

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 13

(Assessor's Parcel Number 177-06-306-002)

WHEREAS, at its regular meeting held on June 7, 2022, the Board of County Commissioners of Clark County, Nevada ("**Board**") approved a Resolution of Intent to Sell Real Property at Public Auction ("**Resolution of Intent**") for the sale of one (1) parcel of real property totaling ±3.96 acres commonly described as Assessor's Parcel Number 177-06-306-002, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Arby Avenue and Arville Street, Las Vegas, Nevada, (referred to collectively as the "**Property**"); and

WHEREAS, the Resolution of Intent, adopted by the Board, per NRS 244.282, provided that the Property would be sold during a 48-hour online auction held July 18, 2022 through July 20, 2022, on certain terms including a minimum sale price based on the average of two appraisals; and

WHEREAS, the appraised value of this Property is One Million One Hundred Forty-Five Thousand Dollars (\$1,145,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on August 2, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$2,100,000 from DBAC, LLC ("**Buyer**"), is accepted as the sale price for the Property.

BE IT FURTHER RESOLVED, that the Chairman or his designee is authorized and directed, upon performance and compliance by the Buyer with the terms of the Resolution of Intent, to execute and deliver a quitclaim deed conveying the Property to the Buyer as contemplated in the Resolution of Intent.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2022.

ATTEST:

CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovicz
Deputy District Attorney

EXHIBIT A to ROA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

APN: 177-06-306-002

GOVERNMENT LOT 63 IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THE EAST 40.00 FEET AS DEDICATED FOR PUBLIC STREET BY DEDICATION RECORDED MAY 24, 2001 IN BOOK 20010524 AS INSTRUMENT NO. 01748 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION IN FEE RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS INSTRUMENT NO. 01596 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SALE UNIT 13

Acres: +/- 3.96

APN: 177-06-306-002

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

—	PARCEL BOUNDARY	□	CONDOMINIUM UNIT	001	ROAD PARCEL NUMBER
—	SUB BOUNDARY	□	AIR SPACE PCL	001	PARCEL NUMBER
—	PM/D BOUNDARY	□	RIGHT OF WAY PCL	1.00	ACREAGE
—	ROAD EASEMENT	□	SUB-SURFACE PCL	202	PARCEL SUB/SEQ NUMBER
—	MATCH / LEADER LINE			PB 24-45	PLAT RECORDING NUMBER
—	HISTORIC LOT LINE			5	BLOCK NUMBER
—	HISTORIC SUB BOUNDARY				LOT NUMBER
—	HISTORIC PM/D BOUNDARY			GL5	GOV. LOT NUMBER
—	SECTION LINE				
—	TAX DISTRICT LINE				

T22S R61E

37	138	139	140
64	163	162	161
75	176	177	178
93	192	191	190

Scale: 1" = 200'

SECT. 6

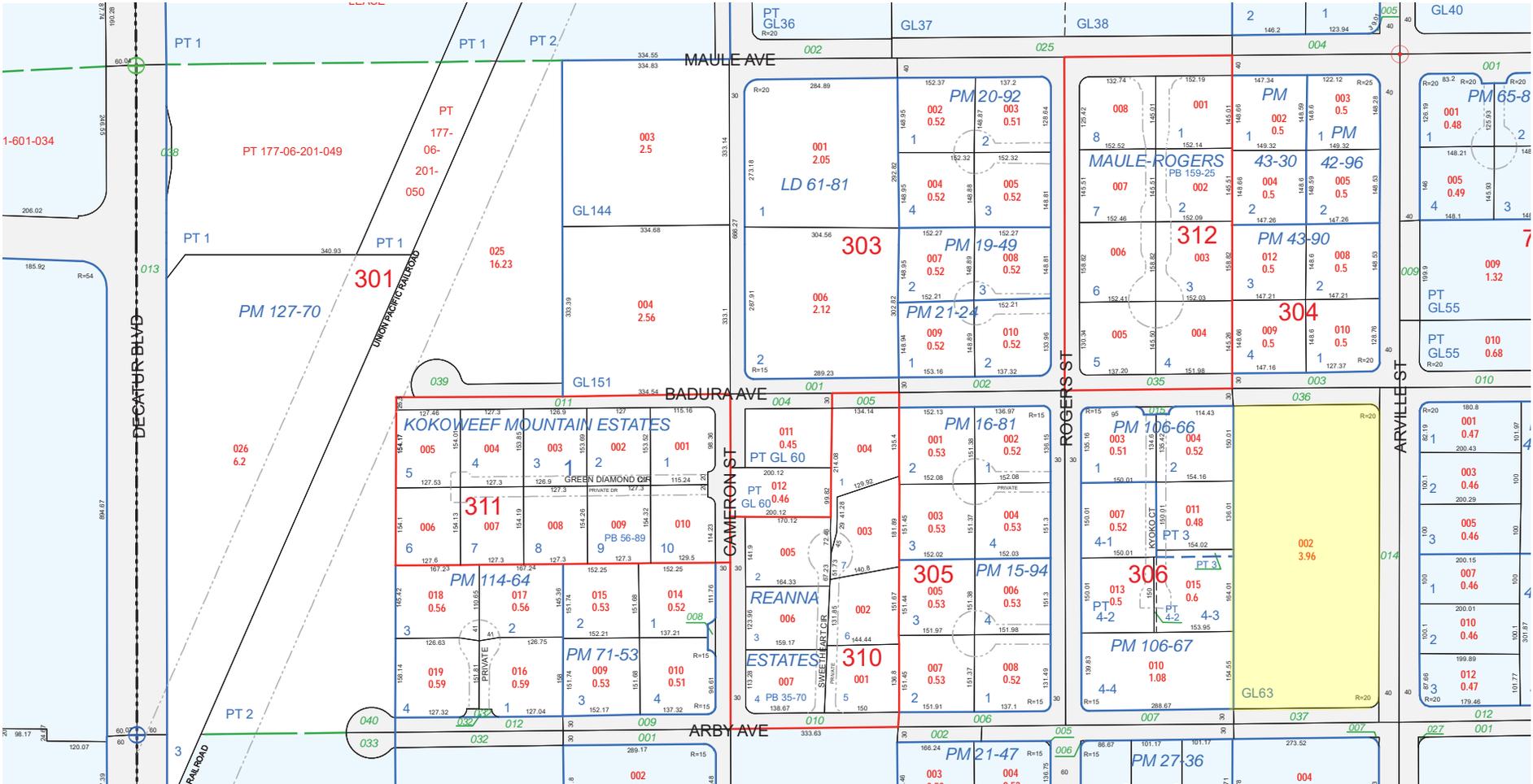
6	5	4	3	2	1
10	17	16	15	14	13
18	20	21	22	23	24
36	39	38	37	36	35
31	32	33	34	35	36

Rev: 10/7/2021

MAP N 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

177-06-3



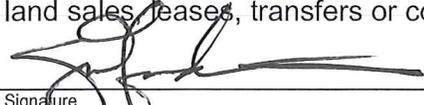
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	DBAC LLC
(Include d.b.a., if applicable):	Jewel Homes
Street Address:	4465 West Hacienda Ave Unit 103
City, State and Zip Code:	Las Vegas, NV 89118
POC Name:	Steve Goodwin
Telephone No:	(702) 882-0914
Fax No:	
Email:	Steve@jewelhomes.com

Limited Liability Companies must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

Full Name	Title	% Owned
Peter Lik	Owner	100

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board of County Commissioners will not take action on approvals, land sales, leases, transfers or conveyances, and exchanges without the completed disclosure form.



 Signature

 Title
 Manager

 Print Name
 Steve Goodwin

 Date
 7-18-2022

