

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 14

(Assessor's Parcel Numbers 177-06-402-008 and 009)

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 two (2) parcels of real property totaling ±17.27 acres commonly described as Assessor's Parcel Numbers 177-06-402-008 and 009, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Arby Avenue and Cameron 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 Four Million Eight Hundred Thousand Dollars (\$4,800,000); 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 \$4,800,000 from PN II, Inc. ("**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: 177-06-402-008

GOVERNMENT LOTS 161, 165, 166, 167 AND 169, BEING SITUATE IN THE SOUTHWEST (SW1/4) OF THE SOUTHWEST (SW1/4) OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST OF M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN DEDICATION RECORDED NOVEMBER 02, 2005 IN BOOK 20051102 AS INSTRUMENT NO. 05581 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 177-06-402-009

GOVERNMENT LOT 83, BEING SITUATE IN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST (SE1/4) OF THE SOUTHWEST (SW1/4) OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST. OF M.D.M., CLARK COUNTY, NEVADA.

SALE UNIT 14

Acres: 17.27

APNs: 177-06-402-008, 009

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

T22S R61E

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
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
38	29	28	27	26	25
31	32	33	34	35	36

Rev: 10/7/2021

MAP S 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

177-06-4



