APN 138-25-311-008

NOTICE AND CLAIM OF LIEN OF ASSESSMENT
TO: **ARMAN DAVTYAN**
Reputed Owner(s) at time of abatement.

Assessor's Parcel No.:	**138-25-311-008**
Commonly known as:	**5913 W. Washington Avenue**
Legal Description:	**CHARLESTON HGTS TRACT #45E** **PLAT BOOK 10 PAGE 80** **LOT 15 BLOCK 1**

On **November 14, 2008** as provided in the Municipal Code, 16.31, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses costs and fees in the amount of **$3,314.35** were incurred by the City of Las Vegas in the above-referenced nuisance condition abatement procedure. Additionally, pursuant to Municipal Code 9.040.120, civil penalties in the amount of **$51,550** were levied against the property as for violation(s) of Municipal Code 9.04.010 for a total charge in the amount of **$54,864.35** assessed against the property.

The Las Vegas City Council, at a duly noticed public hearing held on **May 6, 2009** ordered the above charges in the amount of **$54,864.35**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

_____
BEVERLY BRIDGES, CMC, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BEVERLY BRIDGES, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.

_____
BEVERLY BRIDGES, CMC, City Clerk

Subscribed and sworn to before me this ____ day of May, 2009

_____
NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO: CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE 400 STEWART AVENUE, LAS VEGAS, NV 89101 **Case # - 67732**