

2232 S. Nellis Blvd., #117
Las Vegas, NV 89104
Phone: 702-223-1631
Fax : 702-433-8021

Evening Sun of Nevada, Inc.

October 29, 1996

Mr. Richard Goecke, Director
Department of Public Works
City of Las Vegas
400 East Stewart Ave.
Las Vegas, NV 89101

RE: Vacant land adjacent to Water Pollution Control Facility

Dear Mr. Goecke:

Evening Sun of Nevada, Inc. hereby submits for your perusal and consideration, some basic information regarding our plans for the above mentioned land and related cost analysis.

I am also enclosing for your review, some information and professional comments on our golf course development in Duluth, GA. I trust you will find the effort of my associates on the *St. Marlo* golf course in Georgia, outstanding.

Additionally, we are respectfully requesting that the City of Las Vegas negotiate exclusively with us for a 90 day period. We will agree that negotiations may be extended beyond the 90 days at the option of the city.

In the event the City agrees to our exclusive right of negotiation, Evening Sun of Nevada, Inc. will not sell, nor transfer said rights without prior written approval of the City.

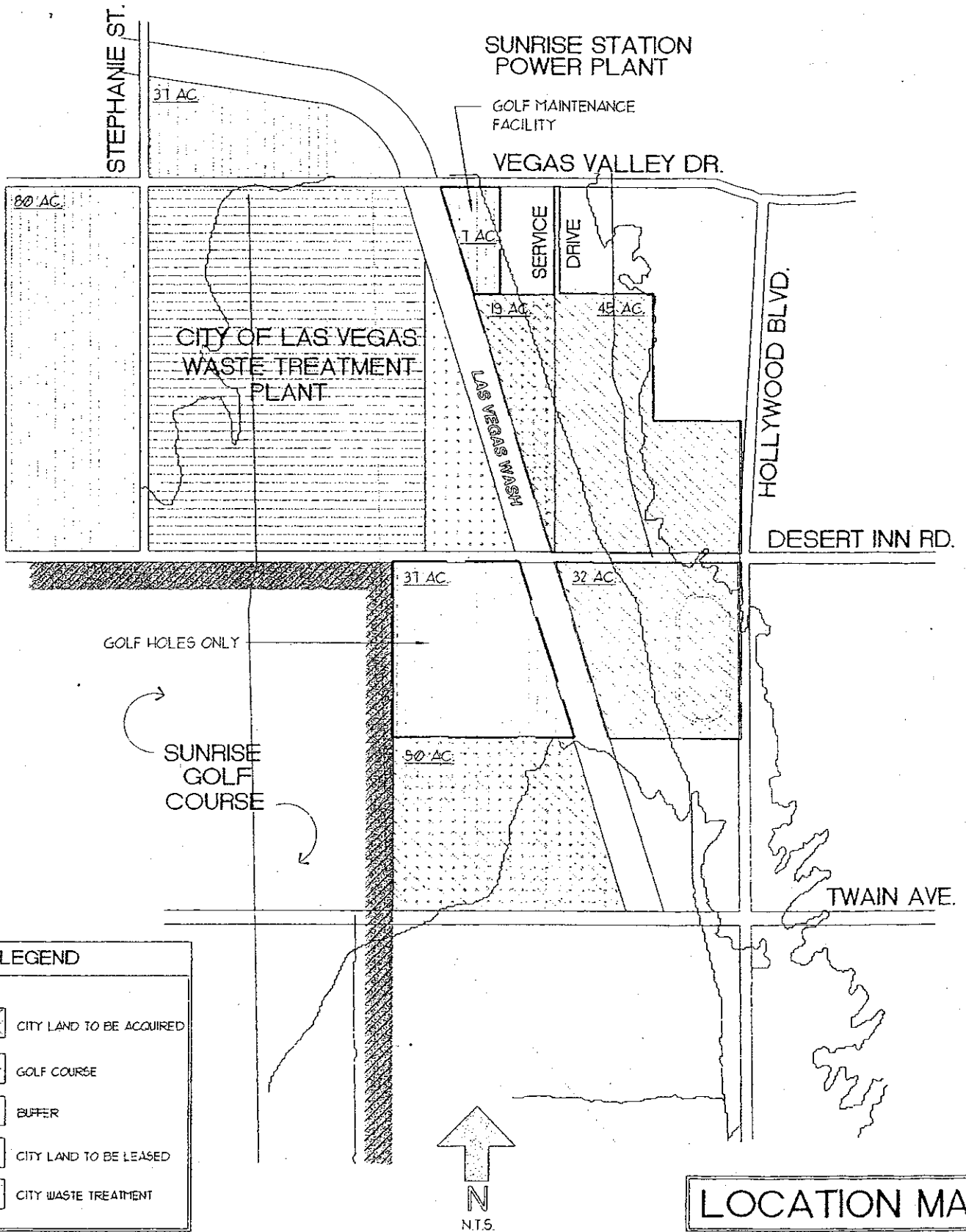
We appreciate the time and consideration you have provided us on this matter.

Yours truly,

Evening Sun of Nevada, Inc.
Rick Kohlman, V.P.

*Golf Course Construction
and Management*

* Whispering Winds Analysis
in cabinet



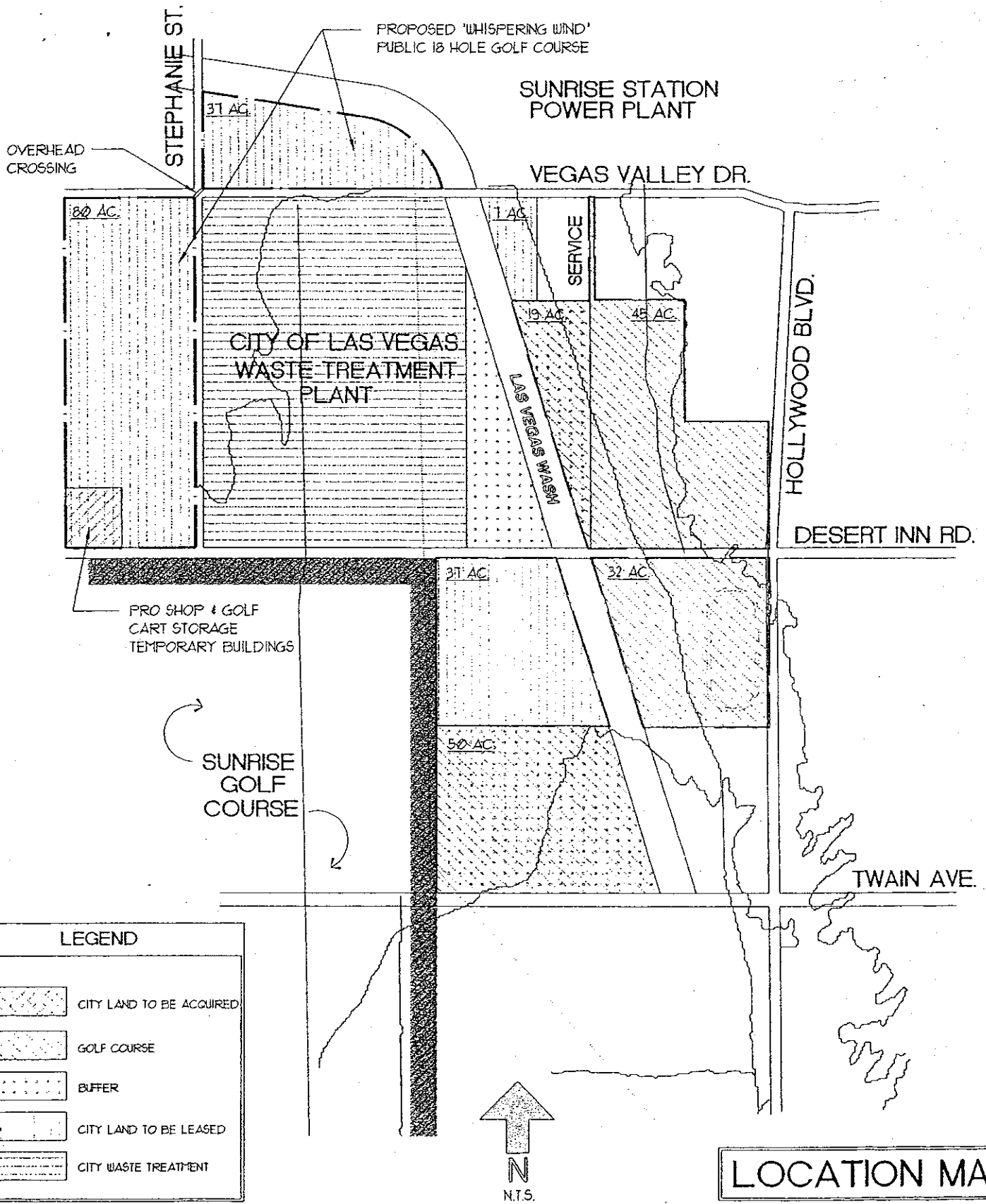
SHERMAN ARCHITECTURE
a professional corporation

2975 S. RAINBOW BLVD. SUITE J
Las Vegas, Nevada 89102
(702) 365-9838 Fax: (702) 252-3715

GOLF COURSE MASTER PLAN
for
EVENING SUN, INC.
at
HOLLYWOOD BLVD.
LAS VEGAS, NEVADA

Filename: STE
Job No: GOLF
Date: 10/16/86
Scale: NTS
Drawn: TRN

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SHERMAN ARCHITECTURE
a professional corporation

2975 S. RAINBOW BLVD. SUITE J
Las Vegas, Nevada 89102
(702) 365-9838 Fax: (702) 252-3715

GOLF COURSE MASTER PLAN
for
EVENING SUN, INC.
at
HOLLYWOOD BLVD.
LAS VEGAS, NEVADA

Filename: SITE
Job No.: GOLF
Date: 10/23/96
Scale: NTS
Drawn: T.R.N.

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GOLF DIGEST

JERRY TARDE
VICE PRESIDENT & EDITOR

October 31, 1995

Mr. John Parker
Director of Golf
St. Marlo Country Club
7755 St. Marlo Country Club Parkway
Duluth, GA 30155

Dear Mr. Parker:

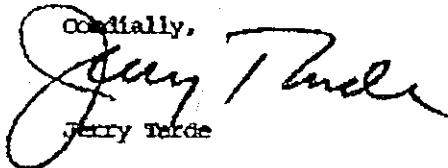
It is my pleasure to inform you that St. Marlo Country Club has been ranked tenth in Golf Digest's Best New Public Course listing for 1995.

Conceived in 1982, the Golf Digest Best New Course ranking is conducted annually to recognize the best among new courses in the United States and Canada. Our panel of experts has been evaluating eligible courses for the past six months. Candidates are judged on the following criteria: shot values, playability, resistance to scoring, design balance, memorability, aesthetics, and conditioning.

In honor of your selection, in the new year you will receive an attractive personalized display plaque. Our public relations executive will be notifying the local and national media with our selections. To ensure maximum local coverage, please fax your media list, with fax numbers (if available), to Gary Croke at Tapin East/West at (712) 779-7034.

Please extend our congratulations to your entire professional and golf course staff.

Cordially,



Jerry Tarde

JT:gn

Enclosure: Complete listing of honorees

SPORTS/LEISURE MAGAZINES

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weirdest swings**



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Golf Digest
Schools Instructor



ATLANTA



price tag is steeper than the walk up the 16th fairway (walking is an option anytime), but you really don't mind the fare here. It is the sort of course where your work is neatly laid out in front of you. You're not forced to be a hero and you're only going to look stupid when you play that way.

Another favorite and a relative bargain to boot is **Cobblestone Golf Course**, which until recently was known as The Boulders at Lake Acworth. The course was built on land formerly owned by the Army Corps of Engineers around Lake Acworth. It was sold to the local municipality for a tidy sum of one dollar. The architect is Ken Dye, who although not related to Pete, does a pretty fair imitation. Dubbed "the TPC at Acworth" by a local golf writer, the layout turns misses into double bogeys more often than not. The scenery softens the blow.

Other good courses a 30-to-40-minute drive north of downtown include a trio of real-estate projects:

● **St. Marlo** in Duluth, No. 10 on our 1995 "Best New Public" list, is the work of Denis Griffiths, who has a number of solid designs in the Atlanta area, including Chateau Elan. While a few of the \$400,000- to-\$1-

The Tom Fazio-designed White Columns is among the best of Atlanta's new breed of high-end public golf.

million homes seem to perch on the first cut of rough, the course still has its pleasures.

● **Arthur Hills** is the author of **Towne Lake Hills**, where he had some fun with the almost constant changes in elevation, especially at the quirky seventh hole, a blind par 3 where the green is blocked by the side of a heavily grassed hill.

● **At the Golf Club at Bradshaw Farm**, the course hasn't strayed too far from its roots as an old farm, fitting naturally into what used to be grazing land for milk cows. There's even a silo standing watch over the 18th green, and the elevation changes offer you breathtaking 30-mile views of the surrounding north Georgia mountains.

You'll also find good golf east of Atlanta—even closer to downtown. Among the best are a couple of old standbys, **Stone Mountain Park** and **Metropolitan Golf Club**. Both feature long narrow fairways, the trademark of Robert Trent Jones. The two facilities account for more than 150,000 rounds a year between

them, so they may suffer somewhat from overuse.

Stone Mountain Park's 36 holes are in the shadow of the world's largest sculpture, a 90-by-190-foot carving on the face of a gray granite outcropping 825 feet high. Three heroes of the Confederacy—Stonewall Jackson, Jefferson Davis and Robert E. Lee—stare out at you, Mount Rushmore-like, from the granite. Even the most dyed-in-the-wool Yankee will stand before the sight transfixed.

The best on-course view of the sculpture is on the first hole of the Lakemont nine. The best 18 holes is the Stonemont Course, which includes nine holes by Jones and nine by John LaFoy. (The only complaint: a \$6 park-admission fee in addition to the \$40 green fee.)

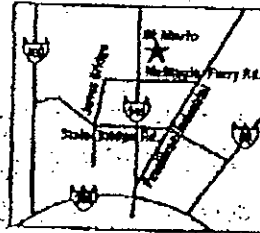
Metropolitan Golf Club may lack the upscale amenities of the newer Atlanta facilities, but at 6,930 yards from the tips, it is all the golf you'll ever want. It was named the fourth best public course in metro Atlanta in 1995 by the Atlanta Journal and Constitution—a dramatic improvement from its near-derelet status in the early '80s, before it was bought and restored to its original 1968-quality by a group that included PGA Tour pro Larry Nelson.

Atlanta: a work in progress
Thanks largely to the Olympics, there has been new construction everywhere—highways have been expanded, downtown has been spit-shined. But for all the refurbishment and enhancements, even the locals admit the city itself is not much of a tourist destination, although it may be the convention capital of the South, with five full-size convention center/trade-show halls in the metropolitan area. As for attractions, a visit to Stone Mountain is a must. Take the family and kids along for the hike. It's No. 3 among paid attractions in the country, trailing only Walt Disney World and Disneyland. Couch-potato types might prefer Atlanta's World of Coca-Cola Pavilion

Announcing the Grand Opening St Marlo

Golf & Country Club
1755 St Marlo CC, Dunwoody, Ga.

St Marlo golf community offers the most unique daily fee course of its kind. This 7000 yard, par 72 Denis Griffiths design offers up to six fee complexes to assure golfers of all ability levels an enjoyable round. The course also includes artistic waterfalls, distinctive stonewalls, and beautiful hardwoods set in a natural rolling terrain providing a relaxing yet challenging golf experience.



Tel. 404-495-7725
Fax: 476-2067



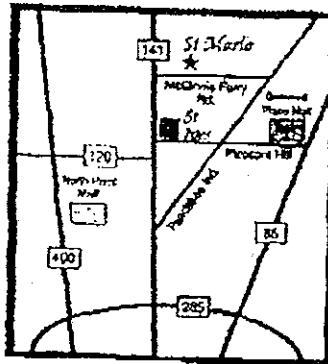
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Homes from the \$400s to over 1 million

BEST of the BEST

A WORLD CLASS DAILY FEE GOLF COURSE COMMUNITY

St Marlo invites residents and non-residents to play our par 72 Denis Griffiths' design measuring approximately 7,000 yards from the championship tees. Our eighteen holes feature up to six tee complexes each, all set in a natural rolling terrain surrounded by artistic waterfalls, distinctive stonewalls, and beautiful hardwoods.



St Marlo's European and traditional custom homes, available on interior and golf course sites, are designed and constructed by Atlanta's finest architects and builders. Our golf community offers nine lighted tennis courts, competition size swimming pool with cabana, proposed luxurious clubhouse, and planned sports complex - all within Forsyth County's sensible tax base.

SALES CENTER 476-5991

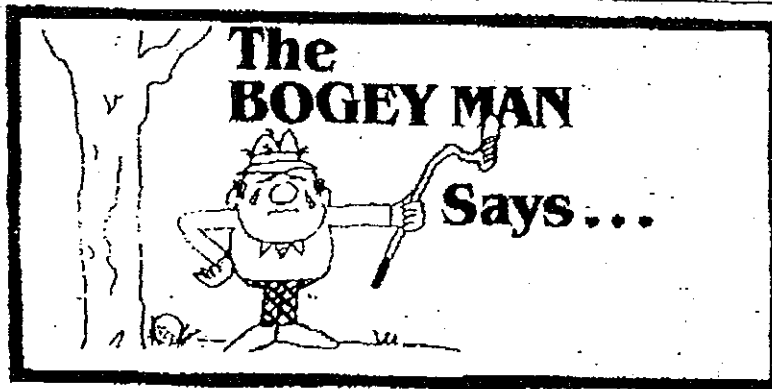
GOLF SHOP 495-7725

Equal Housing Opportunity. Marketing exclusively by Hyde Park Real Estate, LLC. The above information is believed to be accurate but not warranted.

• St Marlo is sure to be the finest and most acclaimed daily fee golf

• More than 90 teeing areas will assure golfers of all ability levels a

Page 4 - July Georgia Golf News



We had quite a week at the beautiful Golf Club of Georgia this month... Despite a downpour on Sunday the Nationwide event was a tremendous success at this new venue... The GC of Ga spared no expense, even going so far as to put the TV cables underground... In spite of everything the club tried to do to make the course a pleasant experience for the Senior pros we still heard a number of complaints from the Geritol set... "It would take a magician to play this course," we overheard Mr. Lee "I have a different physical ailment every month" Trevino say... "The greens have too much undulation in them," Mr. Gary "I'm really Superman disguised as a golfer," Player said... "The mats in the bunkers are too near the surface," Mr. Jerry "I've never done anything in my golfing life," McGee commented... Now is that a crock of you know what?... Here we have a golf course which for condition rates with the best in the country and the crybabies of the Senior Tour are still not satisfied... Isn't it rather interesting that Bob Murphy, who won the tournament, Hale Irwin and Bruce Summerhays, who finished second, all praised the course as "the best we play on the Senior circuit"... By the way if there is a nicer gentleman on the Senior roster than Bruce Summerhays we haven't met one... He and his family spent half their time thanking everyone they met for the hospitality they received in Georgia... We know it is cruel but it was fun to see Bruce Crampton five-putt the ninth hole on Sunday... Speaking of the U.S. Open, isn't it past time the USGA gave us a date for an Open here in Atlanta but we wouldn't bank on it anytime soon... The powers that be at one club in the area made a determined effort to land the Open here in the year 2000 by going to Baltusol and canvassing every USGA member they could lay their hands on... But to no avail... We have it on good authority they never even got a reply to their letter... Do you want to know the real reason why Atlanta got an Open in 1976?... Bobby Jones asked for it prior to his death in the early seventies... Bea borrow or steal the grocery money to go and play the new St. Mark's course near Duluth... Denis Griffiths has done himself proud with this track... Don't ask pro John Parker about his opinion on the course... He thinks its the best in town and he may well be right... Local PGA Tour pro John Inman has finally picked up a club after months of agony with a back problem... We understand you will not see him back on the Tour until 1996... The folks in the Cordelo area will have a great golf course on their doorstep when the Lake Blackshear Golf and Country Club opens this Fall... In the Atlanta area we hear the new Heritage Club just outside the perimeter at I-85 and 285 is now scheduled to open around October... One of Atlanta's latest course additions is experiencing a quiet week.