

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:				3		
Corporate/Business Entity Name: LV WS Cimarron, LLC						
<i>(Include d.b.a., if applicable)</i>						
Street Address:		6655 S Eastern Ave Ste 250		Website:		
City, State and Zip Code:		Las Vegas, NV 89183		POC Name: Martin Egbert		
Telephone No:		702-292-7995		Email: megbert@nwwest.com		
Local Street Address:				Website:		
<i>(If different from above)</i>						
City, State and Zip Code:				Local Fax No:		
Local Telephone No:				Local POC Name:		
				Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

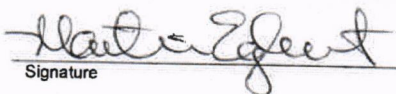
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Kenneth M Woolley	Manager	24.0865%
MWE Holdings, LLC	Martin Egbert - Manager	22.4865%
Woolley Enterprises, LLC	Kenneth T Woolley - Manager	14.8865%
F. Paul Ohadi Trust / Paul Ohadi - Trustee / 38%	Robert Weidaur / Member / 0.5405%	

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? Yes No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

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


 Signature

Martin Egbert
 Print Name

Manager
 Title

7/19/2024
 Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

Yes No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?

Yes No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative

APN(s): 176-09-501-011

WHEN RECORDED MAIL TO:

Westwood
5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

TEMPORARY CONSTRUCTION EASEMENT & MAINTENANCE AGREEMENT

County of Clark, a political subdivision of the State of Nevada, (“**Grantor**” or “**County**”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to LV WS Cimarron LLC, a Nevada Limited Liability Company (“**Grantee**”) and its successors and assigns, on the real property situated in Clark County, Nevada currently known as APN 176-09-501-011 (the “**Property**”) a temporary right and easement (“Temporary Construction Easement & Maintenance Agreement”):

1. to construct, use, repair, and maintain an area for purposes of construction drainage and flood mitigation improvements as shown on those plans from Grantee dated April 19, 2024, in relation to grading permit BD24-09258 (“Improvements”), in the location identified on Exhibit A attached hereto (“Temporary Easement Area”);
2. to perform final cleanup of the Temporary Easement Area;
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Temporary Easement Area; and
4. for the unrestricted, continuous access of vehicles and pedestrians along and through the Property to the Temporary Easement Area, for the ingress of vehicles and pedestrians to the Temporary Easement Area from the Property, and for the egress of vehicles and pedestrians from the Temporary Easement Area over the Property.

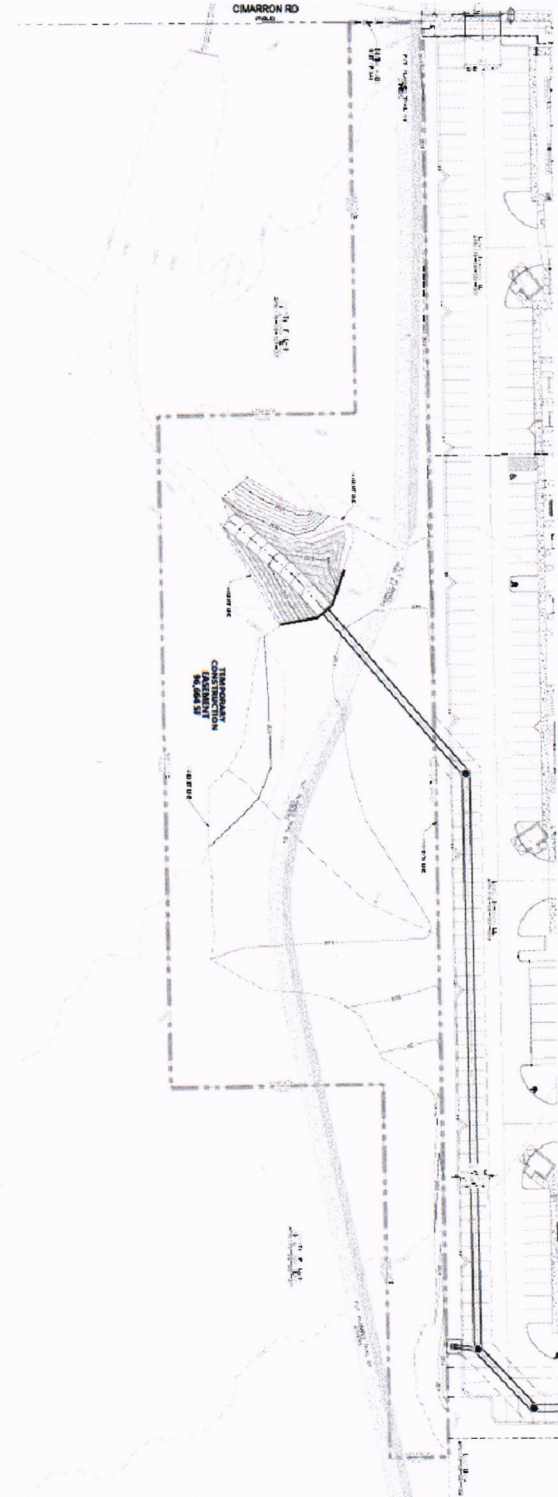
Grantee has the right to permanently remove or clear any and all materials, trees, brush, debris, structures, and any other obstruction from the Temporary Easement Area, which in Grantee’s reasonable judgment may interfere with or endanger Grantee’s use of or activities on the Temporary Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee’s negligent use of or activities on the Temporary Easement Area, to any tangible, personal property or improvements owned by Grantor and located on the Temporary Easement Area on the date Grantor signs the Temporary Construction Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under the paragraph immediately preceding this paragraph.

Grantee shall complete construction of the Improvements within four (4) months after commencement of construction or on February 28, 2025, whichever comes first.

During construction, Grantee shall protect the Temporary Easement Area and ensure safety of the Public from the Temporary Easement Area which may include temporary fencing until such time the Improvements have been completed.

Exhibit "A"



WARM SPRINGS & CIMARRON
CLARK COUNTY, NEVADA

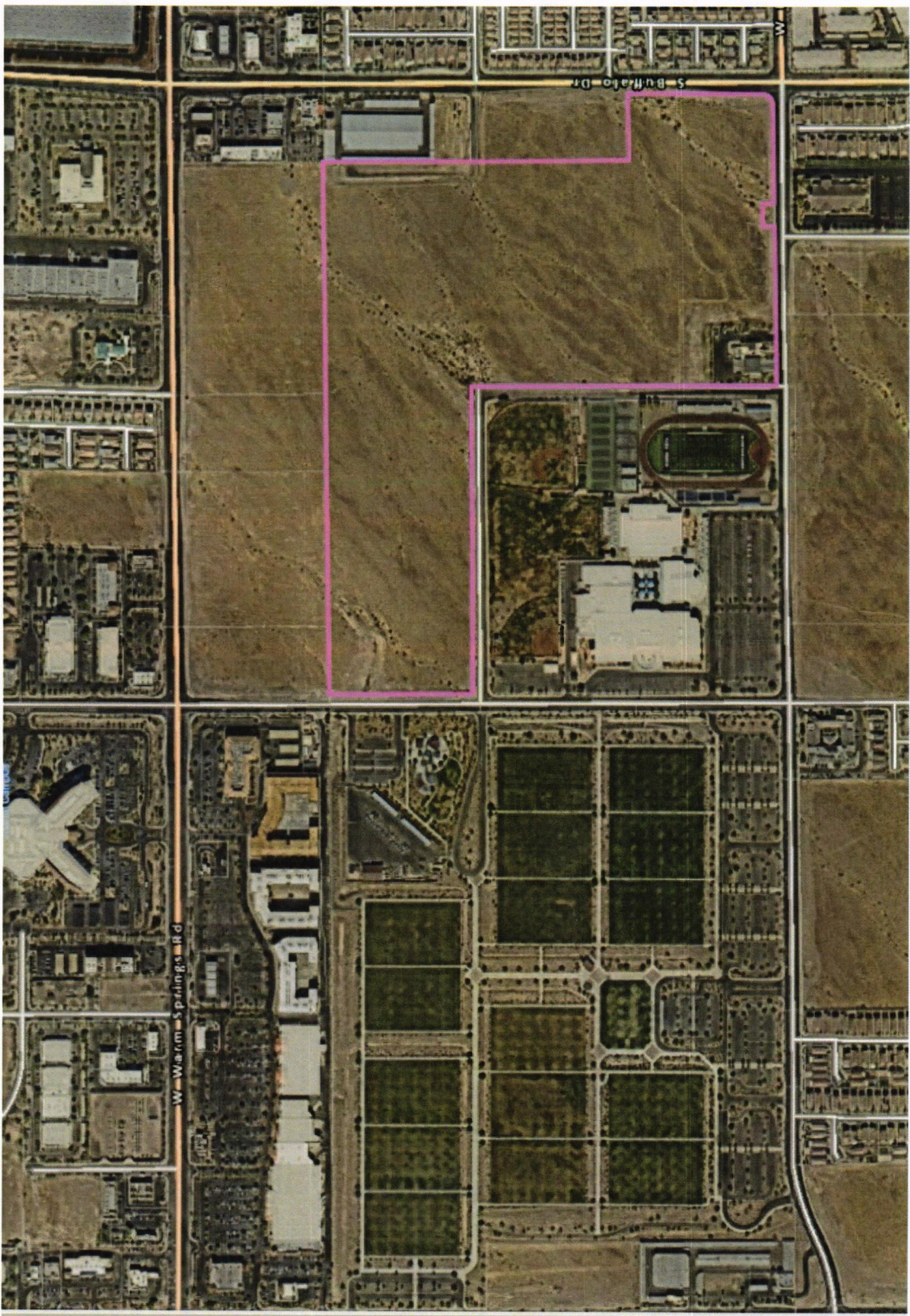
Westwood

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2099-2100

TEMPORARY EASEMENT EXHIBIT

DATE: 8/20/24
SCALE: 30'
PROJECT #: NV4235-400





Property Information
 Parcel: 17609501011
 Owner Name(s): COUNTY OF CLARK(PK & COMM SERV)
 Site Address: 7980 W ROBINDALE RD
 Jurisdiction: CC Spring Valley - 89113
 Sale Date: Not Available
 Sale Price: Not Available
 Estimated Lot Size: 65.73
 Construction Year: 2020
 Recorded Doc Number: 199990402 00001648
 Aerial Flight Date: []

[Print](#)

- Zoning and Planned Land Use
- Legal Description
- T-R-S: 22-60-9
- Tax District: 417
- Census Tract: 2976
- Ownership

filter owners...

Parcel	Owners
176-09-501-011	COUNTY OF CLARK(PK & COMM)
176-09-501-011	COUNTY OF CLARK(PARKS)

- Appraisal
- Flood Zone
- Elected Officials
- SunGuard Query
- Assessors Query
- Commercial Information
- MapTips