

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 8

(Assessor's Parcel Number 163-36-701-036)

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 ±4.06 acres commonly described as Assessor's Parcel Number 163-36-701-036, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located near Lindell Road and Post Road, 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 Seven Hundred Twenty-Five Thousand Dollars (\$1,725,000); 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 \$1,725,000 from Petersen Management, 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:

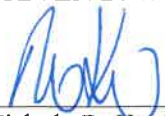
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. 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: 163-36-701-036

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼); AND THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LYING NORTHWESTERLY OF THE WESTERLY BOUNDARY LINE OF THE LOWER BLUE DIAMOND CHANNEL AS DEDICATED BY THE COUNTY OF CLARK AND RECORDED APRIL 17, 2000 IN BOOK 2000417 AS DOCUMENT NO. 01068, OF OFFICIAL RECORDS.

EXCEPTING THERE FROM THAT PORTION AS DEDICATED BY THE COUNTY OF CLARK AND RECORDED OCTOBER 12, 1999 IN BOOK 991012 AS DOCUMENT NO. 00527, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED, WHICH WOULD PASS BY OPERATION OF LAW, BY ORDER OF VACATION RECORDED OCTOBER 10, 2008 IN BOOK 20081010 AS DOCUMENT NO. 04690, OF OFFICIAL RECORDS.

SALE UNIT 8

Acres: +/- 4.06

APN: 163-36-701-036

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 1:1000 ORIGINAL

0 100 200 300 400 500

MAP LEGEND

Parcel Boundary

Sub Boundary

Road Boundary

Road Easement

Match/Leader Line

Historic Lot Line

Historic Sub Boundary

Section Line

Condominium Unit

Air Space PCL

Right of Way PCL

Subsurface PCL

202 Parcel Subseq Number

PB 24-45 Plat Recording Number

5 Block Number

Lot Number

Scale: 1" = 200'

Rev: 1/8/2019

T21S R60E

137	138	139	140
164	163	162	161
175	176	177	178
189	192	191	190

36

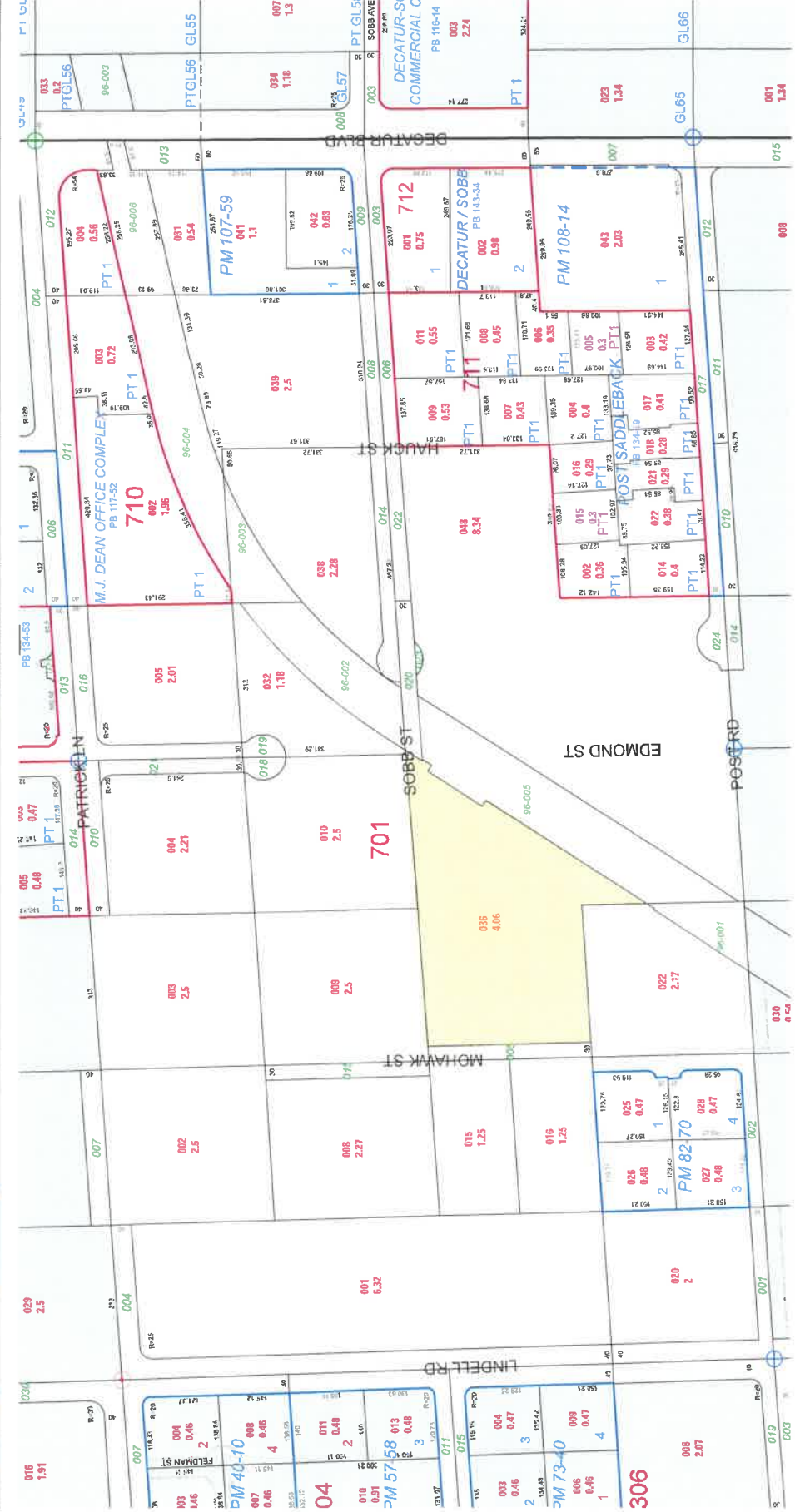
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17	18	19	20
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N 2 SE 4

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163-36-7

CLARK COUNTY NEVADA



TAX DIST 417

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	PETERSEN MANAGEMENT, LLC
(Include d.b.a., if applicable):	
Street Address:	5052 S JONES BLVD., SUITE 110
City, State and Zip Code:	LAS VEGAS, NV 89118
POC Name:	DARREN C PETERSEN
Telephone No:	702-768-1861 OR 702-734-9393
Fax No:	702-734-1695
Email:	DPETERSEN@VISICONLV.COM

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
DARREN C PETERSEN	MANAGER	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
MANAGER
Title

DARREN C PETERSEN
Print Name
10/28/2022
Date