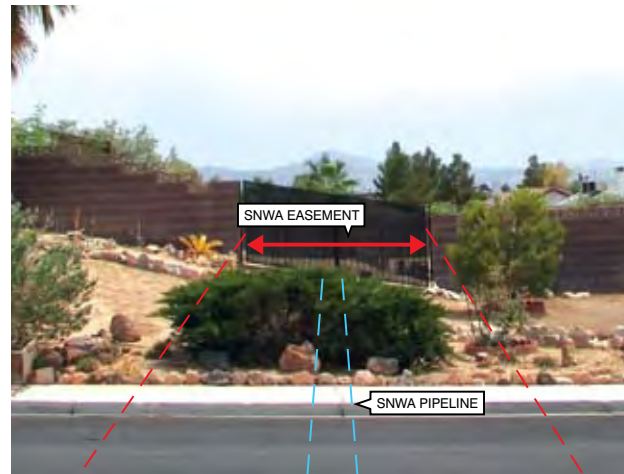


Rights-of-way and easements throughout the Las Vegas Valley

SNWA easements and/or rights-of-way may be found in the following types of areas throughout the valley:

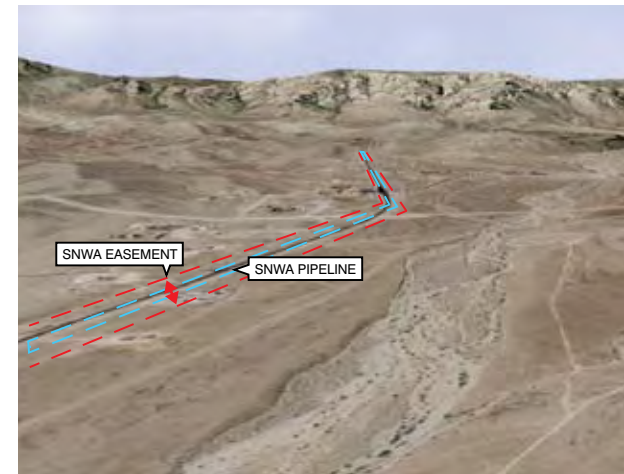
Residential/common areas

SNWA corridors may be found passing through a residential neighborhood or even passing through property owners' back, front or side yards, such as in the example below.



Industrial/commercial zones

Like those of residential areas, SNWA pipelines may pass through areas zoned for industrial and/or commercial use. See the picture below for a typical example.



Future or existing public street right-of-way

SNWA pipelines/facilities are often located within public rights-of-way, such as the typical alignment pictured above. Such limits are usually found within a roadway.

Undeveloped (rural) areas

Segments of SNWA easements and rights-of-way may pass through federal- or state-owned parcels, as well as privately owned properties. An example is pictured above.

Understanding rights-of-way and easements:

A property owner's guide

If you have questions or need additional information regarding a **new** right-of-way or easement, please contact SNWA Land Acquisition and Management at **(702) 691-LAND**.

If you have questions or need additional information regarding working within an **existing** right of way or easement, please contact SNWA Development Plan Review at **(702) 862-3444**.

 SOUTHERN NEVADA WATER AUTHORITY
SNWA Engineering
P.O. Box 99956
Las Vegas, NV 89193-9956
snwa.com

Acquisition of new SNWA rights-of-way

1. What are SNWA rights-of-way?

Rights-of-way are areas of developed or undeveloped land where the Southern Nevada Water Authority (SNWA) has obtained permission to install, maintain and operate pipelines and other facilities to provide reliable water service to the community.

2. How does the SNWA identify necessary rights-of-way for its facilities?

The SNWA carefully studies all elements of its projects to ensure that local, state and federal standards are met. Once alignments and locations of planned facilities have been determined, necessary rights-of-way are identified. The SNWA will obtain the rights-of-way necessary to construct, operate and maintain the needed facilities.

3. How is a right-of-way obtained by the SNWA?

Once a necessary right-of-way is identified, the SNWA will contact the owners of identified properties to discuss the project requirements. The SNWA will prepare an offer package that identifies the type of right-of-way needed, the estimated value and a legal description of the area required. The offer will be presented to the owner of the property for consideration. Once the owner accepts the offer, the SNWA's Board of Directors must approve the transaction.

4. Is a landowner compensated for granting a right-of-way to the SNWA?

Yes, the SNWA purchases rights-of-way for fair and just compensation. The value of a right-of-way is determined by appraisal, as obtained from an independent, licensed real estate appraiser.

5. How are rights-of-way formalized?

All documents are signed by the landowner and are recorded in the County Recorder's Office to finalize the transaction.

6. What types of rights-of-way does the SNWA obtain?

The types of rights-of-way that the SNWA usually pursues are permanent easements and temporary construction easements. Other types of rights may be needed in special situations.

7. What is a permanent easement?

A permanent easement is a type of right-of-way. The SNWA usually obtains a permanent easement in areas where facilities will be constructed and maintained

in perpetuity. When the SNWA obtains a permanent easement, the landowner retains title to the property, but grants exclusive rights to the SNWA to access the specified area.

8. What is a temporary construction easement?

A temporary construction easement is also a type of right-of-way. The SNWA may request a temporary construction easement for a specified period of time to provide additional working space during construction. There are no permanent facilities installed in temporary construction easements. The landowner retains title to the property, but grants exclusive rights to the SNWA to access the specified area during the stated time period. At the end of the specified time period, the SNWA will relinquish its rights to the area.

9. What restrictions are placed on the areas within a permanent easement or temporary construction easement?

Buildings, structures, walls and deep-rooted landscape materials are not permitted in the SNWA's rights-of-way in order to protect our facilities from damage. The restrictions are listed in the easement.

10. How might the right-of-way affect the value of my property?

The value of your property may or may not be affected by an SNWA right-of-way. It will depend on factors such as, but not limited to, what the property will be used for, what percentage of the property is allocated for the right-of-way and what the restrictions include. The appraisal used to determine fair market value of the right-of-way will evaluate the impact of the right-of-way on your parcel. An SNWA right-of-way agent will discuss this with you in detail when an offer is made.

11. Does the SNWA buy property outright or lease property?

Yes. In some cases, the SNWA purchases sites for major facilities such as pumping stations and reservoirs. In this type of acquisition, the SNWA obtains title to the property. Occasionally, the SNWA leases private land for temporary uses.

12. Who may I contact with questions regarding SNWA acquisition of new rights-of-way?

Please contact SNWA Land Acquisition and Management at **(702) 691-LAND**.

Working within an existing SNWA right-of-way on your property

1. How can I determine if there is an existing SNWA facility or right-of-way on my property?

Please call SNWA Development Plan Review at **(702) 862-3444**. We will provide information regarding existing facilities and rights-of-way, and try to answer any questions you may have. Many of the SNWA's facilities are buried and are not visible from the surface. Rights-of-way held by the SNWA also should be listed on a title report for your property.

2. Who maintains the area within an SNWA right-of-way?

Property owners are responsible for maintaining their property and improvements. The SNWA will maintain only its facilities.

3. What types of improvements are prohibited within an SNWA right-of-way?

Buildings, structures, walls, posts, fences, trees and deep-rooted shrubs are prohibited in SNWA rights-of-way. All work in an SNWA right-of-way must be in accordance with our standards.

4. What types of improvements are allowed within SNWA rights-of-way?

Parking lots, shallow-rooted landscaping and walkways are examples of improvements typically allowed by

the SNWA. However, all proposed improvements must be pre-approved.

5. I want to construct improvements within an SNWA right-of-way. What do I need to do?

If you are a property owner with an existing SNWA right-of-way on your property, contact SNWA Development Plan Review prior to starting construction work or alterations of any kind. An application package must be submitted to the Development Plan Review office for review and approval.

After obtaining the SNWA's approval and before starting construction, call **811**. This nationwide "Call Before You Dig" hotline will provide locations of existing utilities in the construction area, including SNWA facilities, at no charge to you.

An SNWA transmission inspector will monitor the construction activities within the SNWA easement for compliance with the approved plans.

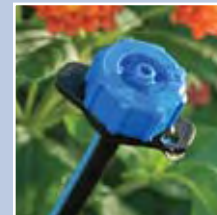


About the Southern Nevada Water Authority

The Southern Nevada Water Authority (SNWA) is a cooperative agency formed in 1991 to address Southern Nevada's unique water needs on a regional basis. The SNWA's mission is to manage the region's water resources and develop solutions that will ensure adequate future water supplies for the Las Vegas Valley.

The SNWA is governed by a seven-member agency comprised of representatives from each of these member organizations: Big Bend Water District, City of Boulder City, City of Henderson, City of Las Vegas, City of North Las Vegas, Clark County Water Reclamation District and the Las Vegas Valley Water District.

As a regional provider and distributor of water, the SNWA has no retail customers of its own. Five of our member agencies operate separate water systems and supply water to customers (Big Bend Water District, City of Boulder City, City of Henderson, City of North Las Vegas and Las Vegas Valley Water District).



For more information on the SNWA and the SNWA's Capital Improvements Program, which emphasizes integrated resource planning to enhance the reliability and quality of the regional water treatment and delivery system, please visit **snwa.com**.