

Public Land Sale

Public Land Sale by Online Auction

Nineteen Properties in Las Vegas Valley, NV

**Auction Start Date:
September 29, 2008**

**Online Auction Site:
www.auctionrp.com**

Offered by the Bureau of Land Management
(BLM), Las Vegas Field Office

Online auction services provided by the
U.S. General Services Administration (GSA)

Send enclosed Bidder Statement and Bid Form
with the required deposit(s) to:

U.S. General Services Administration
Office of Real Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM Las Vegas Fall 2008 Online Auction

For More Sales Information Fabian Huey

1-888-472-5263 (GSA-LAND), ext. 3408
e-mail: fabian.huey@gsa.gov

Need More Online Information Gina Arias-Arrieta

1-888-472-5263 (GSA-LAND), ext. 3431
e-mail: gina.arias-arrieta@gsa.gov

Web Home Page

<https://propertydisposal.gsa.gov>

Click on the state map of Nevada to view
and download Property sales information

Online Auction

www.auctionrp.com

Auction Details

This sale consists of nineteen (19) parcels located in the Las Vegas Valley, Nevada. The parcels, as described in the enclosed maps and encumbrance information, are parcels generally suitable for residential and/or commercial purposes.

How to participate

- Review enclosed parcel information and online auction instructions enclosed.
- Submit Bidder Statement with the required registration deposit in U.S. dollars in the amount of \$10,000 **made payable to General Services Administration** (certified check, cashier's check, U.S. Postal money order or credit card) for each parcel to GSA either by mail or online. Enter Property Code (listing on back) and the Parcel Number to complete bid form.
- Go to www.auctionrp.com (use Property code for the assigned parcel) to check for increased bids and closing date.
- Use your User ID and Password to increase your bid on the property.

Important Information

Bidding will begin at the appraised fair market value. No parcel will be sold for less than its fair market value (see parcel maps for FMV).

After the auction closes, the highest qualified bids will be required to submit an additional amount, when taken together with the initial registration deposit, to equal at least ten percent (10%) of the amount bid within ten days of the date on the "ten percent" letter.

Failure to 1) submit proof of citizenship (birth certificate, passport or immigration/naturalization papers) or current Corporate or Partnership status in good standing filed within the United States within 30 days of the award letter and 2) pay the remaining balance within 180 days to BLM Field Office will disqualify your bid and you will forfeit your deposit to BLM.

PROPERTY CODES FOR BLM LAS VEGAS FALL 2008 ONLINE AUCTION

The following lists the nineteen (19) parcels that are available by **online auction beginning September 29, 2008**. Please use the specified Property Code to bid online at www.auctionrp.com.

Property Code	Parcel Number	APN	Acres	FMV	Bid Increment
100	N79534	176-19-201-024	16.25	\$8,125,000	\$100,000
101	N79544	176-19-701-003	2.5	\$1,250,000	\$50,000
102	N79545	176-19-801-005	2.5	\$1,050,000	\$50,000
103	N79546	176-19-801-014	7.5	\$3,750,000	\$75,000
104	N79548	176-19-801-018	5.0	\$2,500,000	\$50,000
105	N79550	Pt. 176-19-701-018	5.0	\$2,500,000	\$50,000
106	N79551	Pt. 176-19-701-018	2.5	\$1,250,000	\$50,000
107	N79699	Pt. 191-10-701-006	10.0	\$3,900,000	\$75,000
108	N80739	191-10-801-003	25.0	\$9,750,000	\$100,000
109	N81951	176-24-601-061	1.25	\$300,000	\$20,000
110	N81969	Pt. 191-10-601-006	25.0	\$9,750,000	\$100,000
111	N81970	191-10-401-013	5.0	\$1,950,000	\$50,000
112	N81978	191-10-401-023	5.0	\$1,950,000	\$50,000
113	N81979	Pt. 176-19-701-018	12.5	\$6,250,000	\$85,000
114	N81988	Pt. 177-29-301-030	12.5	\$3,315,000	\$75,000
115	N84196	Pt. 176-19-701-018	49.49	\$19,800,000	\$100,000
116	N84197	177-30-605-005	12.5	\$4,875,000	\$75,000
117	N84290	176-19-101-023	6.25	\$1,812,000	\$50,000
118	N84295	177-30-504-003	1.25	\$1,250,000	\$50,000

A registration deposit of Ten Thousand Dollars (\$10,000.00) for each property, must accompany your **Bidder Statement Form** in the form of cashier's check, certified check or U.S. Postal money order made payable to General Services Administration (GSA). Personal or company checks are not acceptable.

Deposit by credit card (Visa and MasterCard) may be initiated over the Internet by following the instructions at www.auctionrp.com. Bidders must also complete, sign and submit the **Registration Deposit by Credit Card and Bidder Statement/Bid Form** to be authorized to bid. For your convenience, the forms in the bid package may be duplicated.

Please mail completed forms and registration deposits to:

General Services Administration
 Office of Property Disposal (9PR)
 450 Golden Gate Avenue, 4th Flr
 San Francisco, CA 94102-3434
 Attn: BLM Las Vegas Fall '08 Online Auction

BLM LAS VEGAS FALL 2008 ONLINE AUCTION INSTRUCTIONS

Online Auction site: www.auctionrp.com

1. Auction Start Date

The auction starts on **Monday, September 29, 2008 at 9:00 a.m. Pacific Time.**

2. Type of Sale

This sale will be an online auction conducted via the Internet. The auction will be conducted over a period of several weeks as determined by bid activity. The date for receipt of final bids will be announced on the Internet with three days prior notice (**see Call for Final Bids, Paragraph 11**). The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their activity.

3. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

4. Opening Bid

The auction will begin with a specific bid price, as stated in the information insert or on the auction web site, but not less than the appraised fair market value. The

Government must obtain fair market value for the property and reserves the right to reject any and all bids.

5. Registration Deposit Terms

a. A registration deposit for each property, must accompany your initial bid. The following methods of payment are acceptable to the Government: **cashier's check, certified check, postal money order**. Personal or company checks are not acceptable.

b. Please make your cashier's/certified check or money order payable to: **"General Services Administration"**.

c. Registration deposit may be made with a credit card (Visa or MasterCard) by completing the **Registration Deposit by Credit Card form** in the bid package. Initial Bidder Statement and/or Registration Deposit Form can be faxed to (415) 436-7402. Send original bid forms and deposits to:

General Services Administration
Property Disposal Division (9PR)
450 Golden Gate Ave., 4th Flr East
San Francisco, CA 94102-3434
Attn: BLM Las Vegas Fall '08 Auction

d. Within ten (10) calendar days of acceptance of an offer by the Government, the successful bidder agrees to deposit an

additional amount which when added to the bid deposit, will equal at least ten percent (10%) of the amount bid. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

e. Failure to so provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. **The high bidder must present:**

1.) proof of citizenship (birth certificate, passport or immigration/naturalization papers) or proof of current Corporate or Partnership status in good standing filed within the United States to BLM Las Vegas Field Office within thirty (30) days of the award letter.

2.) the full balance of the purchase price within one hundred eighty (180) calendar days after award.

f. Appropriate bid deposits accompanying bids that are rejected will be returned to bidders without interest.

6. Bidder Statement

a. Bids must be submitted on the page titled "Bidder Statement". All information and certification requested thereon must be provided. Bids submitted in any other manner or which fail to

furnish all information or certifications required may be summarily rejected. Additional Bidder Statements are available upon request or you may photocopy the enclosed forms.

b. Bids should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. **The Bidder Statement must be signed and dated.**

c. To register online, bidders must return to GSA their original signed and completed Bidder Statement and/or Registration Deposit by Credit Card (if applicable). Bidders should retain all other documents, including one copy of the Bidder Statement, for personal records.

7. Bidding in General

a. Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids with proper registration deposit may be delivered to GSA, 450 Golden Gate Avenue, 4th Floor East, (9PR), San Francisco, CA 94102-3434 either in person, by U.S. Mail, by private delivery services, or via the Internet at **www.auctionrp.com**.

c. Bids must be submitted without contingencies.

d. Awards will be made that are in the best interest of the Government.

e. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

f. By submitting your bid through www.auctionrp.com, you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID number and password on the Internet.

8. User Identification Number

User Identification ("ID") and Password are used to register online and to place bids online. When you register online, you will be required to assign your own User ID (limited to eight [8] characters). The required password must be at least eight [8] characters and must include: a) one letter, b) one number, and c) one special character such as: ! @ # \$ % ^ & * (). Since the User ID is used to publicly identify bids, and for your privacy, we strongly encourage you to create your User ID in a manner that protects you or your company's identity. The User ID number will be used to identify the bidders on the auction Web page, www.auctionrp.com. In the event you forget your User ID and/or password or are locked out from the system, it is your responsibility to contact GSA, during normal business hours, to obtain assistance.

9. Daily Bidding Results

Bidders are strongly encouraged to monitor bidding activity at our online auction Web site at www.auctionrp.com. New bids and auction closing information will be posted to this site. The online auction site is updated immediately when new bids are received.

Bidders will be notified via the auction web site when bidding will be closed. If your bid is not accurately shown on the web page, then you should call GSA at 1-888-472-5263 (GSA-LAND), ext. 3431 or ext. 3408. Bidders are urged to pay close attention to the auction web page which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

10. Increasing Your Bid

If you learn from the auction web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and your registration deposit will apply to subsequent increased bids. All increased bids must be made online. The amount of bid increments will be specified in the online insert. Increased bids will be shown at, www.auctionrp.com. The Government reserves the right to modify the bid increment at any time prior to the close of the sale.

To increase a previously submitted initial written bid, bidders must bid online at www.auctionrp.com. In the event that two bids of equal value are received via U.S. Mail or online, the first bid received will be recognized.

11. Call for Final Bids

The Government will announce a date for the receipt of final bids. That date will be announced on the auction Web page, www.auctionrp.com. On that date, if no increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time, then bidding will close at 3:00 p.m. and consideration will be given to selling the Property to the high bidder. If an increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time on that announced date, then bidding will be continued over until the next business day, excluding Federal holidays and weekends, on the same terms. Eventually, no one will outbid the high bidder and bidding will close at 3:00 p.m. Pacific Time on that day. There is no advantage to waiting until the last minute to bid.

12. Continuing Offers

Each bid received shall be deemed to be a continuing offer for 90 calendar days after the date of the final bid submittal by a bidder until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the 90 calendar days, the

consent of the bidder shall be obtained prior to such expiration.

13. Bidding Online

The Terms of Sale above apply to bidding over the Internet with the following exceptions and conditions:

a. Bid deposits by cashier's check may be made following the instructions above. Deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: www.auctionrp.com. Upon submission of the required information, the credit card account will be debited. The bidder will be notified of his or her bidder ID number. This number and a personal password must be used in order to bid online.

b. In order to complete your registration over the Internet, you must submit an official Bidder Statement that is signed and dated. Initial Bidder Statements submitted by fax will be accepted. However, Bidder Statements with an original signature must be submitted within five (5) business days from the date of the initial bid.

c. The Government will not be responsible for any failure attributable to the transmission or receipt of an online bid, including, but not limited to, the following:

1. Receipt of a garbled transmission or incomplete bid.
2. Availability or condition of the receiving electronic equipment.

3. Incompatibility between the sending and receiving equipment.

4. Malfunctioning of any network, computer hardware or software.

5. Delay in transmission or receipt of bid.

6. Failure of the bidder to properly identify the bid.

7. Security of bid data.

8. Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to login repeated failures, etc.

d. If your bid is not accurately shown or you can not enter a bid at www.auctionrp.com then you should call GSA at 888-472-5263 (GSA-LAND) ext. 3431 or 3408 for assistance.

14. Bid Executed on Behalf of Bidder

a) A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

b) If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of

the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c) If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

15. Waiver of Informalities and Irregularities

The Government may, at its election, waive any minor informality or irregularity in bids received.

16. Acceptable Bid

An acceptable bid is one from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered.

17. Notice of Acceptance or Rejection

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or

mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

18. High Bidder Determination

Once bidding stops and the high bid is confirmed, the high bid will be considered for acceptance. There is no guarantee that the Government will accept the high bid.

19. Auction Suspension

The Government reserves the right to temporarily suspend or stop the auction for any reason without award and resume the auction or start a new auction at any time. In the event of a temporary suspension due to technical problems or other bidding issues, the Government will determine the high bidder and the high bid amount, re-open bidding and allow the auction to proceed according to the bidding terms described herein.

20. Back-up Bidder

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder's bid may then be considered for award. The backup bidder's Registration Deposit will be retained, without interest, until

the first high bidder has increased their initial Registration Deposit to the required 10% of the purchase price. Subsequently the Registration Deposit of the second-high bidder will be refunded by U.S. Treasury check or by an electronic transfer of funds thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an award that is in the best interest of the Government.

21. Ten Percent Bid Deposit, Transaction Closing and Refund of Registration Deposits

a) Within ten (10) calendar days of the "ten percent" letter by the Government, the Purchaser agrees to deposit an additional amount, if any, which when added to the Registration Deposit, will equal at least ten percent (10%) of the amount bid. Failure to provide such bid deposit shall require rejection of the bid.

b) Upon acceptance of a bid, the appropriate bid deposit shall be applied towards payment of the Purchaser's obligation to the Government. **The high bidder must present:**

1.) proof of citizenship (birth certificate, passport or immigration/naturalization papers) or proof of current Corporate or Partnership status in good standing filed within the United States to BLM Las

Vegas Field Office within thirty (30) days of the award letter.

2.) the full balance of the purchase price within one hundred eighty (180) calendar days after award. At the time of closing, all cash money paid by the Purchaser will be credited, without interest, toward the total purchase price.

c) Appropriate Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Bidders may elect to receive the refund by U.S. Treasury check or by an electronic transfer of funds. Bidders will be required to provide GSA with a Taxpayer Identification Number (TIN) to ensure the proper refund of the Registration Deposit by the U.S. Treasury. The TIN may be either a Social Security Number (SSN) or an Employer Identification Number. The use of an individual's SSN will be collected only for the proper refund of the Registration Deposit.

d) Registration Deposits received from the two highest bidders will be held as stipulated in **Paragraph 20, Back-up Bidder**. All other Registration Deposits will be processed for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder. Refunds will be processed timely but will require several weeks to complete the process.

22. Additional Information

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this brochure.

It is the buyer's responsibility to be aware of all applicable local government policies, laws, and regulations that would affect the subject lands, including any required dedication of lands for public uses

1031 Exchanges: BLM will not sign any documents related to your 1031 Exchange Transactions. The timing for completion of the exchange is your responsibility in accordance with IRS regulations. BLM is not a party to your 1031 Exchange.

Easements: Valid existing right-of-way holders will have the option of converting their right-of-way-to-perpetual right of way or easements.

Notes

Property Code: 100	Parcel No. N79534	
APN: 176-19-201-024	Acres: 16.25	FMV: \$8,125,000

Legal Description: T. 22 S., R. 60 E., Sec. 19, S½NW¼NE¼SE¼NW¼, SW¼NE¼SE¼NW¼, , N½SW¼SE¼NW¼, SW¼SW¼SE¼NW¼, W½SE¼SE¼NW¼.

Encumbrances: Nev - 012728 - Nevada Department of Transportation, Blue Diamond road, 200 ft wide x 259 ft length diagonally across the northeast boundary. N-03983 - Central Telephone Company, communication line, 10 ft wide x 360 ft length diagonally across northeast boundary. N-58888-Nevada Power Company, overhead Powerline and substation, 6 ft. wide x 330 ft length along south boundary and 7 ft wide x 300 ft length diagonally across northern boundary. N-59439 - Central Telephone Company, underground communication line, 6 ft wide x 660 ft length along south boundary. N-60107 -Southwest Gas Corporation, underground pipeline, 40 ft wide x 238 ft length, diagonally across northeast boundary. EASEMENT N-84585 – Nevada Power Company, Powerline, 6 ft wide 343 ft length along southwest boundary and 7 ft wide x 353 ft length along northwest boundary. The West 30 feet of the NW4NE4SE4NW4, together with the West 30 feet of the SW4NE4SE4NW4, together with the West 30 feet and the South 40 feet of the W2SE4SE4NW4, together with the East and the West 30 feet of the N2SW4SE4NW4, together with the West 30 feet and the South 40 feet of the SW4SW4SE4NW4 of Section 19, T.22 S., R., 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands. The North 30 feet of the N2SW4SE4NW4 together with the North 30 of the NW4SE4SE4NW4 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 101	Parcel No. N79544	
APN: 176-19-701-003	Acres: 2.5	FMV: \$1,250,000

Legal Description: T. 22 S., R. 60 E., Sec. 19, NW¼NE¼NE¼SE¼.

Encumbrances: N-77276 - Las Vegas Valley Water District, underground water pipeline, 40 ft wide x 330 ft length along north boundary. The North 40 feet and the West 30 feet of NW4NE4NE4SE4 of Section 19, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 102	Parcel No. N79545	
APN: 176-19-801-005	Acres: 2.5	FMV: \$1,050,000

Legal Description: T. 22 S., R. 60 E., Sec. 19, SE¼NW¼SW¼SE¼

Encumbrances: Nev-015991, Nevada Power Company, overhead powerline, 100ft wide x 200 ft length diagonally across southwest boundary. Easement N-84579, Nevada Power Company, Powerline (Easement) 100 ft wide x 206.82 ft length along northeast corner. The South and East 30 feet of the SE4NW4SW4SE4 of Section 19, T.22S.,R.60 E., M.D.M. Nevada in favor of Clark County for Road public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 103	Parcel No. N79546	
APN: 176-19-801-014	Acres: 7.5	FMV: \$3,750,000

Legal Description: T. 22 S., R. 60 E., Sec. 19, E½SE¼SE¼SE¼, NW¼SE¼SE¼SE¼.

Encumbrances: N-74977 - Clark County, road, public utilities and drainage facility, 65 ft wide x 660 ft length along east boundary. N-78666 - Las Vegas Valley Water District, water pipeline, 50 ft wide x 649.32 ft length along east boundary. The North and West 30 feet of the NW4SE4SE4SE4 together with the North 30 feet and the South 50 feet of the E2SE4SE4SE4 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 104	Parcel No. N79548	
APN: 176-19-801-018	Acres: 5.0	FMV: \$2,500,000

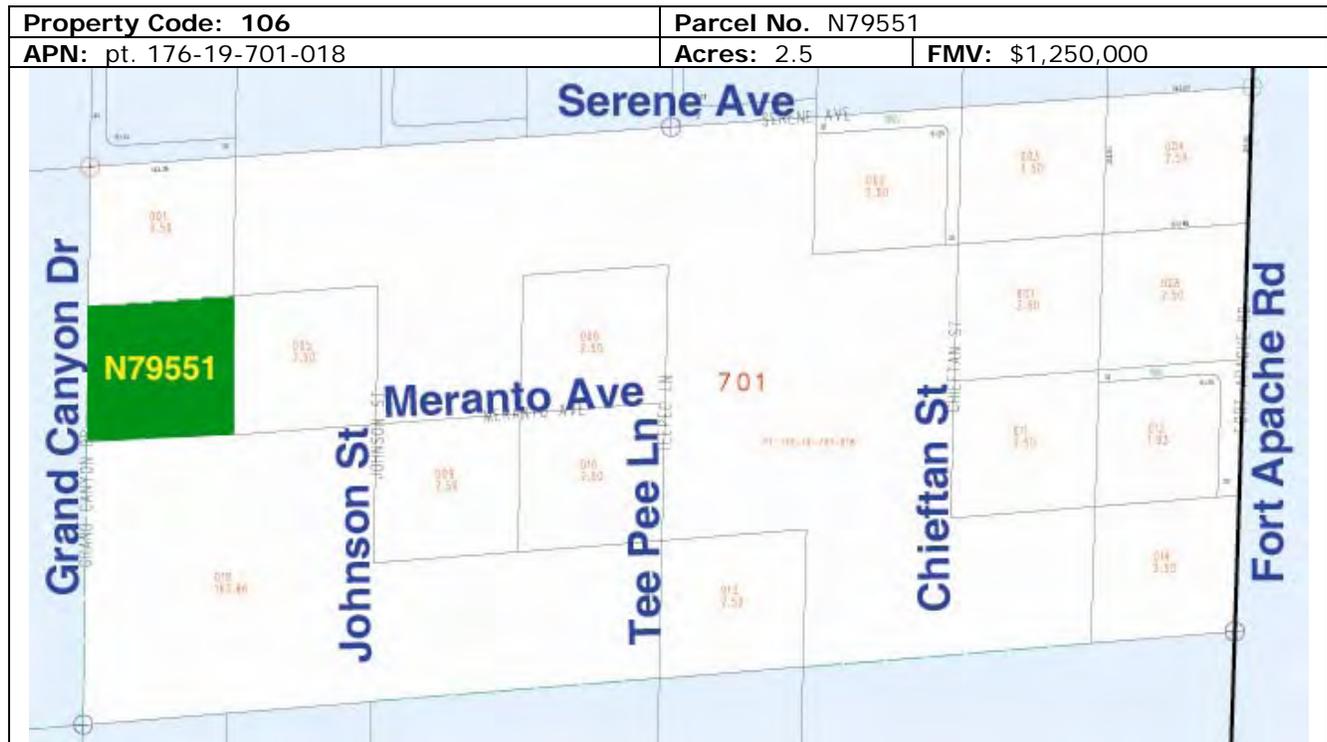
Legal Description: T. 22 S., R. 60 E., Sec. 19, S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Encumbrances: N-62941- Nevada Power Company, overhead and underground powerlines, 6 ft wide x 330 ft length along west boundary. Nev-015991, Nevada Power Company, overhead powerline, 100 ft. wide x 249.40 ft length diagonally across southwest corner of boundary. EASEMENTS N-84568-Nevada Power Company, Powerline 6 ft wide x 330 ft length along west boundary. N-84582-Nevada Power Company, Powerline 100 ft wide x 249 ft length along west boundary. The South 50 feet and the East and West 30 feet of the S2SW4SE4SE4 of Section 19, T., 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for roads, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 105	Parcel No. N79550	
APN: pt. 176-19-701-018	Acres: 5.0	FMV: \$2,500,000

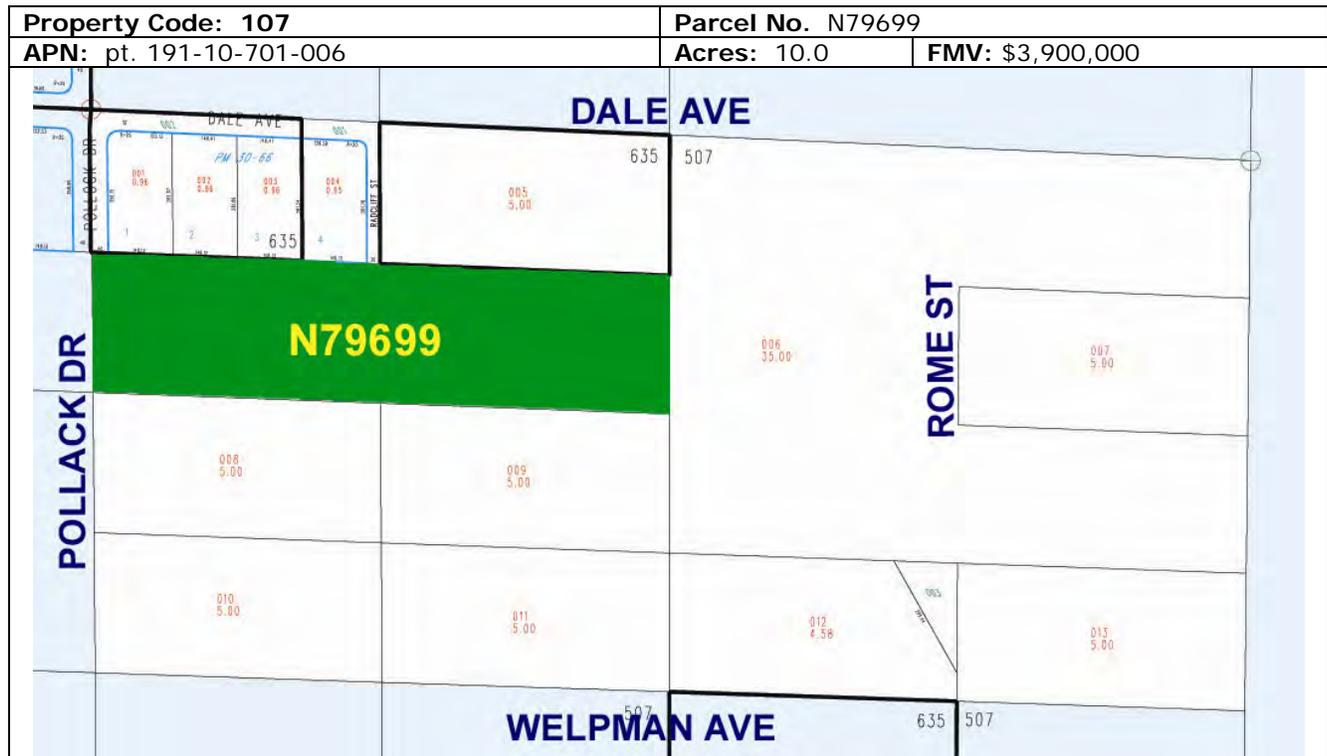
Legal Description: T. 22 S., R. 60 E., Sec. 19, SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Encumbrances: Nev-015991, Nevada Power Company, overhead powerline 100 ft. wide x 49.64 ft. length diagonally across northeast corner. EASEMENT N-84583-Nevada Power Company, Powerline 100 ft wide x 4221 ft length, diagonally across southwest corner. The East and South 30 feet of the SE4NE4SW4SE4, together with the North and the East 30 feet of the NE4SE4SW4SE4 of Section 19, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.



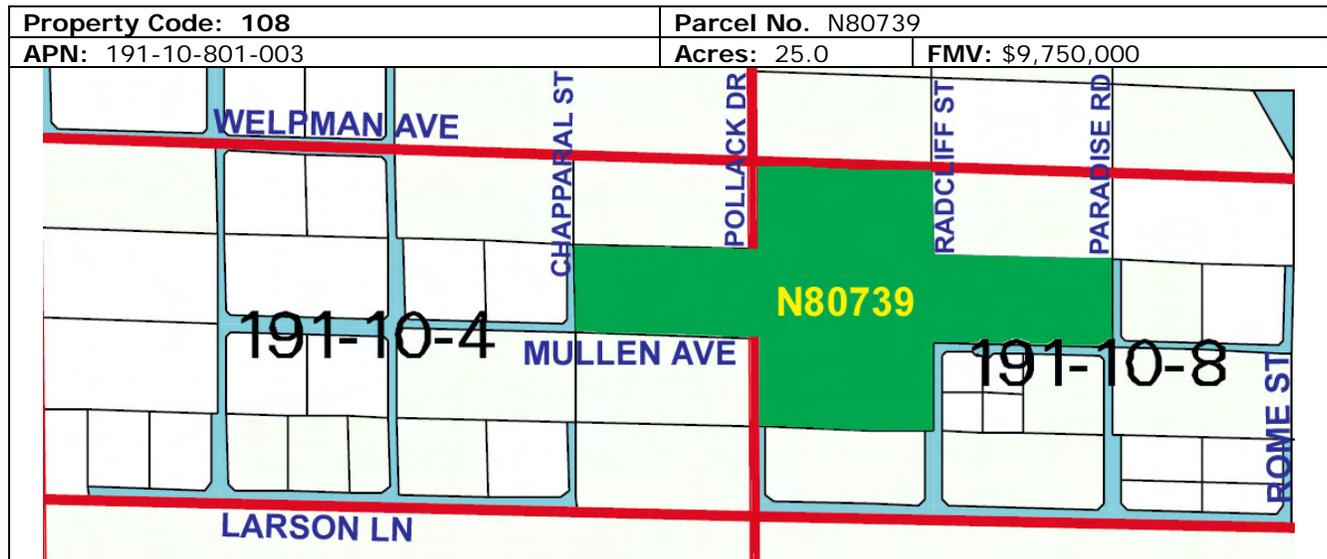
Legal Description: T. 22 S., R. 60 E., Sec. 19, SW¼NW¼NW¼SE¼.

Encumbrances: No Encumbrances. The West 40 and the South 30 of the SW4NW4NW4SE4 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.



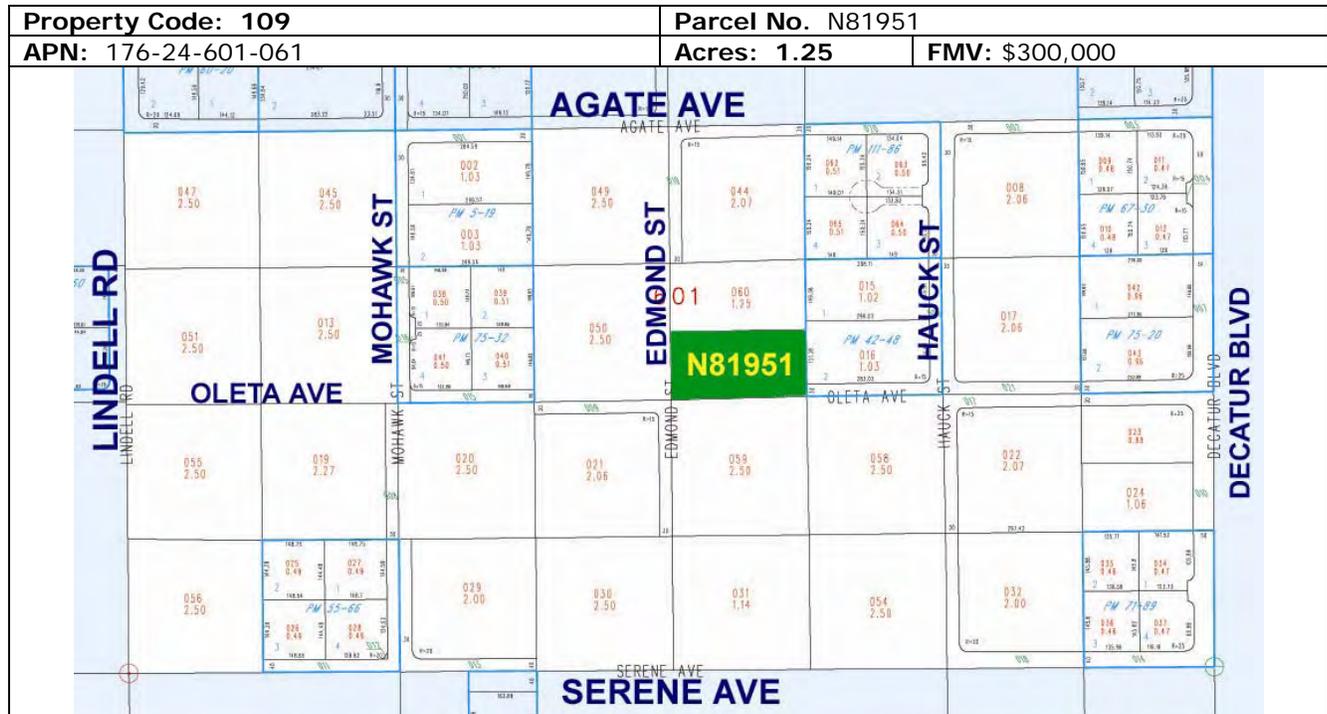
Legal Description: T. 23 S., R. 61 E., Section 10, S½NE¼NW¼SE¼, S½NW¼NW¼SE¼.

Encumbrances: No Encumbrances. The west 40 feet of the S½NW¼NW¼SE¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands.



Legal Description: T. 23 S., R. 61 E., Section 10, S½NE¼SE¼SW¼, S½NE¼SW¼SE¼, NW¼SW¼SE¼, N½SW¼SW¼SE¼ .

Encumbrances: N-77148 - City of Henderson - road, drainage & municipal utilities - southern boundary (S½NE¼SW¼SE¼) & eastern boundary (N½SW¼SW¼SE¼) - 30 ft wide & 630 ft long. The west 30 feet and the east 40 feet of the S½NE¼SE¼SW¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands. The south 30 feet and the east 30 feet of the SE¼NE¼SW¼SE¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands. The west 40 feet of the NW¼SW¼SE¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands. The west 40 feet of the N½SW¼SW¼SE¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands.



Legal Description: T. 22 S., R. 60 E., Section 24, S½SW¼NW¼SE¼NE¼.

Encumbrances: N-59342- Clark County- road - 30 ft. wide & 165 ft. long - western boundary. N-75197- Clark County- road- 30 ft. wide & 330 ft. long - southern boundary.

Property Code: 110	Parcel No. N81969
APN: pt. 191-10-601-006	Acres: 25.0 FMV: \$9,750,000



Legal Description: T. 23 S., R. 61 E., Section 10, S½SW¼SW¼NW¼, SE¼SW¼NW¼, SW¼SE¼NW¼.

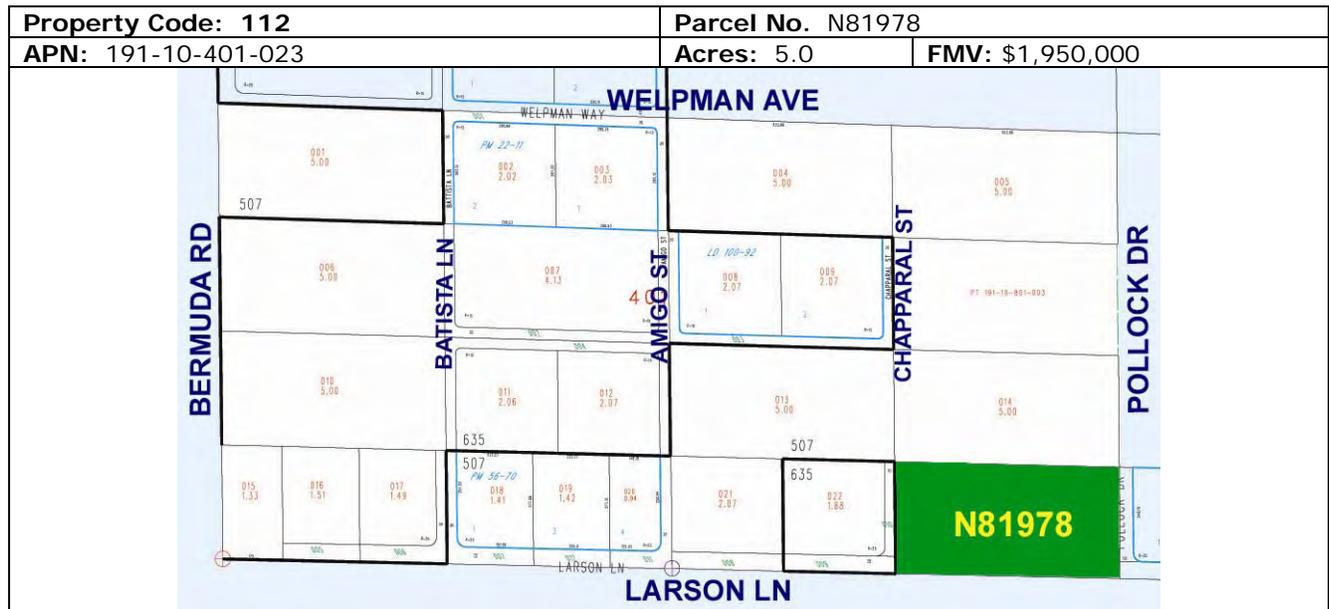
Encumbrances: N-77148 - City of Henderson, road, drainage & utilities- SW¼SE¼NW¼ - 40 ft. wide & 660 ft. length - southern boundary, 30 ft. wide & 330 ft. length - eastern boundary - S½SE¼SW¼NW¼ - 30 ft. wide & 40 ft. length - southeast corner and western boundary, 83 ft. wide x 330 ft. length. The south 40 ft wide & 1,290 ft. long of the S½S½SW¼NW¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands. The east 30 feet of the N½SW¼SE¼NW¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands. The west 40 feet of the S½SW¼SW¼NW¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 111	Parcel No. N81970
APN: 191-10-401-013	Acres: 5.0 FMV: \$1,950,000



Legal Description: T. 23 S., R. 61 E., Section 10, N½SW¼SE¼SW¼.

Encumbrances: No Encumbrances. The north, east and west 30 feet of the N½SW¼SE¼SW¼ of Section 10, T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands.



Legal Description: T. 23 S., R. 61 E., Section 10, S½SE¼SE¼SW¼

Encumbrances: Nev-055893 - Nevada Power Company, underground power line ,100 ft. wide x 660 ft. length, southern boundary. Nev-056519 - Central Telephone Company, aerial telephone line, 40 ft. wide x 660 ft. length, southern boundary. N-77148 - City of Henderson, road, drainage & municipal utilities, 50 ft. wide x 660 ft. length, southern boundary. N-82636 - Nevada Power Company - overhead power distribution line -10 ft wide & 189 ft long - western boundary. EASEMENTS N-83989- Nevada Power Company, overhead power distribution line, 10 ft. wide x 189 ft. length, western boundary. N-84063- Nevada Power Company, underground powerline, 56 ft. wide x 660 ft. length, southern boundary. The east 40 feet and the west 30 feet of the S½SE¼SE¼SW¼ of Section 10,T. 23 S., R. 61 E., Mount Diablo Meridian, Nevada in favor of the City of Henderson for road, municipal utilities and flood control purposes to insure ingress and egress to adjacent lands.



Legal Description: T. 22 S., R. 60 E., Sec. 19, NW¼NW¼NE¼SE¼, N½NE¼NW¼SE¼, SW¼NE¼NW¼SE¼, NE¼NW¼NW¼SE¼.

Encumbrances: N-58888 - Nevada Power Company, overhead powerline and electrical substation, 6 ft wide x 330 ft length running north and south thru east boundary. N-77276 - Las Vegas Valley Water District, reservoir and underground pipeline, 40 ft wide x 1320 ft length along south boundary. EASEMENT N-84584-Nevada Power Company, powerline 6 ft wide x 330 ft length along west boundary. The North 40 feet and the East 30 of the NE4NW4NW4SE4 together with the North 40 feet and the East and West 30 feet of the N2NE4NW4SE4 together with the West and South 30 feet of the SW4NE4NW4SE4 together with the North 40 feet and the West 30 feet of the NW4NW4NE4SE4 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 114	Parcel No. N81988	
APN: pt. 177-29-301-030	Acres: 12.5	FMV: \$3,315,000
Legal Description: T. 22 S., R. 61 E., Sec. 29, W½NW¼NE¼SW¼, W½SW¼NE¼SW¼, SE¼NE¼NW¼SW¼.		
<p>Encumbrances: N-02557 - Nevada Power Company, transmission power line, 100 ft wide x 330 ft length along south boundary. N-43890 - Central Telephone Company & Nevada Power Company, overhead power and telephone line, 10 ft wide x 302.84 ft length along south boundary. N-43913 - Central Telephone Company & Nevada Power Company, underground power and communication line, 5 ft wide x 331.45 ft length along west boundary. N-62316 - Clark County, road, 30 ft wide x 967.50 ft length across center of parcel. N-63015 - Clark County, road, 30 ft wide x 330 ft length along south boundary. N-81438 - Nevada Power Company, overhead fiber optic, 10 ft wide x 330 ft length along south boundary. N-84285-SUSPENDED, Southern Nevada Water Authority, No processing is occurring. EASEMENTS N-84588-Nevada Power Co., Powerline 95 ft wide x 300 ft length across south boundary. N-84592-Nevada Power Co., Powerline 10 ft wide x 330 ft length along south boundary. N-84601-Nevada Power Co., Powerline 5 ft wide x 332 ft length along west boundary. N-84602-Nevada Power Co., Powerline 10 ft wide x 33 ft length along south boundary. The East 30 feet of the SE4NE4SW4SW4 together with the North 40 and West 30 of the W2NW4NE4SW4 together with the West 30 feet of the W2SW4NE4SW4 of Section 29, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>		

Property Code: 115	Parcel No. N84196	
APN: pt. 176-19-701-018	Acres: 49.49	FMV: \$19,800,000
Legal Description: T. 22 S., R. 60 E., Sec. 19, Lots 38, 40-44, 46, 48, 49, 51-54, 56-58, 61-67.		
<p>Encumbrances: N-76038 - Clark County, road, 50 ft wide x 2640 ft length along west boundary. N-77276 - Las Vegas Valley Water District, water pipeline, 50 ft wide x 719 ft length along north boundary and 40 ft wide x 529 ft length along west boundary. N-81355-01 - Las Vegas Valley Water District, construction staging area, 50 ft wide x 660 ft length along west boundary. Nev-015991-Nevada Power Company, overhead powerline, 100 ft wide x 689 ft length diagonally across boundary. EASEMENTS N84569, Nevada Power Company, Powerline 6 ft wide x 330 ft length along east boundary. N-84578, Nevada Power Company, Powerline 100 ft wide x 849.07 ft length diagonally across north half of parcel. The North 40 feet of Lot 40 together with the North 40 and West 30 feet of Lot 38 together with the South 30 of Lot 41 together with the South and East 30 feet of Lot 42 together with the West and South 30 feet of Lot 43 together with the East and South 30 feet of Lot 44 together with the North 30 feet of Lot 48 together with the West and North 30 feet of Lot 46 together with the South 30 feet of Lot 49 together with the South and East 30 feet of Lot 50 together with the West and South 30 of Lot 51 together with the East and South 30 feet of Lot 52 together with the North 30 feet of Lot 56 together with the West and North 30 of Lot 54 together with the North and East 30 feet of Lot 53 together with the South 30 of Lot 57 together with the South and East 30 feet of Lot 58 together with the North 30 of Lot 54 together with the North and East 30 of Lot 63 together with the North and West 30 feet of Lot 62 together with the North and East 30 feet of Lot 61 together with the South 50 of Lot 65 together with the South 50 feet and the East 30 of Lot 66 together with the South 50 feet and the West 30 feet of Lot 67 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>		

Property Code: 116	Parcel No. N84197	
APN: 177-30-605-005	Acres: 12.5	FMV: \$4,875,000

Legal Description: T. 22 S., R. 61 E., Sec. 30, SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$.

Encumbrances: N-84285-SUSPENDED. Southern Nevada Water Authority, No processing is occurring. The South and East 30 feet of the SE4NW4SW4NE4 together with the West and South 30 of the SW4NE4SW4NE4 together with the North 30 feet of the E2NW4SW4SW4NE4 together with the North 30 of the NE4SW4SW4NE4 together with then North and West 30 feet of the W2NW4SE4SW4NE4 together with the South 40 feet of the E2SW4SW4SW4NE4 together with the South 40 feet and the East 30 feet of the E2SE4SW4SW4NE4 of Section 30, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 117	Parcel No. N84290	
APN: 176-19-101-023	Acres: 6.25	FMV: \$1,812,000

Legal Description: T. 22 S., R. 60 E., Sec. 19, Lot 69, S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Encumbrances: CC-014956 - LA & SL Railroad Company, water pipeline, 20 ft wide x 709 ft length diagonally across parcel. Nev-012728 - Nevada Department of Transportation, Blue Diamond Road, 200 ft. wide x 55 ft. length along the southwest corner. The East 30 feet of Government Lot 20 together with the East and West 30 feet of the S2SW4NE4NW4 of Section 19, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

Property Code: 118	Parcel No. N84295
APN: 177-30-504-003	Acres: 1.25 FMV: \$1,250,000



Legal Description: T. 22 S., R. 61 E., Sec. 30, E½NE¼NE¼NE¼NE¼.

Encumbrances: N-58298 - Nevada Power Company & Central Telephone Company, powerline and telephone, 6 ft wide x 170 ft. length along north boundary and 6 ft wide X 44 ft length along east boundary. N-60613 - Southern Nevada Water Authority, water facility, 50 ft wide x 165 ft length along north boundary. N-75018 - Clark County, road, public utilities and drainage, 65 ft wide x 165 ft length along north boundary. N-76359 - Las Vegas Valley Water District, water pipeline, 50 ft wide x 330 ft length along east boundary. EASEMENT N85229 – Nevada Power Company, Powerline, 6 ft. wide x 208.80 ft. length along northwest boundary. The East 50 of the E2NE4NE4NE4NE4 of Section 30, T. 22S., R. 60E., M.D.M. Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.

BIDDER STATEMENT & BID FORM

BLM Las Vegas Fall 2008 Online Auction Sale Bid and Certificate of Eligibility

(Read all instructions before completing this form)

SEND BIDDER STATEMENT AND BID FORM TO:
U.S. General Services Administration
Office of Property Disposal Division (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM Las Vegas Fall '08 Online Auction

Type of Bid:

Initial Bid [] Increased Bid []

Property Code _____ **Parcel Number** _____

Registration Deposit: **\$10,000.00** _____

Bid amount: **\$** _____

Bid amount (spelled out): _____

Note: Individuals taking title together should check "Individual" box and each sign below.

Individual [] I certify that I am a citizen of the United States, 18 years of age or older, and am not an employee of the U.S. Department of the Interior.

Partnership [] I certify that I am qualified as specified above for an individual. (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, each member of the partnership or association must sign this certificate.)

Corporation [] I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

Print your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Name of Individual or Corporation

Name of Individual or Corporation

Signature

Signature

Street Address

Street Address

City, State and Zip Code

City, State and Zip Code

Address to mail patent: _____

Name and phone number of point of contact: _____

Note: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

CERTIFICATE OF CORPORATE BIDDER

(For use with Bidder Registration and Bid Form for Purchase of Government Property)

I, _____, certify that I am _____
(Secretary or Other Title)

of the Corporation named as bidder herein; that _____,
(Name of Authorized Representative)

who signed this Bid For Purchase of Government Property on behalf of the

bidder was then _____ of said
(Official Title)

Corporation that said bid was duly signed for and on behalf of said Corporation by

authority of its governing body and is within the scope of its corporate powers.

Signature of Certifying Officer: _____

(Corporate Seal Here)

REGISTRATION DEPOSIT BY CREDIT CARD

BLM Las Vegas Fall 2008 Online Auction

SEND THIS FORM TO:

U.S. General Services Administration
Office of Property Disposal Division (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM Las Vegas Fall '08 Online Auction

THIS COMPLETED FORM MAY BE FAX TO: 415-436-7402

REGISTRATION DEPOSIT: \$10,000.00 (for each parcel)

Property Code: _____ **Parcel Number** _____

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Invitation for Bid Package and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the bid deposit, as specified on **Paragraph 5, Registration Deposit Terms**. In the event that applicant becomes the successful bidder, the bid deposit will be applied towards the purchase price for the property. In the event the applicant is not the successful bidder, the bid deposit will be credited to the credit account listed below.

PLEASE PRINT OR TYPE LEGIBLY

First and Last Name _____

Address _____

City _____ State _____ Zip _____

Check type of credit card to be charged Visa MasterCard _____

Name as it appears on card _____

Credit Card Number _____

Exp Date _____ CSC Code _____

Phone [] _____ Fax [] _____

Signature _____ Date _____