

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 17

(Assessor's Parcel Number 177-19-302-007)

WHEREAS, at its regular meeting held on September 20, 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 one (1) parcel of real property totaling ±3.57 acres commonly described as Assessor's Parcel Number 177-19-302-007, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located on Serene Avenue just east of Decatur Boulevard, 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 October 31, 2022, through November 2, 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 One Million Eight Hundred Eighty-Two Thousand Five Hundred Dollars (\$1,882,500); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 15, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$1,882,500 from I15 Mountain, LLC ("**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

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: 177-19-302-007

GOVERNMENT LOTS 30, 33 AND 34 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEDICATED TO THE COUNTY OF CLARK FOR PUBLIC STREETS BY DOCUMENT RECORDED JUNE 5, 2009, IN BOOK 20090605, INSTRUMENT NO. 0001638, OFFICIAL RECORDS.

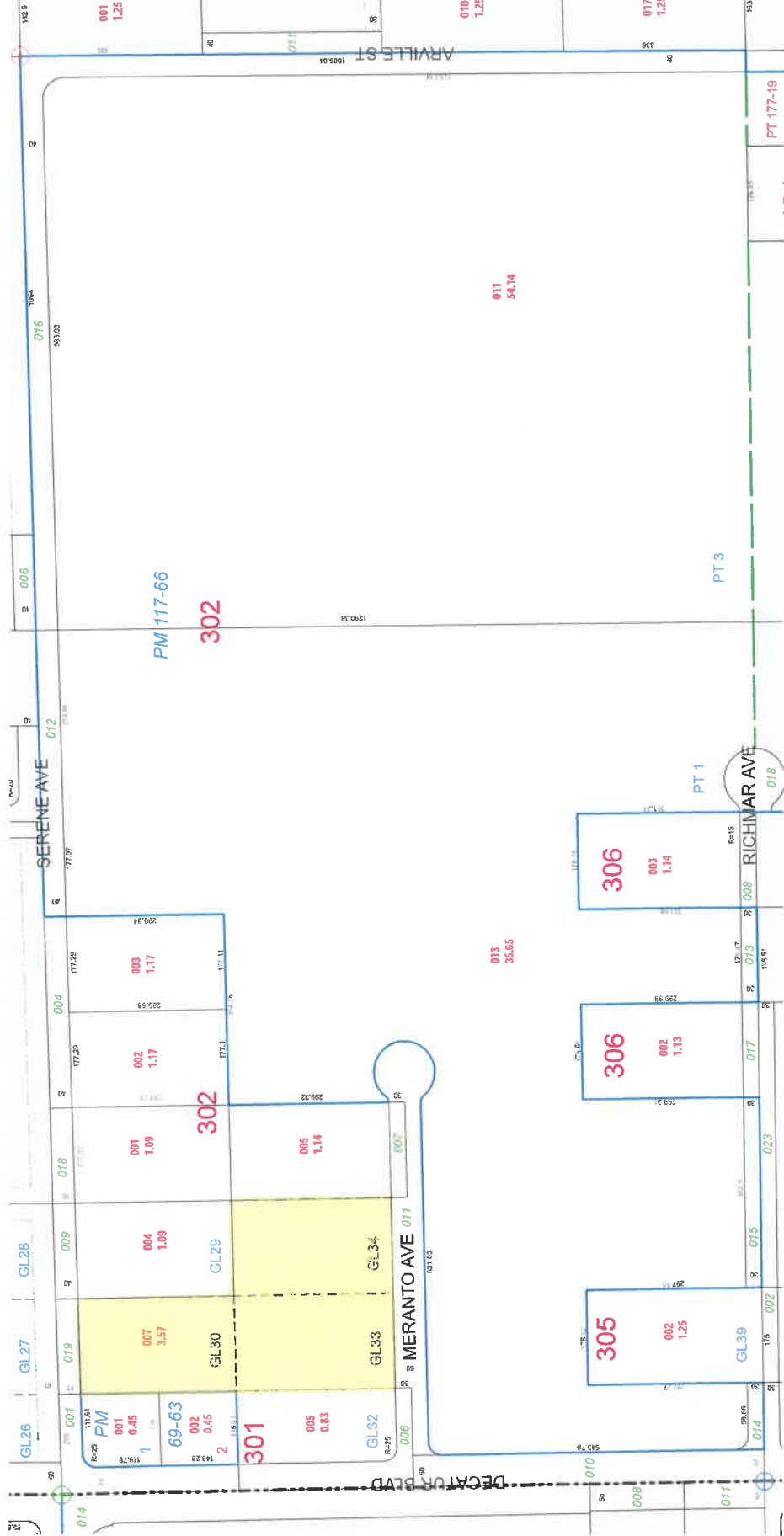
EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEDICATED TO THE COUNTY OF CLARK FOR PUBLIC STREETS BY DOCUMENT RECORDED JULY 12, 2022, IN BOOK 20220712, INSTRUMENT NO. 0001701, OFFICIAL RECORDS.

SALE UNIT 17

Acres: +/-3.57

APN: 177-19-302-007

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 1"=1" ORIGINAL	MAP LEGEND		ASSESSOR'S PARCELS - CLARK CO., NV. Briana Johnson - Assessor		T22S R61E		19		N 2 SW 4		177-19-3	
	PARCEL BOUNDARY CONDOMINIUM UNIT AIR SPACE PCL RIGHT OF WAY PCL SUB-SURFACE PCL HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PM/D BOUNDARY SECTION LINE		001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUBSEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER GL 5 BOX LOT NUMBER		64 163 162 161 75 176 177 178 93 192 191 190		1 2 3 4 5 6 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		8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1		CLARK COUNTY	
Scale: 1" = 200'												



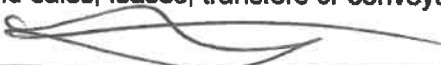
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	I15 Mountain, LLC
(Include d.b.a., if applicable):	
Street Address:	4750 Copper Sage Street
City, State and Zip Code:	Las Vegas, NV 89115
POC Name:	
Telephone No:	702-236-3324
Fax No:	702-395-0125
Email:	Ladd@VTConstruction.org

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
Ladd Gilbert	Managing Member	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.


 Signature
 Managing Member
 Title

Ladd Gilbert
 Print Name
 10/19/2022
 Date