

**RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY**

**SALE UNIT 13**

**(Assessor's Parcel Number 177-07-505-008)**

**WHEREAS**, at its regular meeting held on August 5, 2025, 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 ±4.09 acres commonly described as Assessor's Parcel Number 177-07-505-008, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at the southeast corner of Warm Springs Road 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 September 22, 2025 through September 24, 2025, on certain terms including a minimum sale price based on the average of two appraisals; and

**WHEREAS**, the appraised value of this Property is Two Million One Hundred Fifteen Thousand Dollars (\$2,115,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 7, 2025; and

**NOW, THEREFORE**, be it resolved by the Board that the offer of \$2,115,000 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 \_\_\_\_\_, 20\_\_.

ATTEST:

CLARK COUNTY, NEVADA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Lynn Goya, County Clerk

\_\_\_\_\_  
Tick Segerblom, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY  
STEVEN B. WOLFSON

  
\_\_\_\_\_  
Lisa Logsdon  
County Counsel

**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: 177-07-505-008**

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.&M., CLARK COUNTY, NEVADA.


EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEDICATION RECORDED MARCH 20, 2001 IN BOOK 20010320 AS INSTRUMENT NO. 01754 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

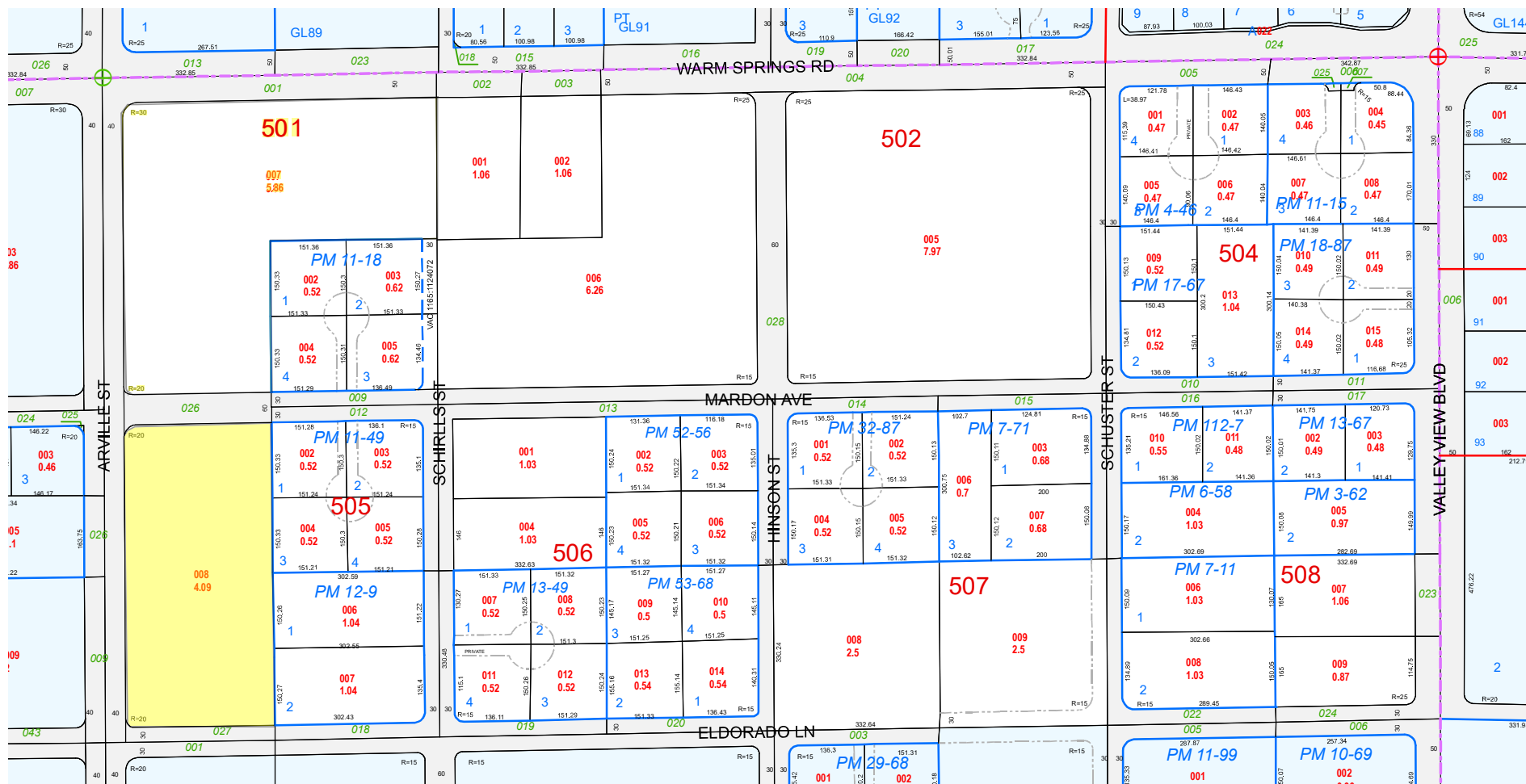
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEDICATION RECORDED JUNE 30, 2014 IN BOOK 20140630 AS INSTRUMENT NO. 01518 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

# SALE UNIT 13

## APN: 177-07-505-008

### +/- 4.09 Acres

<b>NOTES</b> 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 0 100 200 400 600 800	<b>MAP LEGEND</b> — PARCEL BOUNDARY — SUB BOUNDARY — PM/LD BOUNDARY — ROAD EASEMENT — MATCH / LEADER LINE — HISTORIC LOT LINE — HISTORIC SUB BOUNDARY — HISTORIC PM/LD BOUNDARY — SECTION LINE  □ CONDOMINIUM UNIT □ AIR SPACE PCL □ RIGHT OF WAY PCL □ SUB-SURFACE PCL  001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 6 LOT NUMBER GL5 GOV. LOT NUMBER	<b>ASSESSOR'S PARCELS - CLARK COUNTY, NV.</b> Briana Johnson - Assessor	<b>T22S R61E</b> 138 139 140 64 163 162 161 75 176 177 178 93 192 191 190	<b>SEC. 7</b> 6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	<b>MAP N 2 NE 4</b> 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	<b>177-07-5</b> 
		<b>Scale: 1" = 200'</b>	<b>Rev: 1/8/2019</b>			



## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	PN II, Inc.
(Include d.b.a., if applicable):	PULTE HOMES OF NEVADA
Street Address:	7255 S. Tenaya Way
City, State and Zip Code:	Las Vegas, NV 89113
POC Name:	Ryan Breen
Telephone No:	702-355-1147
Fax No:	
Email:	Ryan.Breen@PulteGroup.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
PN II, Inc.	PN II, Inc.	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.

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<div style="font-size: small;">Signature</div> <div style="font-weight: bold;">Division President</div> <div style="font-size: x-small;">Title</div>	<div style="font-weight: bold;">Ryan Breen</div> <div style="font-size: small;">Print Name</div> <div style="font-weight: bold;">09-09-2025</div> <div style="font-size: small;">Date</div>