

## DISCLOSURE OF OWNERSHIP/PRINCIPALS

<b>Business Entity Type (Please select one)</b>						
<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
<b>Business Designation Group (Please select all that apply)</b>						
<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
<b>Number of Clark County Nevada Residents Employed:</b>				2		
<b>Corporate/Business Entity Name:</b>		The Shaquille O'Neal Foundation				
<b>(Include d.b.a., if applicable)</b>		NA				
<b>Street Address:</b>		10845 Griffith Peak Dr. #520		<b>Website:</b> www.shaqfoundation.org		
<b>City, State and Zip Code:</b>		Las Vegas, NV 89135		<b>POC Name:</b> Lisa Morris Hibbler		
				<b>Email:</b> Lisa@shaqfoundation.org		
<b>Telephone No:</b>		702-527-5808		<b>Fax No:</b>		
<b>Nevada Local Street Address:</b>				<b>Website:</b>		
<b>(If different from above)</b>						
<b>City, State and Zip Code:</b>				<b>Local Fax No:</b>		
<b>Local Telephone No:</b>				<b>Local POC Name:</b>		
				<b>Email:</b>		

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).

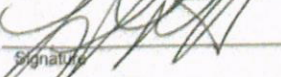
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)

**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.

  
 \_\_\_\_\_  
 Executive Director  
 \_\_\_\_\_  
 Title

Lisa Morris Hibbler  
 \_\_\_\_\_  
 Print Name  
 06/04/2024  
 \_\_\_\_\_  
 Date

APN(s): 140-20-301-019

WHEN RECORDED MAIL TO AND  
MAIL PROPERTY TAX STATEMENTS TO:

The Shaquille O'Neal Foundation  
10845 Griffith Peak Drive #520  
Las Vegas, Nevada 89135  
Attn: Director

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, do hereby quitclaim, pursuant to Nevada Revised Statute 244.284, to **The Shaquille O'Neal Foundation**, 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 Clause.** All right, title and interest in the Property shall immediately revert to Grantor without compensation to Grantee, its successors heirs or assigns, upon written notice from the Grantor, if:

- (i.) the Property is used as a charter school as defined by NRS 388A; or
- (ii.) the Property is leased in its entirety or conveyed to an entity other than a corporation for public benefit as defined in NRS 82.021; or
- (iii.) if the Property fails to be used for any charitable or civic purpose or other use as permitted by the County; or
- (iv.) If, within five (5) years of conveyance of the Property to the Grantee, Grantee fails to begin design and construction for the development of the Property; or



(v.) If, at any time, Grantee fails to use the Property for a period of more than five (5) years.

IN WITNESS WHEREOF, this instrument has been executed as of the date set forth below to be effective as of this \_\_\_\_ day of \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024 by \_\_\_\_\_, as \_\_\_\_\_ of Clark County Real Property Management

\_\_\_\_\_  
(Signature of Notarial Officer)

(Seal, if any)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Nichole Kazimirovicz  
Deputy District Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

4400 KELL LANE, LAS VEGAS, NEVADA, 89115;

**PARCEL 1A:**

THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2)  
OF  
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE  
62  
EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY  
BY THAT  
CERTAIN GRANT DEED RECORDED SEPTEMBER 21, 1953 IN BOOK 72 OF  
DEEDS,  
PAGE 141 AS INSTRUMENT NO. 414222.

**PARCEL 1B:**

THE SOUTH HALF (S 1/2) OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2)  
OF  
THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE  
62 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY  
BY THAT  
CERTAIN GRANT DEED RECORDED SEPTEMBER 21, 1953 IN BOOK 72 OF  
DEEDS,  
PAGE 141 AS INSTRUMENT NO. 414222





**Department of Real Property Management**  
**Property Management and Acquisition Division**

500 S. Grand Central Pkwy. 4<sup>th</sup> Fl, Las Vegas, NV 89155-1825  
Office: 702-455-4616 | Fax: 702-455-4055 | [ClarkCountyNV.gov](http://ClarkCountyNV.gov)

*Shauna Bradley, Acting Director | Joshua Erickson, Deputy Director*

June 3, 2024

The Shaquille O'Neal Foundation  
Attn: Dr. Lisa Morris Hibbler  
10845 Griffith Peak Drive, Suite 200  
Las Vegas, NV 89135

**RE: LETTER OF UNDERSTANDING - REQUEST TO ACQUIRE APN 140-20-301-019**

Dear Ms. Morris Hibbler,

Clark County ("County") received a letter dated March 29, 2024 from The Shaquille O'Neal Foundation ("Foundation") requesting to acquire Assessor's Parcel Number 140-20-301-019 addressed as 4400 Kell Lane Las Vegas, NV 89115 ("Property") for the purposes of constructing and operating a Boys and Girls Club.

County has reviewed your request and supporting documentation and is amenable to your request on the following conditions:

1. The Property shall not be used as a charter school as defined by Nevada Revised Statutes ("NRS") 388A.
2. The Property shall not be leased in its entirety or conveyed to an entity other than a corporation for public benefit as defined in NRS 82.021.
3. The Property shall be used for charitable or civic purposes only or other use as permitted by the County.
4. Foundation shall begin design and construction for the development of the Property within five (5) years of conveyance of the Property to the Foundation.
5. Foundation shall not discontinue use of the Property at any time for a period of more than five (5) years.

Should Foundation default on any terms stated above, the Property shall immediately revert to the County without consideration to Foundation.

In addition to the above, Foundation shall send annual reports including information regarding programs and assistance offered, number of clients assisted and any fundraising efforts or other services ("Annual Reports") on or before January of each year. The Annual Reports shall be sent to the attention of the Director of Real Property Management and the Commissioner of the district of which the Property resides. Foundation may be required to present the Annual Report at a Board of County Commissioner hearing at the County's request.





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*Shauna Bradley, Acting Director | Joshua Erickson, Deputy Director*

Should you agree and accept, with the above conditions, please sign, and return this letter. Upon receipt of an executed letter, County shall submit to the Board of County Commissioners a request to convey the Property to the Foundation. Upon approval by the Board of County Commissioners, the County shall work with the Foundation to complete the conveyance and record a quit claim deed, substantially as to form provided in Exhibit "1".

Should you wish to close utilizing escrow and in the event you wish to request title insurance, Kristen Haynes at Fidelity Title Company, located at 6385 S Rainbow Blvd, Ste 130 Las Vegas, Nevada 89118, will handle all monetary disbursements at the close of escrow. Title insurance, escrow fees, transfer tax and other fees associated with transferring of the real property will be paid 100% by the Foundation. The County shall not pay, nor be responsible for payment of commissions to real estate agents/brokers or others for the conveyance of the Property. The Property will be conveyed in an "As-is" condition and under the assumption that your decision to accept conveyance is based on the independent investigation of the Property. The County makes no warranties regarding the physical conditions or stability of the real property or the existence of hazardous material on or under the surface of the real property.

If you have any additional questions or concerns, please feel free to contact Jaime Leary at (702) 455-2465 or [Jaime.Leary@ClarkCountyNV.Gov](mailto:Jaime.Leary@ClarkCountyNV.Gov).

Sincerely,

Shauna Bradley

Acting Director of Real Property Management

Enc: Exhibit "A", Quit Claim Deed

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**AGREED AND ACCEPTED:**

THE SHAQUILLE O'NEAL FOUNDATION

BY: \_\_\_\_\_

Name: Lisa Morris Hibler  
Title: EXECUTIVE DIRECTOR

DATE

6/3/2024





Department of Real Property Management  
Property Management and Acquisition Division

500 S. Grand Central Pkwy, 4<sup>th</sup> Fl, Las Vegas, NV 89155-1825  
Office: 702-455-4616 | Fax: 702-455-4055 | [ClarkCountyNV.gov](http://ClarkCountyNV.gov)

*Shauna Bradley, Acting Director | Joshua Erickson, Deputy Director*

**Exhibit "1"**

APN(s): 140-20-301-019

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Las Vegas, Nevada 89135  
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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 Clause.** All right, title and interest in the Property shall immediately revert to Grantor without compensation to Grantee, its successors heirs or assigns, upon written notice from the Grantor, if:

6. the Property is used as a charter school as defined by NRS 388A; or
7. the Property is leased in its entirety or conveyed to an entity other than a corporation for public benefit as defined in NRS 82.021; or
8. if the Property fails to be used for any charitable or civic purpose or other use as





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*Shauna Bradley, Acting Director | Joshua Erickson, Deputy Director*

- permitted by the County; or
9. If, within five (5) years of conveyance of the Property to the Grantee, Grantee fails to begin design and construction for the development of the Property; or
  10. If, at any time, Grantee fails to use the Property for a period of more than five (5) years.

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

\_\_\_\_\_  
Shauna Bradley  
Acting Director of Real Property Management

STATE OF NEVADA  
COUNTY OF CLARK

This instrument was acknowledged before me on \_\_\_\_\_, 2024 by \_\_\_\_\_, as \_\_\_\_\_ of Clark County Real Property Management

\_\_\_\_\_  
(Signature of Notarial Officer)

(Seal, if any)

APPROVED AS TO FORM:

\_\_\_\_\_  
Nichole Kazimirovicz  
Deputy District Attorney



Property Information

Parcel: 14020301019  
Owner Name(s): COUNTY OF CLARK  
Site Address: 4400 KELL LN  
Jurisdiction: CC Sunrise Manor - 89115  
Sale Date: 09/2005  
Sale Price: \$12,600,000  
Estimated Lot Size: 4.81  
Recorded Doc Number: 20240321 000004075  
Aerial Flight Date: []

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

SunCard Query

Assessors Query

Residential Information

MapTips

Links

Assessor's Information  
Assessor's Parcel Map  
Treasurer's Information  
Document Image Records  
Access Report

