

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 5

(Assessor's Parcel Numbers 163-33-101-014, 163-33-201-009, 018 and 019)

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 four (4) parcels of real property totaling ±16.77 acres commonly described as Assessor's Parcel Numbers 163-33-101-014, 163-33-201-009, 018 and 019, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Cimarron Road and Patrick Lane, 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 Seventeen Million Eight Hundred Eighty Thousand Dollars (\$17,880,000); 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 \$17,880,000 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:

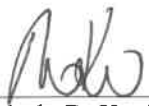
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovich
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: 163-33-101-014

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR FLOOD CONTROL FACILITIES AND RELATED IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY AND DRAINAGE IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 163-33-201-009

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

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APN: 163-33-201-018

THE WEST HALF (W ½) OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENT RECORDED APRIL 17, 2000 IN BOOK 20000417 AS INSTRUMENT NO. 01067, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENTS RECORDED FEBRUARY 11, 2000 IN BOOK

20000211 AS INSTRUMENT NO. 00693 AND RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 6, 2008 IN BOOK 20081106 AS INSTRUMENT NO. 02559, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 163-33-201-019

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENTS RECORDED FEBRUARY 11, 2000 IN BOOK 20000211 AS INSTRUMENT NO. 00693 AND RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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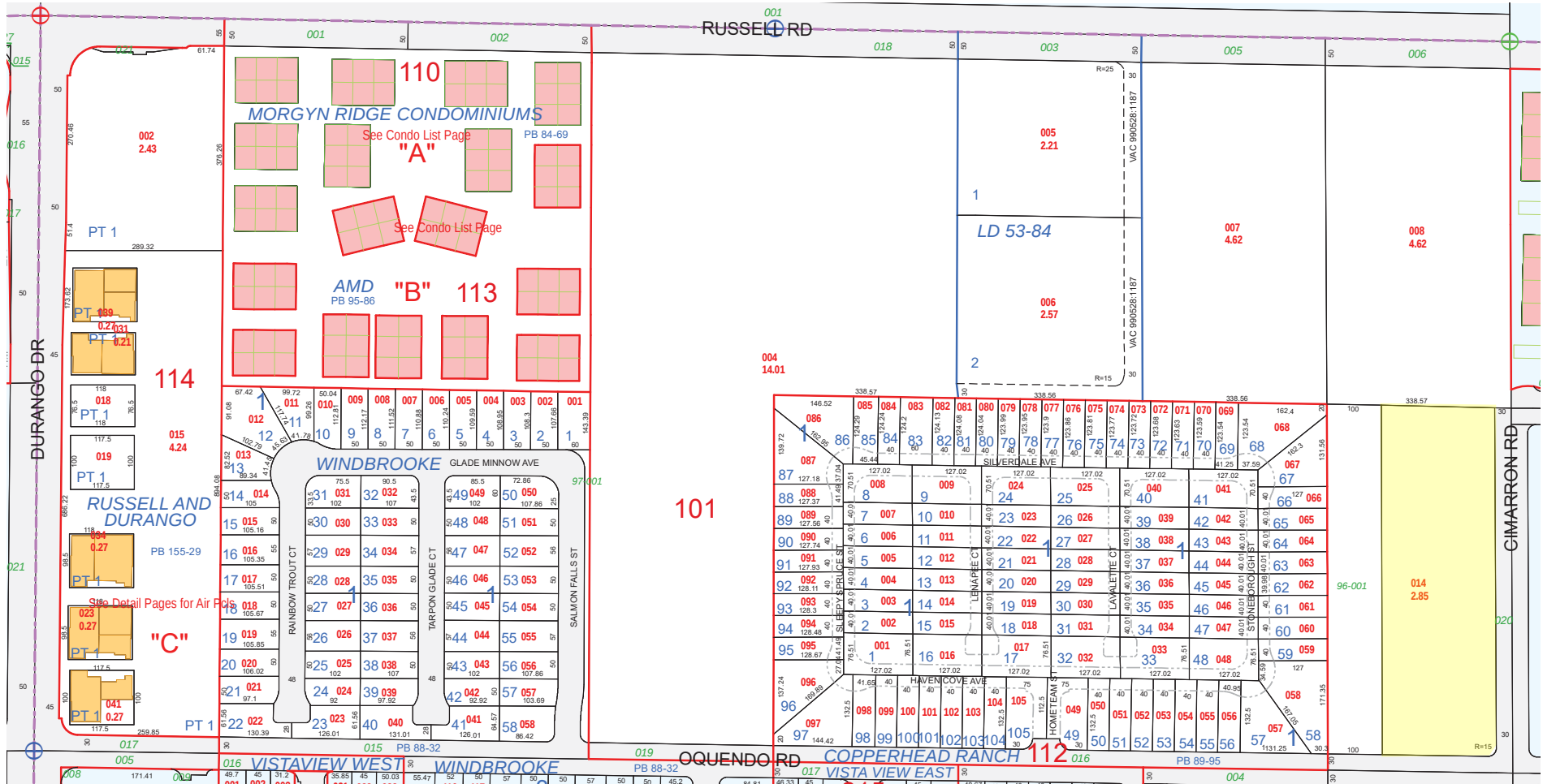
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SALE UNIT 5

Acres: +/- 16.77

APNs: 163-33-101-014, 163-33-201-009, 018, 019

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 0 100 200 400 600 800	MAP LEGEND — 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	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor		T21S R60E	33	N 2 NW 4	163-33-1																																																																	
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Scale: 1" = 200'						Rev: 2/23/2022																																																																		



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

0 100 200 400 600 800

MAP LEGEND

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

LOT NUMBER

GLS GOV. LOT NUMBER

T21S R60E

137	138	139
164	163	162
175	176	177
193	192	191

Scale: 1" = 200'

33

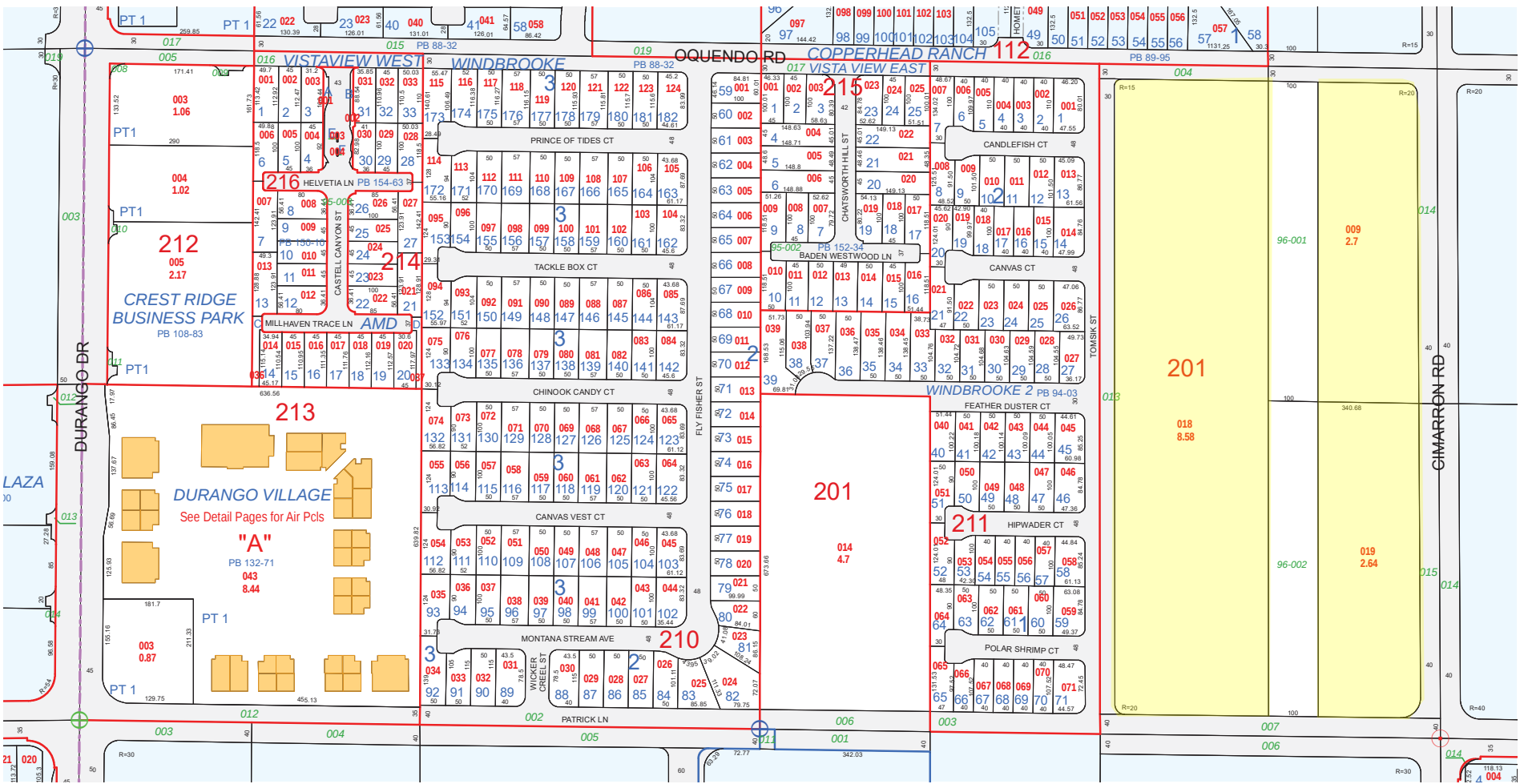
Rev: 1/8/2019

S 2 NW 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

163-33-2





DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	PN II, Inc.
(Include d.b.a., if applicable):	N/A
Street Address:	7255 South Tenaya Way
City, State and Zip Code:	Las Vegas, NV 89113
POC Name:	Shane Markuson
Telephone No:	702-210-2020
Fax No:	
Email:	shane.markuson@pultegroup.com

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

[illegible]

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.

B. M.

Signature

Vice President Land Acquisition

Title

Shane Markuson

Print Name _____

7-12-22

Date _____