

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input checked="" 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:	Habitat for Humanity Las Vegas Inc.					
(Include d.b.a., if applicable)						
Street Address:	4580 W. Sahara Ave., Suite 120			Website: www.lasvegashabitat.org		
City, State and Zip Code:	Las Vegas, NV 89102			POC Name: Angela Phillips, angelap@lasvegashabitat.org		
Telephone No:	(702) 638-6477			Email:		
Telephone No:				Fax No:		
Nevada Local Street Address:				Website:		
(If different from above)						
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)
Zach WalkerLieb	Chairman	N/A
Jeremy Malin	Vice Chairman	N/A
Roger Unger	Treasurer	N/A
Phyllis A. James - Secretary		

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.

Angela Phillips
 Digitally signed by Angela Phillips
 Date: 2026.02.17 12:03:13 -08'00'
 Signature
 Executive Director
 Title

Angela Phillips
 Print Name
 2/17/26
 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	N/A	N/A	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: 162-14-111-007

WHEN RECORDED MAIL TO AND
MAIL PROPERTY TAX STATEMENTS TO:

HABITAT FOR HUMANITY LAS VEGAS, INC.
4580 W Sahara Avenue, Suite 120
Las Vegas, NV 89102

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that **Clark County**, a political subdivision of the State of Nevada ("Grantor") for valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim, pursuant to Nevada Revised Statute 244.287, to **Habitat for Humanity Las Vegas, Inc.**, a Nevada non-profit corporation ("Grantee"), all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference (the "Property");

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; and

This conveyance is subject to:

(a) all general and special taxes for the current fiscal year from and after the recording of this deed; and, if any;

(b) existing liens, conditions, covenants, restrictions, reservations, rights, rights of way and easements and encumbrances recorded or not recorded as of the date of the recording of this deed; and

(c) **Reversionary Rights**. All right, title and interest in the Property shall immediately revert to Grantor, without compensation to Grantee, its successors, heirs or assigns, upon the receipt by Grantee, its successor, heir or assigns then holding title to the Property, of written notice from the Grantor of the occurrence of any of the following. Notwithstanding, Grantor may, in its sole discretion, allow Grantee, its successor, heir or assign then holding title to the Property to cure the default as noted in c (iv.) below within forty-five (45) calendar days following receipt of such written notice:

(i) the Property is leased or conveyed to any person or entity other than:
(1) a non-profit organization that is recognized as exempt pursuant to 26 U.S.C SS 501(c)(3), or (2) qualified affordable housing occupants or buyers, which for purposes hereof shall mean any occupant or buyer whose median gross income does not exceed eighty percent (80%) of the Area Median Income ("AMI") for Clark County, Nevada, as

determined by the U.S. Department of Housing and Urban Development (HUD) for a period of fifty (50) years after the recording of this Deed: or

- (ii.) If, within five (5) years of conveyance of the Property to the Grantee, Grantee fails either (1) to begin construction of housing that can be conveyed consistent with the requirements of the foregoing clause (c)(i) or (2) to enter into such contracts as are necessary to commence the construction of housing that can be conveyed consistent with the requirements of the foregoing clause (c)(i); or
- (iii.) If, during the period of fifty (50) years after the recording of this Deed, the Property is unused or unoccupied for a continuous period of more than five (5) years; or
- (iv.) Grantee, its successor, heir or assigns violate zoning and land use restrictions, including exceeding the maximum density of two single-family detached homes on the Property.

With respect to the requirements for conveyances or leasing set forth in clause (c)(i) above, Grantor, by and through its Community Housing Office or as otherwise designated by Grantor, shall review such materials as Grantee or its successors, heirs or assigns then holding title to the Property, or their respective agent, may submit from time to time to evidence the AMI of any proposed occupant or buyer of the Property, and Grantor shall respond in writing within thirty (30) calendar days of receipt of such materials by either approving or disapproving qualification of the proposed occupant or buyer with the requirements set forth in clause (c)(i) above, and, if disapproving, with an explanation for the basis of such disapproval. Grantor's failure to respond within such thirty (30) business day period shall be deemed an approval of the proposed occupant or buyer. Notwithstanding, Grantor retains the right to request additional information and/or documentation regarding any such proposed occupant or buyer. The thirty (30) calendar day period shall be extended by the equivalent amount of days it takes for Grantor to receive such additional information or documentation.

(d) **Additional Requirements.**

- (i) The exterior architecture of any affordable housing units constructed on the Property shall be designed in the mid-century modern style, consistent with homes in the surrounding neighborhood where the Property is located;
- (ii) The Property is conveyed to Grantee as-is without representation or warranties from the Grantor;
- (iii) During Grantee's ownership of the Property, Grantee shall notify and coordinate with Grantor prior to any groundbreaking activities and shall allow Grantor the opportunity to participate in any public announcements or community outreach; and
- (iv) During Grantee's ownership of the Property, Grantee shall use

commercially reasonable efforts to ensure that all media surrounding Grantee's development and construction of the Property and affordable housing units include reference to Grantor's donation of the Property for affordable housing.

[SIGNATURE PAGE TO FOLLOW]

Director of Real Property Management

STATE OF NEVADA
COUNTY OF CLARK

The instrument was recorded and before me on _____ 2025 by _____ Secretary of Real Property Management of County of Clark, a political subdivision of the State of Nevada

(Signature of Notary Public)

(Date)

APPROVED AS TO FORM



Notary Public

IN WITNESS WHEREOF, this instrument has been executed as of the date set forth below to be effective as of this ____ day of _____, 2025.

GRANTOR:

COUNTY OF CLARK, a political subdivision
of the State of Nevada

Shauna Bradley
Director of Real Property Management

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on _____, 2025 by Shauna Bradley, as Director of Real Property Management of County of Clark, a political subdivision of the State of Nevada.

(Signature of Notarial Officer)

(Seal, if any)

APPROVED AS TO FORM:



Nichole Kazimirovicz
Deputy District Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT SEVENTEEN (17) IN BLOCK FOUR (4) OF PARADISE PALMS UNIT 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 6 OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF PAWNEE DRIVE AND PAWNEE CIRCLE AS VACATED IN THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 31, 1982 IN BOOK 1615 AS INSTRUMENT NO. 1574905 AND AMENDED BY DOCUMENT RECORDED OCTOBER 7, 1982 IN BOOK 1631 AS INSTRUMENT NO. 1590527 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.



March 6, 2024

Clark County
Real Property Management
Community Housing Office
500 S. Grand Central Parkway
Las Vegas, NV 89155

To Whom It May Concern:

We would like to formally express our interest in obtaining the Clark County owned parcel APN#: 162-14-111-007, 1694 Pawnee Circle, Las Vegas, NV 89169 to build two (2) Habitat for Humanity Las Vegas constructed homes to be utilized to create affordable homeownership opportunities to low-to-moderate income homebuyers between 30-80% area median income.

If you have any questions or need additional information, please feel free to contact me at (702) 638-6477 ext. 107 or angelap@lasvegashabitat.org. We appreciate your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Phillips".

Angela Phillips
Executive Director