

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:				0		
Corporate/Business Entity Name:		STNL Henderson, LLC				
(Include d.b.a., if applicable)						
Street Address:		8150 Corporate Park Drive, Suite 100		Website: www.stnldevelopment.com		
City, State and Zip Code:		Cincinnati, OH, 45242		POC Name: Elissa Morsch Email: emorsch@stnldevelopment.com		
Telephone No:		513-438-5150		Fax No: 513-277-0868		
Nevada Local Street Address: (If different from above)		N/A		Website:		
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)
Tree Top Asset Management	Wesley Holm, Manager	13.92%
Budig Enterprises I, LLC	Denise Hertlein, Manager	23.21%
Neyer Family Investment, LLC	David Neyer, Manager	11.50%

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
 a Manager of STNL Development, LLC, an Ohio limited liability company, the Manager of STNL Henderson, LLC
 Title

Bryan L. Kelley
 Print Name

Oct. 22, 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: 179-28-501-005

WHEN RECORDED MAIL TO:

Clark County

Attn: Bob Tomiyasu

Real Property Management

500 South Grand Central Parkway, 4th floor

Las Vegas, NV 89155-1825

**AMENDED
GRANT OF NON-EXCLUSIVE
EASEMENT**

This Amended Grant of Non-Exclusive Easement (“**Amended GOE**”) is made as of the _____ day of _____, 2024, by and between the **County of Clark**, a political subdivision of the State of Nevada (“**Clark County**”) and **STNL Henderson, LLC**, a Nevada limited liability company (“**STNL**”), individually a “Party” and collectively the “Parties”.

WITNESSETH:

WHEREAS, Clark County, as Grantor, and **the City of Henderson**, a municipal corporation and political subdivision of the State of Nevada (“**Henderson**”), as Grantee, entered into that certain Grant of Non-Exclusive Easement recorded on June 12, 2023 as Instrument No. 20230612-0001188, and re-recorded to correct the legal description on November 8, 2023 as Instrument No. 20231108-0001318 in the Official Records of the Clark County, Nevada, Recorder’s Office (as amended, supplemented or otherwise modified, the “**Easement**”) burdening that certain real property owned by Clark County, as more particularly described on Exhibits “A” and “B” attached hereto and incorporated herein;

WHEREAS, Henderson conveyed to STNL the real property benefitted by the Easement, being Assessor’s Parcel Numbers 179-28-501-005 and 179-28-504-007 pursuant to that certain Grant, Bargain and Sale Deed dated November 30, 2023 and recorded on December 7, 2023 as Instrument No. 20231207-0001773 in the Official Records of the Clark County, Nevada Recorder’s Office;

WHEREAS, as a result of the above-described conveyance Clark County, and STNL own all of the real property subject to the Easement; and

WHEREAS, Clark County and STNL desire to amend the Easement on the terms and conditions set forth herein.

County of Clark, a political subdivision of the State of Nevada, (“**Grantor**”) for good and valuable consideration, receipt of which is hereby acknowledged, grants and conveys to **STNL**, its successors and assigns, a perpetual right and non-exclusive easement:

1. to construct, operate, add to, modify, repair, maintain and remove a private driveway and appurtenances including but not limited to curb, gutter, sidewalk, pavement, concrete flatwork and other improvements that are compatible with the private driveway as required for development under City of Henderson building standards (“**Private Driveway**”) in, upon, over, under and through the property described in Exhibits “A” and “B” attached hereto and by this reference made a part of this Amended GOE (“**Easement Area**”);
2. for the passage of vehicles and pedestrians within, on, over and across the Easement Area; and
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. to remove, clear, cut or trim any obstruction or material (including trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Private Driveway in the Easement Area.
5. To collect, transmit, drain and discharge storm water.

Grantee, its affiliates, successors and assigns will be responsible for any damages, proximately or actually caused by Grantee constructing, operating, adding to, repairing, maintaining, or removing the Private Driveway, to any improvements owned by Grantor and to any tangible personal property. Grantee further agrees that, if Grantee performs work that damages the Easement Area, Grantee will restore the Easement Area to its before condition. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused to obstructions or materials being removed, cleared, cut or trimmed when Grantee exercises its rights under numbered paragraph 4 above. Nor does this paragraph apply to, and Grantee is not responsible for, any damages proximately caused by Grantor’s negligent or intentional actions or omissions,

Grantee and Grantor may use the Private Driveway as access for Assessor’s Parcel Numbers 179-28-501-005 and 179-28-501-007 only and for no other purpose. Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee. Grantee’s consent will not be unreasonably withheld. Grantor retains, for its benefit, the right to maintain and use the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee’s rights herein and are in all respects consistent with the Grantee’s rights herein.

If Grantee determines that the Easement Area is no longer needed for the Private Driveway, this easement shall terminate after Grantor provides written approval and Grantee executes and records a written relinquishment of the Easement and Amended GOE.

If requested by Grantor, Grantee agrees, at its sole cost and expense, within 120 calendar days of written request by Grantor or such time as mutually agreed upon by the Parties in writing, to expeditiously adjust, modify, change, and remove and/or relocate Grantee's Private Driveway as necessary for public convenience and/or safety or for construction, reconstruction, repair and/or maintenance of Grantor's improvements which exist now or in the future, including any public improvements and/or any public safety improvements.

Grantee shall bear the entire cost and expense incurred in connection with Grantee's construction, maintenance, repair and/or renewal of the Private Driveway. The Private Driveway shall only be adjusted, modified, changed, removed and/or relocated upon mutual written agreement of Grantor and Grantee.

This Amended GOE and the covenants and easements created and declared herein shall run with the land and shall inure to the benefit of and be binding upon Grantor, Grantee and current and future owners of their respective properties described herein, together with their respective heirs, executors, successors and assigns.

This Amended GOE is granted subject to any and all existing rights.

Counterparts. This Amended GOE may be executed by both Parties in counterparts, each of which shall be deemed an original, but all of such counterparts taken together shall constitute one and the same Amended GOE.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Amended GOE as of the day and year first above written.

GRANTOR:

COUNTY OF CLARK

a political subdivision of the State
of Nevada

By: _____

Name: Shauna Bradley

Title: Director of Real Property Management

GRANTEE:

STNL HENDERSON, LLC

a Nevada limited liability company

By: STNL Development, LLC, an Ohio
limited liability company, its Manager

By: _____

Name: Bryan L. Kelley

Title: a Manager

APPROVED AS TO FORM:

Name: Nichole Kazimirovicz

Title: Deputy District Attorney

[Notary Page Follows]

STATE OF NEVADA}
COUNTY OF CLARK}

This instrument was acknowledged before me on _____, 20____ by Shauna Bradley as
Director of Real Property Management Department of County of Clark, Nevada.

Signature of Notarial Officer

Notary Seal area →

STATE OF OHIO
COUNTY OF HAMILTON

This instrument was acknowledged before me on October 14, 2024, by Bryan L. Kelley, a Manager of
STNL Development, LLC, an Ohio limited liability company, the Manager of STNL Henderson, LLC, a
Nevada limited liability company, on behalf of the companies.

Anne E. Pielage
Signature of Notarial Officer

Notary Seal area →



ANNE E PIELAGE
Notary Public
State of Ohio
My Comm. Expires
June 15, 2025

GRANTOR: COUNTY OF CLARK
APN: 179-28-501-005

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE CERTAIN PARCEL DESCRIBED IN BOOK 1032 AS INSTRUMENT NUMBER 0091857 ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 AS SHOWN IN FILE 97, PAGE 95 OF PARCEL MAPS ON FILE IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTHEASTERLY LINE THEREOF, NORTH 42°45'25" WEST, 260.05 FEET TO THE SOUTHWEST CORNER OF LOT "A" AS SHOWN IN BOOK 153, PAGE 01 OF PLATS ON FILE IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°27'41" EAST, 40.51 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 42°45'25" EAST, 232.83 FEET; THENCE SOUTH 47°14'35" WEST, 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 7,393 SQUARE FEET, MORE OR LESS.

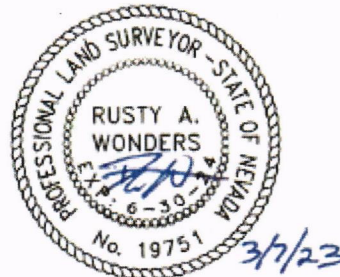
BASIS OF BEARINGS

NORTH 47°14'35" EAST, BEING THE BEARING OF THE SOUTHEASTERLY LINE OF LOT 3 AS SHOWN IN FILE 97, PAGE 95 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

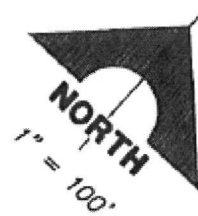
RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



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F:\Projects\300\398-B243\Division\Srvy\Srvy\Documents\Legals\398-B243-CROSS ACC ESMT-LE02.docx
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

EXHIBIT "B" TO ACCOMPANY DESCRIPTION
GRANTOR: COUNTY OF CLARK
APN: 179-28-501-005



PUBLIC RIGHT-OF-WAY
PER OR: 20000427:00934

EQUESTRIAN DRIVE
PUBLIC RIGHT-OF-WAY PER OR: 719:0678933

LOT "A"
BOOK 153, PAGE 01
OF PLATS
APN: 179-28-513-047

LANGSTON RANCH AVENUE
PRIVATE STREET
PER
OR: 20161213:001643

LOT 3
FILE 97, PAGE 95
OF PARCEL MAPS
APN: 179-28-501-007

CROSS ACCESS EASEMENT
AREA = 7,393 S.F.

POINT OF BEGINNING

N47°14'35"E 415.00'
BASIS OF BEARINGS

S47°14'35"W 30.00'

N42°45'25"W 260.05'

S42°45'25"E 232.83'

SOUTHERN NEVADA
MUSEUM
COUNTY OF CLARK
APN: 179-28-501-005
OR: 1032:0091857

GCV
ENGINEERS \ SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

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