

***ATTORNEY CLIENT PRIVILEGED AND
CONFIDENTIAL LEGAL OPINION PREPARED BY
LEGAL COUNSEL FOR THE STATE OF NEVADA
ATTORNEY GENERAL'S OFFICE IN ANTICIPATION
OF POSSIBLE LITIGATION***

**LEGAL ANALYSIS AND OPINION
RELATING TO INQUIRY INTO MATTERS
CONCERNING THE LEASING,
DEVELOPMENT, AND SALE OF
WASTEWATER "BUFFER LAND"
PROPERTY, KNOWN AS ROYAL LINKS
GOLF COURSE, AND REQUEST FOR LIFT
OF DEED RESTRICTION**

EXHIBITS TO SECTION I

SECTION I: THE LEASE OF THE ROYAL LINKS GOLF COURSE

Exhibits 1.A through 1.JJ

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SECTION I: THE LEASE OF THE ROYAL LINKS GOLF COURSE

Exhibit	Description
1.A	November 29, 2005 letter from Chief Deputy Attorney General Gerald J. Gardner to the Las Vegas City Attorney Bradford R. Jerbic regarding Royal Links Golf Course
1.B	March 30, 1993 Appraisal Report and Valuation Analysis of APN: 240-070-004, prepared by Steve G. Anderson, MAI
1.C	April 6, 1993 Appraisal Report and Valuation Analysis of APN: 320-260-005, prepared by Steve G. Anderson, MAI
1.D	January 10, 1996 Appraisal Report and Valuation Analysis of APN: 320-220-015 (Old), 161-10-701-001 (New), prepared by Steve G. Anderson, MAI
1.E	October 8, 1996 letter from V.P. of Evening Sun of Nevada, Inc. Rick Kohlman to City Manager for the City of Las Vegas Larry Barton
1.F	October 8, 1996 letter from V.P. of Evening Sun of Nevada, Inc. Rick Kohlman to City Manager for the City of Las Vegas Larry Barton
1.G	October 29, 1996 letter from V.P. of Evening Sun of Nevada, Inc. Rick Kohlman to the Director of the Department of Public Works Richard Goecke regarding Vacant land adjacent to Water Pollution Control Facility
1.H	November 21, 1996 letter from Regional Manager of Kleinfelder, Inc. Samuel D. Palmer, P.E. to the Director of the Department of Public Works Richard Goecke regarding the Proposal for Geotechnical Feasibility Study, Proposed Whispering Wind Golf Course
1.I	December 11, 1996 cover letter from Kleinfelder Inc. to the Director of the Department of Public Works Richard Goecke for the Geotechnical Feasibility Study and Proposed Whispering Wind Golf Course
1.J	December 20, 1996 Invoice from Kleinfelder, Inc. to Jackie Botosanu for the City of Las Vegas for the Whispering Wind Golf Course Project
1.K	December 13, 1996 Request for Development Proposals for Vegas Valley/Stephanie Site
1.L	December 4, 1996 Purchase Request to Kleinfelder, Inc. from the City of Las Vegas Water Pollution Control Facility
1.M	January 22, 1997 Las Vegas City Council Meeting Agenda and Minutes
1.N	February 5, 1997 Las Vegas City Council Meeting Agenda and Minutes
1.O	March 13, 1997 Memorandum from City Manager Larry K. Barton to City Attorney Brad Jerbic regarding Determination – RFP- Property Adjacent to Water Pollution Control Facility
1.P	April 1, 1997 Memorandum from John Redlein to City Attorney Brad Jerbic regarding Golf Course RFP at Stephanie and Vegas Valley
1.Q	Undated email from John Redlein to Brad Jerbic, copied to Lynn Macy and Steve Houchens
1.R	April 3, 1997 email from Lynn Macy to John Redlein with subject line Misc.
1.S	April 22, 1997 Reissue of Request for Development Proposals for Vegas Valley/Stephanie Site

CONFIDENTIAL ATTORNEY CLIENT PRIVILEGED MATERIAL PREPARED
IN ANTICIPATION OF LITIGATION

1.T	May 7, 1997 letter from William T. Walters of The Walters Group to Deputy City Manager Lynn Macy responding to the reissued Request for Proposal and attaching an Amendment to the January 10, 1997 proposal
1.U	May 7, 1997 Amendment #1, Response to Request for Development Proposals Vegas Valley/Stephanie Site
1.V	May 7, 1997 American Golf Corporation Vegas Valley/Stephanie Golf Course
1.W	May 12, 1997 email from Richard Goecke to John Redlein regarding Meeting with The Walters Group re: Stephanie/Vegas Valley Golf Course
1.X	May 14, 1997 Memorandum from John Redlein to Larry Barton regarding the Stephanie St./Vegas Valley Bid Process
1.Y	May 16, 1997 Development Proposal for Vegas Valley/Stephanie Golf Course Site by The Walters Group and May 19, 1997 Development Proposal for Vegas Valley/Stephanie Golf Course Site by American Golf Corporation
1.Z	May 21, 1997 letter from Executive V.P. of American Golf Corporation Joseph I. Guerra to Deputy City Manager Lynn Macy regarding the Request for Development Proposals for Vegas Valley/ Stephanie Site Golf Course
1.AA	April 17, 1997 letter from Chief Deputy City Attorney John Redlein to the General Counsel for Golf Enterprises, Inc. Theodore Kahn
1.BB	May 2, 1997 letter from General Counsel for Golf Enterprises, Inc. Theodore Kahan to Chief Deputy City Attorney John Redlein regarding the Las Vegas Golf Club
1.CC	May 22, 1997 letter from Lt. William Cavagnaro of the Las Vegas Metropolitan Police Department to the Director, Finance & Business Services for the City of Las Vegas Steve P. Houchens regarding Southwest Golf Limited Partnership
1.DD	June 4, 1997 Annotated Agenda Real Estate Committee Meeting
1.EE	July 14, 1997 Las Vegas City Counsel Meeting Agenda and Minutes
1.FF	May 23, 1997 Memorandum from John Redlein to Brad Jerbic regarding Reporting
1.GG	March 11, 1997 Memorandum from Deputy City Manager Lynn Macy to File regarding Vegas Valley/Stephanie Site
1.HH	May 26, 1999 letter from City Manager Virginia Valentine to General Counsel for Golf Enterprise, Inc. Theodore F. Kahan regarding Las Vegas Golf Club
1.II	May 5, 1999 email from Brad Jerbic to Virginia Valentine regarding American Golf Assignment
1.JJ	May 19, 1997 Memorandum from John Redlein to the Golf Proposal Review Committee regarding the Developers' Proposed Lease Payments