

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:						
Corporate/Business Entity Name: AMZ1 LLC						
(Include d.b.a., if applicable)						
Street Address: 8945 S Bronco St			Website:			
City, State and Zip Code: Las Vegas, NV 89139			POC Name:			
			Email: admin@truckland-inc.com			
Telephone No: 702-355-8877			Fax No:			
Nevada Local Street Address:			Website:			
(If different from above)						
City, State and Zip Code:			Local Fax No:			
			Local POC Name:			
Local Telephone No:			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)
Dalibor Petrovic	Manager	50%
Dragan Djuricic	Manager	50%

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

1. 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.)

2. 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

Dalibor Petrovic
Print Name

Manager
Title

12/12/2022
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

* 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



Department of Real Property Management Property Management and Acquisition Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825
(702) 455-4616 • Fax (702) 455-4055

Lisa Kremer, Director

October 18th, 2021

VIA CERTIFIED MAIL

AMZ1 LLC
8945 S Bronco St
Las Vegas, NV 89139-6812

**RE: SECOND CONDITIONAL OFFER TO PURCHASE REAL PROPERTY
(8945 S Bronco Street Las Vegas, NV 89139-6812)
ASSESSOR'S PARCEL NUMBER 176-23-501-008**

Dear Property Owner:

Clark County submitted to you a Conditional Offer to Purchase Real Property dated September 30, 2021 which is rescinded and is now null and void. Please consider this Clark County's Second Conditional Offer to Purchase Real Property (the "Second Conditional Offer") with respect to the above referenced property, subject to the following terms and conditions.

PARTIES:

This Second Conditional Offer is made by Clark County, a Political Subdivision of the State of Nevada ("County"), to AMZ1 LLC ("Seller") (Individually a "Party" and collectively the "Parties").

LOCATION AND DESCRIPTION:

The Property for which this Second Conditional Offer is being made consists of One (1) warehouse/office building (comprised of +/-14,260 sf warehouse & +/-1,600 sf office) totaling +/-15,860 square feet on +/- 2.00 acres of developed land (APN 176-23-501-008) located at 8945 S Bronco Street Las Vegas, NV 89139, Clark County as further described in Exhibit A ("Property") attached hereto and incorporated herein by reference.

INTEREST TO BE ACQUIRED:

The Second Conditional Offer is for a fee simple interest in the Property, free of liens and encumbrances, subject to only standard title policy printed form exceptions and the permitted exceptions of record, if any.

AMOUNT OF OFFER:

On behalf of the County, the sale and purchase price for the Property shall be a cash offer of Four Million Two Hundred Fifty Thousand Dollars (\$4,250,000.00) ("Purchase Price").

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • JAMES B. GIBSON, Vice Chair
JUSTIN C. JONES • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

DUE DILIGENCE PERIOD:

The County will open escrow with Fidelity Title ("Escrow Opening") which will be the start of County's due diligence. The time period of One Hundred and Fifty (150) calendar days from the date of Escrow Opening is defined as the "Due Diligence Period". The Due Diligence Period is for the County to perform its non-destructive testing/analysis and investigation on the suitability of the Property for County purposes. This may include, but is not limited to, (1) the right to conduct geotechnical, biological and cultural resource investigations; (2) the right to conduct a Phase I environmental investigation; (3) boundary survey and utility location; (4) the right to perform a property analysis inclusive of any building inspections (structural, mechanical, plumbing, electrical, etc.). The County shall also have the right to conduct Phase II environmental investigations and other invasive inspection with the Seller's consent. The County shall submit a request ("Request") in writing for any invasive inspection to the Seller. Seller shall respond within three (3) business days of receipt of the Request or it shall be deemed approved.

The County shall have immediate access to the Property and have the right to enter the Property along with any third-party vendor to perform any inspection, investigation and/or testing.

The County may unilaterally elect to cancel this transaction for any reason during the Due Diligence Period and receive a full refund of its Earnest Money Deposit ("EMD") from Fidelity Title without the need for Seller's written approval.

TERMS:

This Second Conditional Offer is made on behalf of the County. The escrow period shall begin upon Escrow Opening for a total of One Hundred Eighty (180) calendar days inclusive of a Due Diligence Period of One Hundred Fifty (150) calendar days defined as the "Escrow Period". The County shall have the right to complete the purchase ("Close of Escrow") any time during the Escrow Period. If the last day of the Escrow Period ends on a holiday or weekend day, then it shall automatically be moved to the next business day.

This Second Conditional Offer is contingent upon, but not limited to, the following to occur prior to the expiration of the Due Diligence Period:

(1) County obtaining an appraisal report completed by a Nevada licensed appraiser that states the fair market value of the Property is equal to or greater than the Purchase Price.

If the appraised value is less than the Purchase Price, then Seller and County may mutually agree to a new Purchase Price, or either Seller or County may cancel this transaction in writing to the other and County will receive an immediate refund of its EMD from Fidelity Title without a requirement for the Seller's written approval for the release of funds. If either Seller or County cancels this transaction due to appraised value being less than the Purchase Price then Seller and County are not responsible for any costs incurred by the other Party.

(2) County obtaining a Preliminary Title Report and any exceptions.

(3) Seller allowing County to enter the Property to perform inspections and due diligence on the Property.

(4) Seller providing County any Property information in its possession such as recorded or unrecorded agreements, building plans, permits, reports, inspections, site surveys, and any materials related to the condition of the Property, facility and its improvements.

ESCROW REQUIREMENTS:

This Second Conditional Offer shall be consummated through an escrow established with Fidelity Title Company ("Title Company"). Escrow Officer Kristen Haynes will handle monetary disbursement and document processing at the Close of Escrow. County shall open escrow and deposit EMD within Ten (10) business days of acceptance of this Second Conditional Offer. Close of Escrow shall occur within One Hundred Eighty (180) calendar days or sooner of Escrow Opening if all conditions have been satisfied by the Parties. In the event Seller does not provide Title Company necessary information and documentation in order to facilitate a timely closing of this transaction and Close Of Escrow does not occur by the end of the Escrow Period, then County shall be entitled to an immediate full refund and return of its EMD without written approval from Seller and may pursue Seller for actual damages incurred by County as further explained herein. If escrow fails to close within One Hundred Eighty (180) calendar days, it shall only be extended per the Parties mutual agreement in writing to extend the Escrow Period. The Parties agree to execute and deliver to Title Company such additional and supplemental instructions as Title Company may require providing clarification of Title Company's duties under this Agreement. At Close of Escrow, Seller shall execute and deliver to County, a good and sufficient Grant, Bargain and Sale Deed in a form acceptable to the Parties, conveying good, valid, marketable and insurable fee title to the Property.

TITLE POLICY:

Within Ten (10) business days of Close of Escrow and at Seller's expense, Title Company will provide the County with a CLTA standard coverage owner's policy of title insurance ("Title Policy") insuring County's ownership interest in the Property in the amount of the Purchase Price, subject to only standard policy printed form exceptions and the permitted exceptions of record, if any. At County's discretion and expense, it may elect to acquire Title Policy endorsements and/or ALTA extended coverage title insurance.

REPRESENTATIONS:

Seller agrees to provide unconditional lien releases from its contractors at Close of Escrow for any improvements which may be under construction at the time this Second Conditional Offer is being made, if any. Seller represents that no other contractors have performed work during any operative statutory period.

Seller represents to the best of its knowledge the Property is in compliance with the laws, orders, and regulations of each governmental department, commission, board, or agency having jurisdiction over the Property in those cases where noncompliance would have a material adverse effect on the Property.

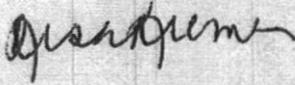
Seller represents that there are no actions, suits, claims, proceedings or investigations pending or, to the best of Seller's knowledge, threatened against or affecting the Property. Seller agrees to indemnify, defend and hold harmless County, and its officers, employees, agents and contractors from and against any and all liability, claims, demands, damages and costs of any kind, including attorney's fee, arising out of or in connection with any incident that occurred on or arose in connection with the Property, during Seller's ownership of the Property. The representations, and agreements made herein will survive the Escrow Closing.

CLOSING COSTS:

The Seller shall pay for the CLTA Owner's Title Policy and ½ of escrow fees. County shall pay the costs associated with obtaining an ALTA extended title insurance policy, any title policy endorsement, ½ of escrow fees and normal recording fees. Seller will pay for any reconveyance and lien release fees or unpaid real property taxes or other items as may be necessary to clear title to the Property. The following items to be prorated as of the Close of Escrow: property taxes, sewer, water, power, gas, and trash. Rents or other deposits to be further addressed in escrow documents.

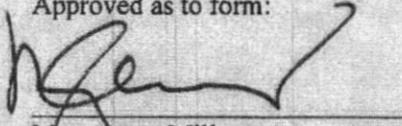
Second Conditional Offer to purchase 8945 S Bronco Street Las Vegas, NV 89139

Respectfully,



Lisa Kremer
Director of Clark County Real Property Management

Approved as to form:



Mary-Anne Miller
County Counsel for District Attorney

ACCEPTANCE:

The undersigned accepts Clark County's Second Conditional Offer as written above pursuant to all terms and contingencies. This Second Conditional Offer embodies all the consideration agreed to between Clark County and the undersigned.

AMZI LLC (Seller)

Signature: _____

Print Name: _____

Title: _____

Date: _____



Dalibor Petrovic
President
10.19.2021

Signature: _____

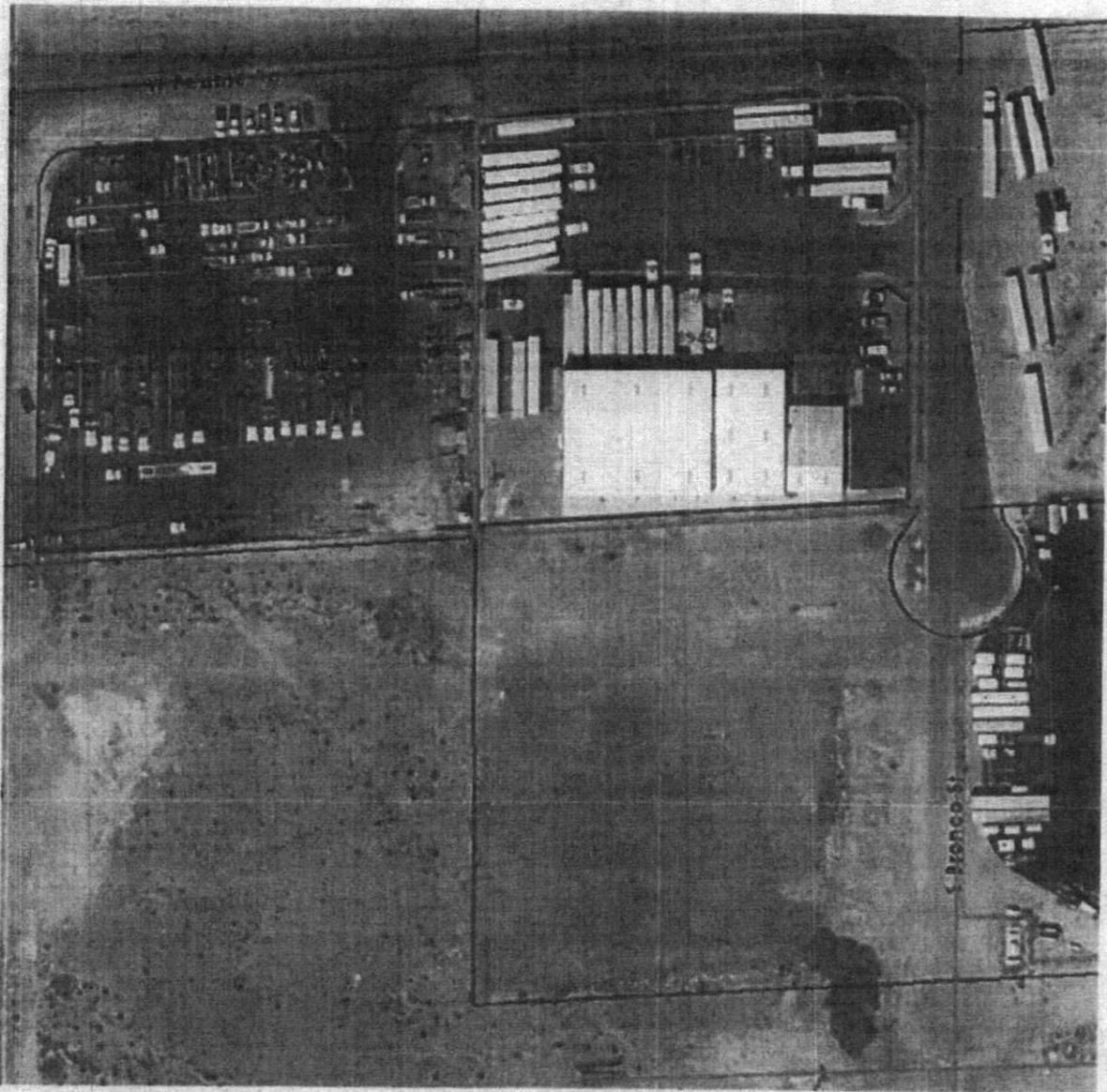
Print Name: _____

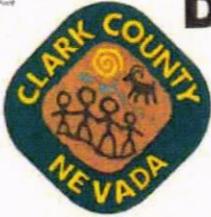
Title: _____

Date: _____

Cc: Randall J. Tarr, Assistant County Manager
Mary-Anne Miller, County Counsel
Bob Tomiyasu, Real Estate Administrator
Jaime McGinty, Right of Way Agent II

EXHIBIT A





Department of Real Property Management Property Management and Acquisition Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825
(702) 455-4616 • Fax (702) 455-4055

Lisa Kremer, Director

Brian Connolly, Assistant Director • Shauna Bradley, Assistant Director

February 28, 2022

VIA CERTIFIED MAIL #

AMZ1 LLC
8945 S Bronco St
Las Vegas, NV 89139-6812

**RE: AMENDMENT I TO SECOND CONDITIONAL OFFER TO PURCHASE REAL
PROPERTY**

**(8945 S Bronco Street Las Vegas, NV 89139-6812)
ASSESSOR'S PARCEL NUMBER 176-23-501-008**

Dear Property Owner:

Clark County submitted to you a Second Conditional Offer to Purchase Real Property dated October 18, 2021 which was accepted on October 19, 2021. Please consider this Clark County's Amendment I to Second Conditional Offer to Purchase Real Property ("Amendment I") with respect to the above referenced property, subject to the following terms and conditions.

PARTIES:

Amendment I is made by Clark County, a Political Subdivision of the State of Nevada ("County"), to AMZ1 LLC ("Seller") (Individually a "Party" and collectively the "Parties").

LOCATION AND DESCRIPTION:

The Property for which Amendment I is being made consists of One (1) warehouse/office building (comprised of +/-14,260 sf warehouse & +/-1,600 sf office) totaling +/-15,860 square feet on +/-2.00 acres of developed land (APN 176-23-501-008) located at 8945 S Bronco Street Las Vegas, NV 89139, Clark County as further described in Exhibit A ("Property") attached hereto and incorporated herein by reference.

PURCHASE PRICE:

The Parties have agreed to a reduction of the Purchase Price from Four Million Two Hundred Fifty Thousand Dollars (\$4,250,000) to the appraised value of Four Million One Hundred Fifty Thousand Dollars (\$4,150,000).

DUE DILIGENCE PERIOD:

Due Diligence Period to expire on June 30, 2022.

Amendment 1 to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

CLOSE OF ESCROW:

Close of Escrow shall be on or before July 31, 2022.

ADDITIONAL TERMS:

Seller to be provided up to Sixty (60) calendar days past Close of Escrow to vacate the Property ("Move-Out Period"). Seller shall provide County with a Certificate of Insurance naming the County as additional insured during the Move-Out Period. Seller shall be responsible for any damages to the Property that Seller, Seller's representatives, Seller's vendors or any third-party associated with Seller incur during the Move-Out Period.

Seller shall maintain the following insurance coverage during the Move-Out Period, furnish to the COUNTY certificates of insurance, showing that the following insurance is in force:

Worker's compensation in accordance with Nevada law or evidence from the Nevada Division of Industrial Relations that Seller is exempt from such requirement.

Fire insurance with extended coverage with policy limits of Two Hundred Fifty Thousand Dollars (\$250,000). County shall not be liable for injury or damages to the Property or any property or fixtures by fire or other casualty so covered by this type of insurance, no matter how caused, it being understood that in case of damage, Seller shall look solely to the insurer for reimbursement and not to County.

Commercial general liability, including abuse, molestation and corporal punishment coverage, with a combined single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000) per occurrence to protect the County, the Seller, Seller's affiliates, contractors and agents against claims for injury or death and damage to the property of others.

Any and all insurance policies required shall be "occurrence" policies and shall not be "claims made" policies.

INDEMNIFICATION:

Each party shall remain liable for its own negligence in accordance with general law of the State of Nevada. Seller shall indemnify County for all claims, causes of action and lawsuits which arise out of Seller's use of the Property during the Move-Out Period. Seller agrees to hold harmless, indemnify and defend County and its agents, officers and employees against any and all claims or liability of any kind, including liability for attorneys' fees and other litigation costs and expenses, for any injury, death, damage, or loss to any person or property whatsoever, including employees and property of County, occurring in, on or about the Property, adjacent streets or sidewalks or any part thereof, due to the negligence, fault, act or omission of Seller, its agents, officers employees and invitees or due to the breach or default by Seller under this Amendment I.

Seller shall maintain the Property, including all improvements, fixtures and furnishings therein, in good order, condition and repair at all times during the Move-Out Period; provided however, that, at County's option, or if Seller fails to make such repairs, County may, but need not, make such repairs and replacements, and Seller shall pay County's cost or expenses, including County's overhead, arising from County's involvement with such repairs and replacements forthwith upon being billed for same.

Amendment I to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

UTILITIES AND SERVICES:

Seller shall provide power, water, gas, janitorial and normal trash removal throughout the sixty (60) day Move-Out Period.

VACATING OF PREMISES:

Seller shall surrender and vacate the Property by the end of the Move-Out Period and leave the Property in broom swept condition. Unless otherwise agreed, all personal property and debris must be removed at the Seller's sole cost and expense. If Seller fails to leave the Property in broom swept condition or remove any personal property or debris, County reserves the right to do such acts and expend such funds at the expense of Seller as are reasonably required to perform such work. Any amount so expended by County shall be paid by Seller within thirty (30) days of such invoice.

Any keys, remotes or access devices in Seller's possession shall be returned to the County upon expiration of the Move-Out Period.

If Seller fails to vacate the Property upon expiration of the Move-Out Period, County reserves the right to retake the possession of the Property in compliance with Nevada Law. Seller shall be responsible to reimburse the County for any costs incurred to complete the retaking of the Property.

Final walk-through shall be conducted no later than two (2) business days prior to Move-Out Period expiration.

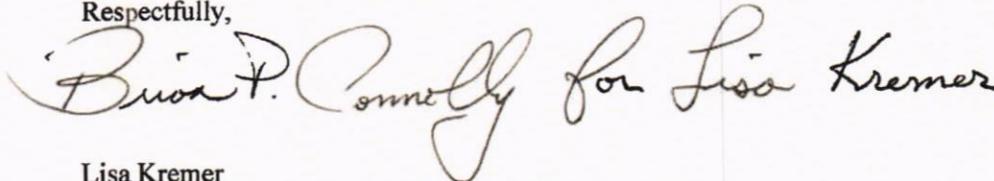
Except as expressly amended in this Amendment I, the Second Conditional Offer shall remain in full force and effect.

TIME IS OF THE ESSENCE:

Time is of the essence for Amendment I as it will expire on Monday March 7th, 2022, at 5:00 p.m. and become null and void if the Seller does not respond. All Parties shall perform their obligations under this Agreement strictly within the required time frames.

This letter confirms the mutual understanding of the Parties with respect to the matters contained herein. Please confirm your acceptance of the Agreement by signing and returning the same. If the County does not receive a fully executed original of this letter by 5:00pm Monday March 7th, 2022, Amendment I will be deemed withdrawn and be of no further force or effect. If you have any questions, concerning any aspects of this Amendment I to Second Conditional Offer, please contact Bob Tomiyasu at (702) 455-0110.

Respectfully,



Lisa Kremer
Director of Clark County Real Property Management

Approved as to form:


Nichole Kazimirovicz
Deputy District Attorney

Amendment I to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

ACCEPTANCE:

The undersigned accepts Clark County's Amendment I as written above pursuant to all terms and contingencies. Amendment I embodies all the consideration agreed to between Clark County and the undersigned.

AMZ1 LLC (Seller)

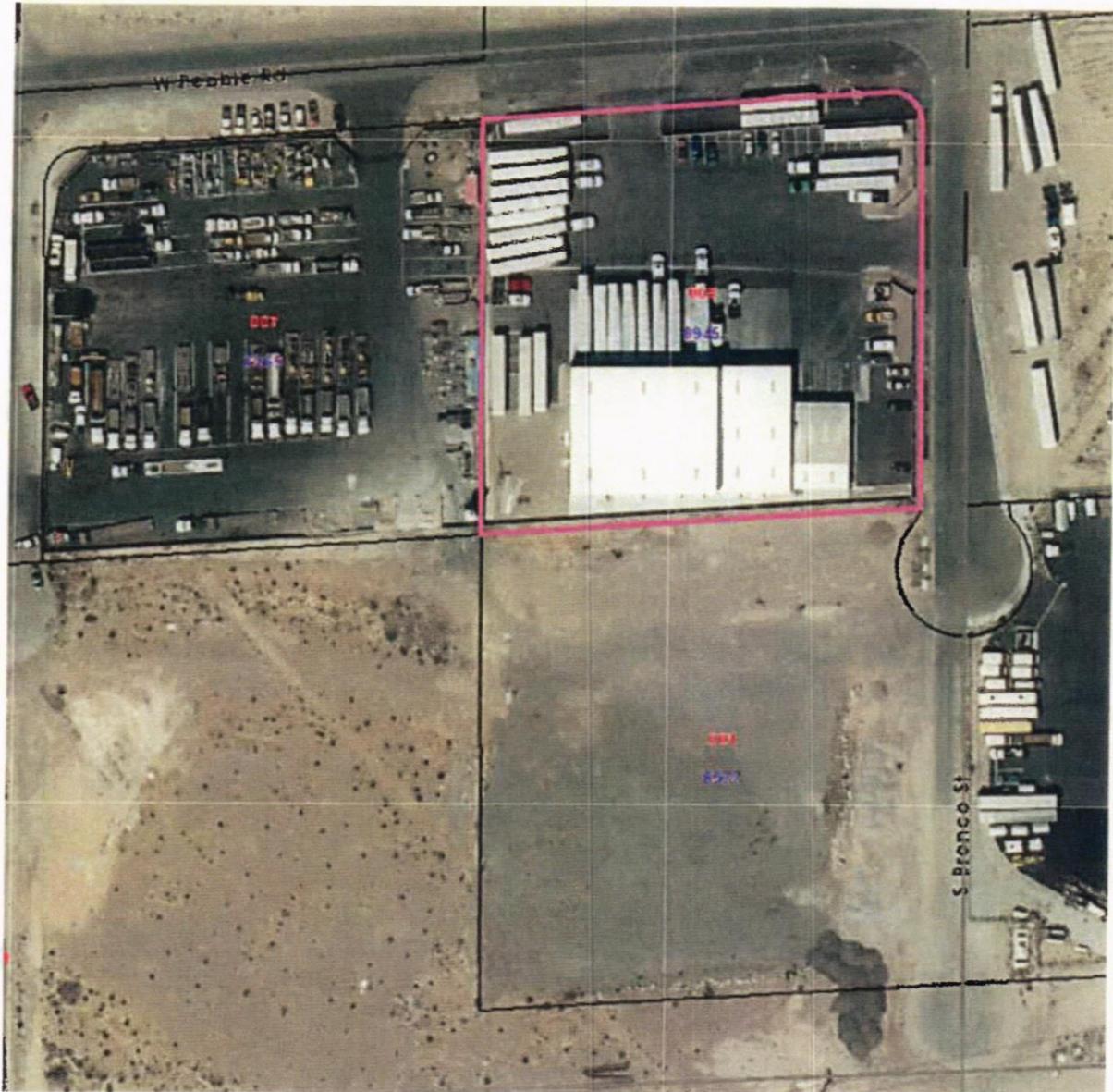
DocuSigned by:
Doug Petrovic
B9F405C101F9465...
Signature: _____
Print Name: Doug Petrovic
Title: President
Date: Mar-01-2022 | 13:54 MST

Signature: _____
Print Name:
Title:
Date: _____

Cc: Randall J. Tarr, Assistant County Manager
Nichole Kazimirovicz, Deputy District Attorney
Bob Tomiyasu, Property Acquisition Administrator
Jaime McGinty, Right of Way Agent II

Amendment 1 to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

EXHIBIT A





Department of Real Property Management Property Management and Acquisition Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825
(702) 455-4616 • Fax (702) 455-4055

Lisa Kremer, Director

Brian Connolly, Assistant Director • Shauna Bradley, Assistant Director

June 20th, 2022

VIA CERTIFIED MAIL # 9489 0090 0027 6288 0378 02

AMZ1 LLC
8945 S Bronco St
Las Vegas, NV 89139-6812

**RE: AMENDMENT II TO SECOND CONDITIONAL OFFER TO PURCHASE REAL
PROPERTY**

**(8945 S Bronco Street Las Vegas, NV 89139-6812)
ASSESSOR'S PARCEL NUMBER 176-23-501-008**

Dear Property Owner:

Clark County submitted to you a Second Conditional Offer to Purchase Real Property dated October 18, 2021 which was accepted on October 19, 2021. On March 1, 2022 the Amendment I to Second Conditional Offer to Purchase Real Property was executed. Please consider this Clark County's Amendment II to Second Conditional Offer to Purchase Real Property ("Amendment II") with respect to the above referenced property, subject to the following terms and conditions.

PARTIES:

Amendment II is made by Clark County, a Political Subdivision of the State of Nevada ("County"), to AMZ1 LLC ("Seller") (Individually a "Party" and collectively the "Parties").

LOCATION AND DESCRIPTION:

The Property for which Amendment II is being made consists of One (1) warehouse/office building (comprised of +/-14,260 sf warehouse & +/-1,600 sf office) totaling +/-15,860 square feet on +/-2.00 acres of developed land (APN 176-23-501-008) located at 8945 S Bronco Street Las Vegas, NV 89139, Clark County as further described in Exhibit A ("Property") attached hereto and incorporated herein by reference.

DUE DILIGENCE PERIOD:

Due Diligence Period to expire on December 30, 2022.

CLOSE OF ESCROW:

Close of Escrow shall be on or before January 31, 2023.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

Amendment II to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

Except as expressly amended in this Amendment II, the Second Conditional Offer and Amendment I shall remain in full force and effect.

TIME IS OF THE ESSENCE:

Time is of the essence for Amendment I as it will expire on Friday June 24th, 2022, at 5:00 p.m. and become null and void if the Seller does not respond. All Parties shall perform their obligations under this Agreement strictly within the required time frames.

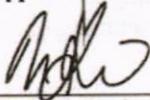
This letter confirms the mutual understanding of the Parties with respect to the matters contained herein. Please confirm your acceptance of the Amendment II by signing and returning the same. If the County does not receive a fully executed original of this letter by 5:00pm Friday June 24th, 2022, Amendment II will be deemed withdrawn and be of no further force or effect. If you have any questions, concerning any aspects of this Amendment II to Second Conditional Offer, please contact Bob Tomiyasu at (702) 455-0110.

Respectfully,



Lisa Kremer
Director of Clark County Real Property Management

Approved as to form:



Nichole Kazimirovicz
Deputy District Attorney

Cc: Randall J. Tarr, Assistant County Manager
Nichole Kazimirovicz, Deputy District Attorney
Bob Tomiyasu, Property Acquisition Administrator
Jaime McGinty, Right of Way Agent II

Amendment II to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

ACCEPTANCE:

The undersigned accepts Clark County's Amendment I as written above pursuant to all terms and contingencies. Amendment I embodies all the consideration agreed to between Clark County and the undersigned.

AMZ1 LLC (Seller)

DocuSigned by:
Signature: *Doug Petrovic*
B9F405C101F9465...

Print Name: Doug Petrovic

Title:

Date: Jun-22-2022 | 01:29 MDT

Signature: _____

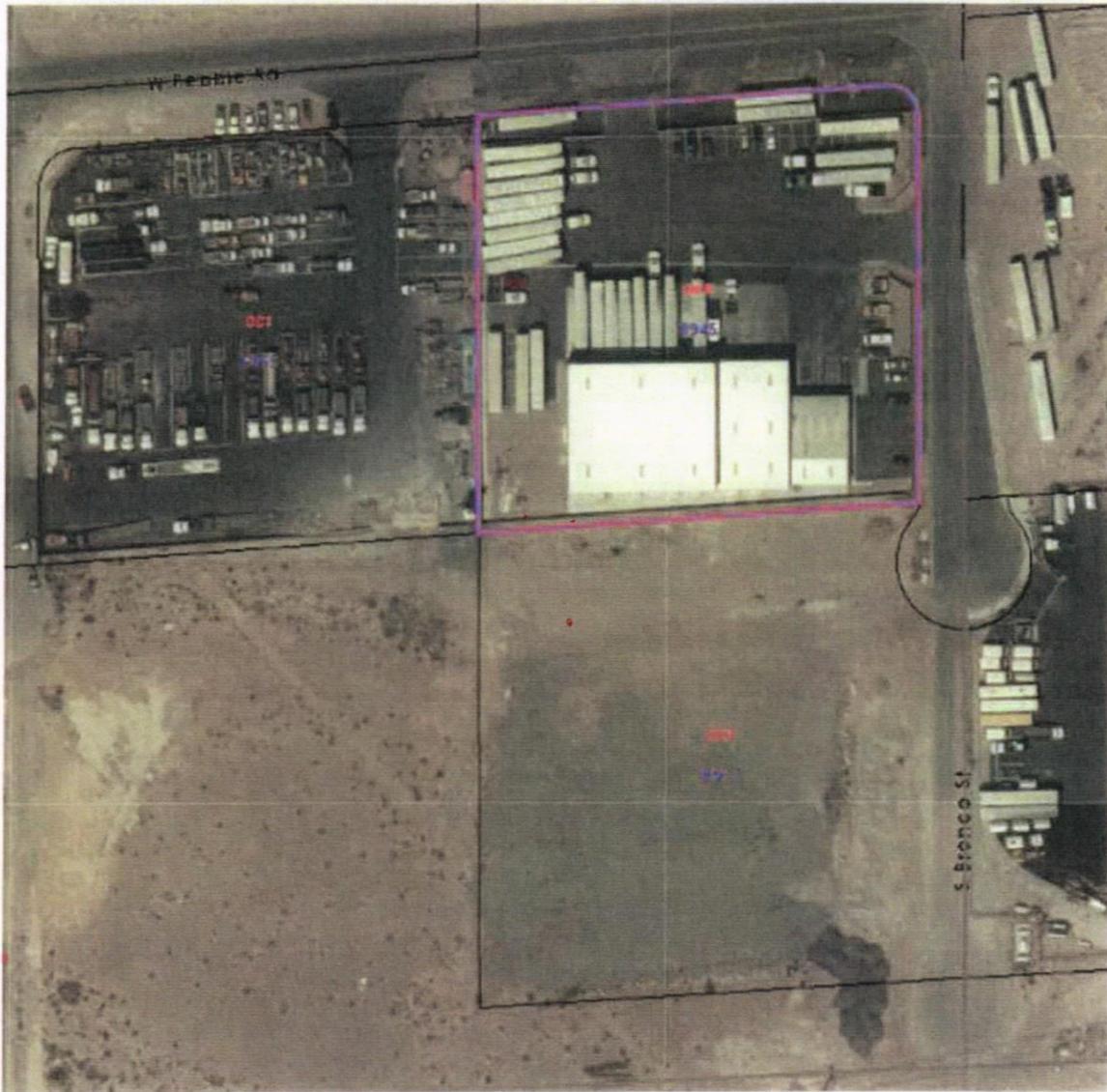
Print Name:

Title:

Date: _____

Amendment II to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

EXHIBIT A





Department of Real Property Management Property Management and Acquisition Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825

(702) 455-4616 • Fax (702) 455-4055

Lisa Kremer, Director • Shauna Bradley, Deputy Director

December 12th, 2022

VIA EMAIL

AMZ1 LLC
8945 S Bronco St
Las Vegas, NV 89139-6812

**RE: AMENDMENT III TO SECOND CONDITIONAL OFFER TO PURCHASE REAL PROPERTY (8945 S Bronco Street Las Vegas, NV 89139-6812)
ASSESSOR'S PARCEL NUMBER 176-23-501-008**

Dear Property Owner:

Clark County submitted to you a Second Conditional Offer to Purchase Real Property dated October 18th, 2021, which was accepted on October 19th, 2021. On March 1st, 2022, Amendment I to Second Conditional Offer to Purchase Real Property was executed, and Amendment II to Second Conditional Offer to Purchase Real Property was executed on June 22nd, 2022. Please consider this Clark County's Amendment III to Second Conditional Offer to Purchase Real Property ("Amendment III") with respect to the above referenced property, subject to the following terms and conditions.

PARTIES:

Amendment III is made by Clark County, a Political Subdivision of the State of Nevada ("County"), to AMZ1 LLC ("Seller") (Individually a "Party" and collectively the "Parties").

LOCATION AND DESCRIPTION:

The Property for which Amendment III is being made consists of one (1) warehouse/office building (comprised of +/-14,260 sf warehouse & +/-1,600 sf office) totaling +/-15,860 square feet on +/-2.00 acres of developed land (APN 176-23-501-008) located at 8945 S Bronco Street Las Vegas, NV 89139, Clark County as further described in Exhibit A ("Property") attached hereto and incorporated herein by reference.

DUE DILIGENCE PERIOD:

Due Diligence Period to expire on January 30th, 2023.

CLOSE OF ESCROW:

Close of Escrow shall be on or before February 28th, 2023.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Amendment III to Second Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

Except as expressly amended in this Amendment III, the Second Conditional Offer, Amendment I and Amendment II shall remain in full force and effect.

TIME IS OF THE ESSENCE:

Time is of the essence for Amendment III as it will expire on Friday December 16th, 2022, at 5:00 p.m. and become null and void if the Seller does not respond. All Parties shall perform their obligations under this Agreement strictly within the required time frames.

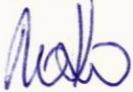
This letter confirms the mutual understanding of the Parties with respect to the matters contained herein. Please confirm your acceptance of Amendment III by signing and returning the same. If the County does not receive a fully executed original of this letter by 5:00pm Friday December 16th, 2022, Amendment III will be deemed withdrawn and be of no further force or effect. If you have any questions, concerning any aspects of this Amendment III to Second Conditional Offer, please contact Bob Tomiyasu at (702) 455-0110.

Respectfully,



Lisa Kremer
Director of Clark County Real Property Management

Approved as to form:



Nichole Kazimirovicz
Deputy District Attorney

Cc: Randall J. Tarr, Assistant County Manager
Nichole Kazimirovicz, Deputy District Attorney
Bob Tomiyasu, Property Acquisition Administrator
Jaime McGinty, Right of Way Agent II

~~AMENDMENT III TO SECOND~~ Conditional Offer to Purchase
8945 South Bronco Street, Las Vegas, NV 89139

ACCEPTANCE:

The undersigned accepts Clark County's Amendment III as written above pursuant to all terms and contingencies. Amendment III embodies all the consideration agreed to between Clark County and the undersigned.

AMZ1 LLC (Seller)

Signature: 
Print Name: Doug Petrovic
Title: President
Date: Dec-14-2022 | 12:05 MST

Signature: _____
Print Name: _____
Title: _____
Date: _____

EXHIBIT A

