

2232 S. Nellis Blvd., #117
Las Vegas, NV 89104
Phone: 702-223-1631
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Evening Sun of Nevada, Inc.

October 8, 1996

City of Las Vegas
400 E. Stewart Street
Las Vegas, NV 89101

Attn: Larry Barton, City Manager

Dear Mr. Barton:

Evening Sun of Nevada, Inc. is extremely interested in negotiating a long term lease arrangement with the city of Las Vegas, for the vacant land which encompasses 124 +/- acres situated on the west, north and east sides of the waste treatment plant. These parcels are identified as 161-10-701-001, 161-10-202-001, 161-09-801-001.

Upon execution of a satisfactory lease agreement, Evening Sun of Nevada plans to develop a first class 18 hole *public* golf course, on said land.

Evening Sun of Nevada, Inc. fully intends to abide by any reasonable conditions required by the City of Las Vegas, including the following:

1. No permanent structures of any kind without prior written approval of the City of Las Vegas.
2. Golf course would be sufficiently landscaped to provide an attractive, densely treed course.
3. To implement and maintain reasonable green fees to attract and retain our primary market, (residents of the City of Las Vegas, and County of Clark).

Yours, truly,

Evening Sun of Nevada, Inc.

Rick Kohlman, V.P.
By: Rick Kohlman, V.P.

cc Richard Goecke
Director Public Works

RDG
Do you need
this info to
Brief Barton?

MAS

Golf Course Construction
and Management

