 227 feet south of the centerline of said Vegas Drive and from a point that is approximately 228 feet north of the centerline of Atwood Avenue (60 feet wide) southerly to a point that is approximately 76 feet south of the centerline of said Atwood Avenue.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977

feet east of the centerline of the said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Washington Avenue (80 feet wide) from a point that is approximately 1,972 feet east of the centerline of Buffalo Drive (100 feet wide) westerly to a point that is approximately 315 feet east of the centerline of said Buffalo Drive; and Atwood Avenue (60 feet wide) from a point that is approximately 345 feet east of the centerline of Buffalo Drive (100 feet wide) westerly to a point that is approximately 56 feet west of the centerline of said Buffalo Drive.

The proposed improvements will result in no substantial change in the existing street elevations or grades.

Each person who is interested is hereby advised that the plans, plats, typical sections, preliminary estimates of the total cost, the description of the lots and parcels of property that are proposed to be assessed, the portion of the cost that is proposed to be assessed thereagainst and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by each such lot or parcel with respect to the respective assessment units are on file in the Office of the City Clerk and may be inspected by any property owner or other interested person during the regular office hours of that Office.

On Wednesday, the 3rd day of May, 1995, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada 89101, or at any time prior to such date and time, at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be assessed, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before the City Council at such time and place and be heard as to the propriety and advisability of constructing and installing such improvements, as to the cost thereof, as to the proposed method of the payment therefor and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, the respective lots and parcels of property that abut the improvements that are proposed to be so constructed and installed. If any person wishes to object to the amount of the maximum benefits that are estimated will inure to his lot or parcel of property from the proposed improvements or to the legality of the proposed assessment thereagainst in any respect, such person is entitled to be represented at such hearing by counsel.

Any owner of any of such lots or parcels, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels who wishes to make any protest or objection must make such protest or objection in writing at the Office of the City Clerk at least three (3) days before the time that is set for such hearing. In this connection, a person should object to the formation of the District in the manner as aforesaid if his or her support therefor is based upon a statement or representation concerning

the District that is not contained in the language of this notice. Any person who files a written protest or objection three days before the time of such hearing as aforesaid shall have the right, within thirty (30) days after the City Council has finally passed upon such protest or objection, to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits that attack the validity of the proceedings or the amount of benefits, or both, shall be perpetually barred.

NOTE: A PERSON'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT (A) THE MAKING OF SUCH IMPROVEMENTS IS IMPROPER OR ILL ADVISED, (B) THE COST THEREOF IS EXCESSIVE, (C) THE PROPOSED METHOD OF PAYMENT THEREFOR IS IMPROPER OR (D) THE AMOUNT OF THE ESTIMATED COSTS THAT ARE PROPOSED TO BE ASSESSED AGAINST THE LOT OR PARCEL OF PROPERTY THAT HE OR SHE OWNS OR IS OTHERWISE INTERESTED OR ON WHICH IS LOCATED A MOBILE HOME PARK OF WHICH HE OR SHE IS A TENANT, OR THE ESTIMATED AMOUNT OF THE MAXIMUM BENEFITS THAT ARE ANTICIPATED WILL BE DERIVED BY SUCH LOT OR PARCEL FROM THE PROPOSED IMPROVEMENT THEREOF, OR BOTH, ARE EXCESSIVE WILL BE AT SUCH HEARING. NO SUCH PERSON WILL BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE IN SUPPORT OF HIS OR HER PROTEST OR OBJECTION IN ANY SUCH ACTION OR SUIT IN ANY COURT.

If the owners of more than one-half of the frontage that is proposed to be assessed for the portions of the Improvement that are proposed to be constructed and installed in ASSESSMENT UNIT NO. I, ASSESSMENT UNIT NO. IV or ASSESSMENT UNIT NO. VI, or of more than one-half of the lineal footage that is proposed to be assessed for the portions of the Improvement that are proposed to be constructed in ASSESSMENT UNIT NO. II or ASSESSMENT UNIT NO. III, or of the lots and parcels of property that are proposed to be assessed for more than one-half of the costs of installing the portions of the Improvement that are proposed to be installed in ASSESSMENT UNIT NO. VII or ASSESSMENT UNIT NO. IX, shall file written protests or

objections to the construction and installation of the portions of the Improvement that are proposed to be constructed in the respective assessment units, the particular portion of the Improvement for that particular assessment unit shall not be constructed or installed, or if the owner or owners of that certain lot or parcel of property that is identified by the Clark County, Nevada, County Assessor's parcel number as Parcel No. 138-28-501-005 shall file a written protest or objection to installing, in ASSESSMENT UNIT NO. VIII, the potable water distribution main portion of the Improvement that is proposed to be installed in Buffalo Drive from a point that is approximately 32 feet south of the centerline of Vegas Drive southerly a distance of approximately 195 feet, or if the owners of the lots and parcels that are proposed to be assessed for more than one-half of the cost of installing, in said ASSESSMENT UNIT, the potable water distribution main portion of the Improvement that is proposed to be installed in Buffalo Drive from a point that is approximately 228 feet north of the centerline of Atwood Avenue southerly a distance of approximately 324 feet, shall file written protests or objections to the installation of such potable water distribution main, the potable water distribution main for that particular segment of Buffalo Drive shall not be installed; provided, however, that since one-half or more of the total cost of constructing and installing the entire Project will be paid for other than by the levy of special assessments, the City Council may, pursuant to NRS 271.306(2)(a), order the construction and installation of the street paving improvements in ASSESSMENT UNIT NO. I, the construction and installation of curb and gutter improvements in ASSESSMENT UNIT NO. II, the construction and installation of the sidewalk improvements in ASSESSMENT UNIT NO. III, the construction and installation of the street lighting system improvements in ASSESSMENT UNIT NO. IV, the construction and installation of the storm

drain improvement in ASSESSMENT UNIT NO. VI, the potable water distribution main improvements in ASSESSMENT UNIT NO. VIII or the sanitary sewer collection main improvements in ASSESSMENT UNIT NO. X, or any combination thereof, in which event the construction and installation of such improvements, or any thereof, at the option of the City Council, shall not be stayed, defeated or prevented by written complaints, protests or objections thereto. The driveway approach improvements that are to be constructed and installed in ASSESSMENT UNIT NO. V, the potable water lateral improvements that are to be installed in ASSESSMENT UNIT NO. VII and the sanitary sewer lateral improvements that are to be installed in ASSESSMENT UNIT NO. IX will be constructed and installed to serve each particular lot or parcel of property at such location and in such number and length as are specified by the owner or owners thereof, and none of the respective improvements will be constructed or installed to serve any such lot or parcel without the approval of the owner or owners thereof.

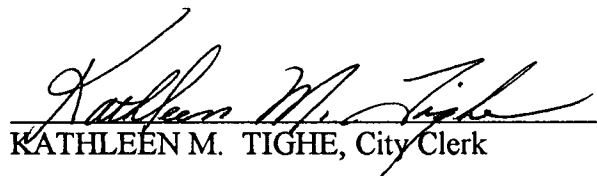
After such hearing, the City Council will make a determination as to the advisability of so improving such streets and portions thereof, will determine the kind and character of the improvements that are to be so constructed and installed and will enter into a contract with the bidder that submits the lowest responsive and responsible bid for the doing of such work and the furnishing of all of the necessary materials in response to a duly advertised invitation for construction bids.

After the making of such contract, the City Council will determine what portion of the cost of such work, including without limitation the expenses that are incidental thereto, will be assessed against the respective assessable lots and parcels of property that will be specially benefited thereby, and the assessments will be levied in accordance with the laws of the State

of Nevada. In no event will an assessment exceed the estimated amount of the maximum benefits that are anticipated will be derived by the lot or parcel of property upon which the same is levied, and, in the event that the estimated assessment that is shown on the preliminary assessment roll that is on file in the Office of the City Clerk with respect to any lot or parcel of property that is proposed to be assessed exceeds the estimated amount of the maximum benefits that are 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 after the City Council has determined as aforesaid what portion of such costs and expenses will be assessed against the respective assessable lots and parcels. The City Council will provide that each assessment may be payable without interest or demand during a specified period, at the election of the owner or owners of the lot or parcel of property against which it is assessed, or in twenty (20) substantially equal semiannual installments of principal. The City Council will also provide the time and terms for the payment of such assessments and for the rate of interest per annum that will be borne by the deferred installments thereof, which rate shall not exceed by more than three percent (3%) the Index of Twenty Bonds that was most recently published before the date on which the ordinance that levies the assessments is adopted, and will fix the penalties that are to be collected upon delinquent payments.

By order of the City Council of the City of Las Vegas, Nevada.

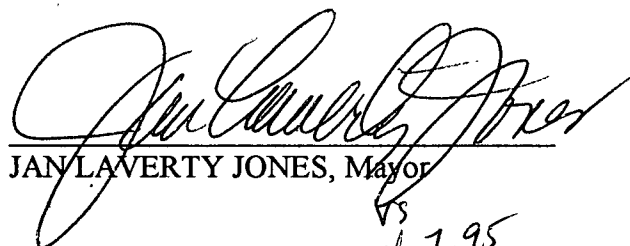
Dated this 5th day of April, 1995.


KATHLEEN M. TIGHE, City Clerk

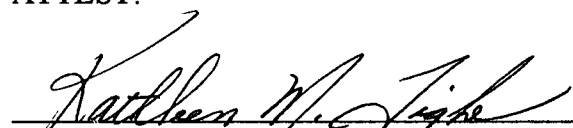
SECTION 5. The City Council has determined, and by this Resolution does so determine, that the conditions of NRS 271.306(2)(a) are satisfied and that this Resolution, in all respects, is satisfactory and therefore, pursuant to NRS 271.307, hereby ratifies this Resolution, including without limitation any changes from the provisions of that certain Resolution that was duly passed, adopted and approved by it on the 1st day of February, 1995, that are effected by this Resolution.

SECTION 6. That the City Clerk be, and she hereby is, authorized, empowered and directed to invite bids for the performance of the work that is contemplated in this Resolution by advertising an invitation for such bids at least once a week for three (3) consecutive weeks by three (3) weekly insertions in said Las Vegas Review-Journal; provided, however, that not less than fourteen (14) days shall intervene between the first publication and the last publication; provided, further, that the last publication shall be at least five (5) days prior to the day on which the bids are to be received; and provided, further, that no contract shall be made or awarded until after the public hearing that is hereinabove provided for.

INTRODUCED, PASSED AND ADOPTED this 5th day of April, 1995.


JAN LAVERTY JONES, Mayor
VS
4-7-95

ATTEST:


KATHLEEN M. TIGHE, City Clerk