

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:					5 - 10	
Corporate/Business Entity Name:		Quail Park IV Limited Liability Company				
(Include d.b.a., if applicable)		Quail Park IV				
Street Address:		195 E Reno Ave., Ste A		Website: www.ribeirocorp.com		
City, State and Zip Code:		Las Vegas NV 89102		POC Name: Dan Laliberte Email: dan.laliberte@ribeirocorp.com		
Telephone No:		702-798-1133		Fax No:		
Nevada Local Street Address: (If different from above)		Same			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).

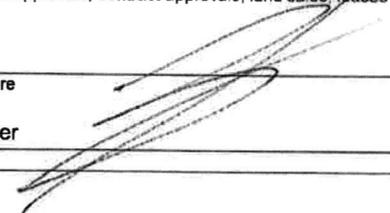
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Johnny A. Ribeiro Jr Family Trust dated February 11, 1994	Johnny A. Ribeiro Jr - Trustee	89.29
The Ribeiro Foundation		2.82
Proschold Family Trust	Pete Proschold Trustee	5.78
Laliberte Properties LLC	Dan Laliberte - Manager	2.11%

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.

	Johnny A. Ribeiro Jr
Signature	Print Name
Manager	July 14, 2023
Title	Date

Amendment II to Lease Agreement between Quail Park IV, LLC and Clark County

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Amendment II to Lease Agreement (hereinafter "Amendment II") is made and entered into on this _____ day of _____, 2023, by and between Quail Park IV, LLC ("Lessor") and Clark County, a political subdivision of the State of Nevada (hereinafter "County"), collectively known as the "Parties".

WITNESSETH:

WHEREAS, Lessor owns 2820 West Charleston Boulevard, Suite 15, Las Vegas, NV 89102 (APN 139-32-411-015) ("Premises") which is +/-2,820 square feet of office space;

WHEREAS, Lessor and County entered into a Lease Agreement (hereinafter "Lease") dated September 7, 2010;

WHEREAS, on August 7, 2018 the Parties entered into Amendment I to Lease (hereinafter "Amendment I") to extend the term of the Lease;

WHEREAS, the Lease is currently scheduled to expire on September 30, 2023; and

WHEREAS, the County's Social Services Department operates the grant funded Ryan White Title I Program ("Tenant") in the Premises.

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements herein contained, the Parties agree as follows:

- 1.) The Lease currently expires September 30, 2023.
- 2.) The Lease term shall be extended beginning October 1, 2023, for a five (5) year period terminating on September 30, 2028.
- 3.) Subject to the Fund Out Clause, County agrees to pay, on the first day of each calendar month, the monthly rental amount of **\$5,076.00** of the lease rate of **\$1.80/sf** effective October 1, 2023, with four percent (4%) annual increases each year per the table below:

<u>EXTENDED PERIOD INITIAL TERM</u>	<u>SQUARE FOOTAGE</u>	<u>LEASE RATE</u>	<u>MONTHLY RENT</u>
October 1, 2023 to September 30, 2024	2,820	\$ 1.80	\$ 5,076.00
October 1, 2024 to September 30, 2025	2,820	\$ 1.87	\$ 5,273.40
October 1, 2025 to September 30, 2026	2,820	\$ 1.94	\$ 5,470.80
October 1, 2026 to September 30, 2027	2,820	\$ 2.02	\$ 5,696.40
October 1, 2027 to September 30, 2028	2,820	\$ 2.10	\$ 5,922.00

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- 4.) Except as expressly amended in this Amendment II, all other provisions of the Lease and Amendment I shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Lease the day and year first above written.

LESSEE:

Clark County, Nevada

By: _____

Lisa Kremer

Director of Real Property Management

LESSOR:

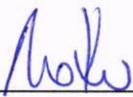
Quail Park IV, LLC

By: _____

Dan Laliberte

Agent

Approved as to form:

By:  _____

Nichole Kazimirovicz

Deputy District Attorney

13932411005 ✕ 🔍
 Advanced Search ▾

Property Information

Parcel: 13932411005 🖨️ Print
 Owner Name(s): QUAIL PARK IV
 LLC
 Site Address: 2820 W CHARLESTON
 BLVD
 Jurisdiction: Las Vegas - 89102
 Sale Date: Not Available
 Sale Price: Not Available
 Estimated Lot Size: 0.04
 Construction Year: 1984
 Recorded Doc Number: 19990416
 00000060
 Aerial Flight Date: 2023-06-05

Zoning and Planned Land Use

Legal Description

Subdivision Name: QUAIL PARK 4A
 PHASE 1
 Book Page: 29 31
 Lot Block: Lot:25 Block:1
 T-R-S: 20-61-32
 Tax District: 213
 Census Tract: 1005

Ownership

Appraisal

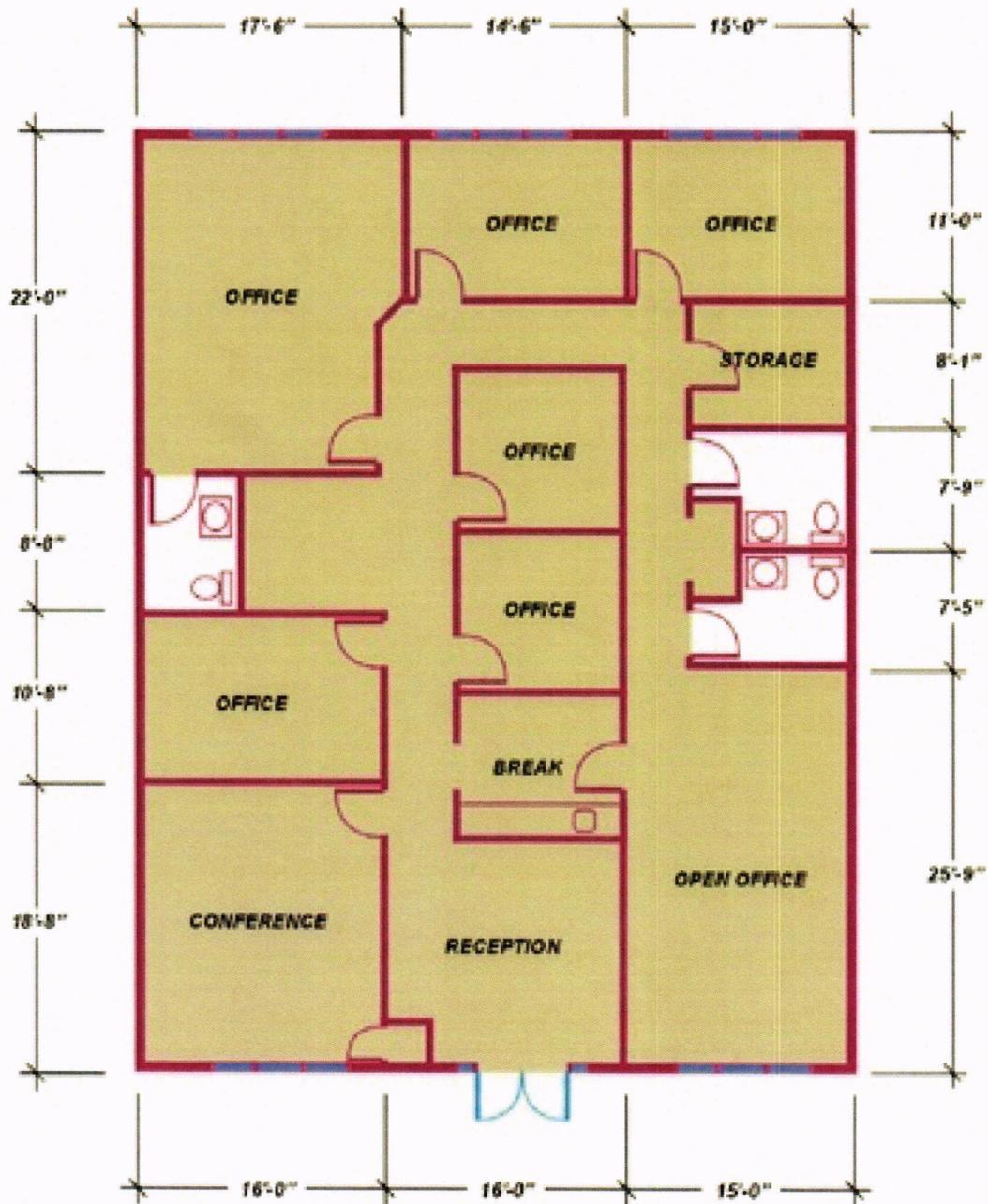
Flood Zone

Elected Officials

SunGard Query



Exhibit "A"



2820 CHARLESTON # 15

Note: All dimensions are approximate