

**RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY**

**SALE UNIT 9**

**(Assessor's Parcel Numbers 177-07-104-003 and 177-06-405-005)**

**WHEREAS**, at its regular meeting held on August 5, 2025, 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 two (2) parcels of real property totaling  $\pm 7.72$  acres commonly described as Assessor's Parcel Numbers 177-07-104-003 and 177-06-405-005, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Warm Springs Road and Arville Street, 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 September 22, 2025 through September 24, 2025, on certain terms including a minimum sale price based on the average of two appraisals; and

**WHEREAS**, the appraised value of this Property is Four Million Three Hundred Ninety-Five Thousand Dollars (\$4,395,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 7, 2025; and

**NOW, THEREFORE**, be it resolved by the Board that the offer of \$4,395,000 from PN II, Inc. ("**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

\_\_\_\_\_  
Tick Segerblom, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY  
STEVEN B. WOLFSON

  
\_\_\_\_\_  
Lisa Logsdon  
County Counsel

**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: 177-07-104-003**

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED MARCH 20, 2001, IN BOOK 20010320 AS INSTRUMENT NO. 01752, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED JUNE 30, 2014, IN BOOK 20140630 AS INSTRUMENT NO. 01518, OF OFFICIAL RECORDS.

**APN: 177-06-405-005**

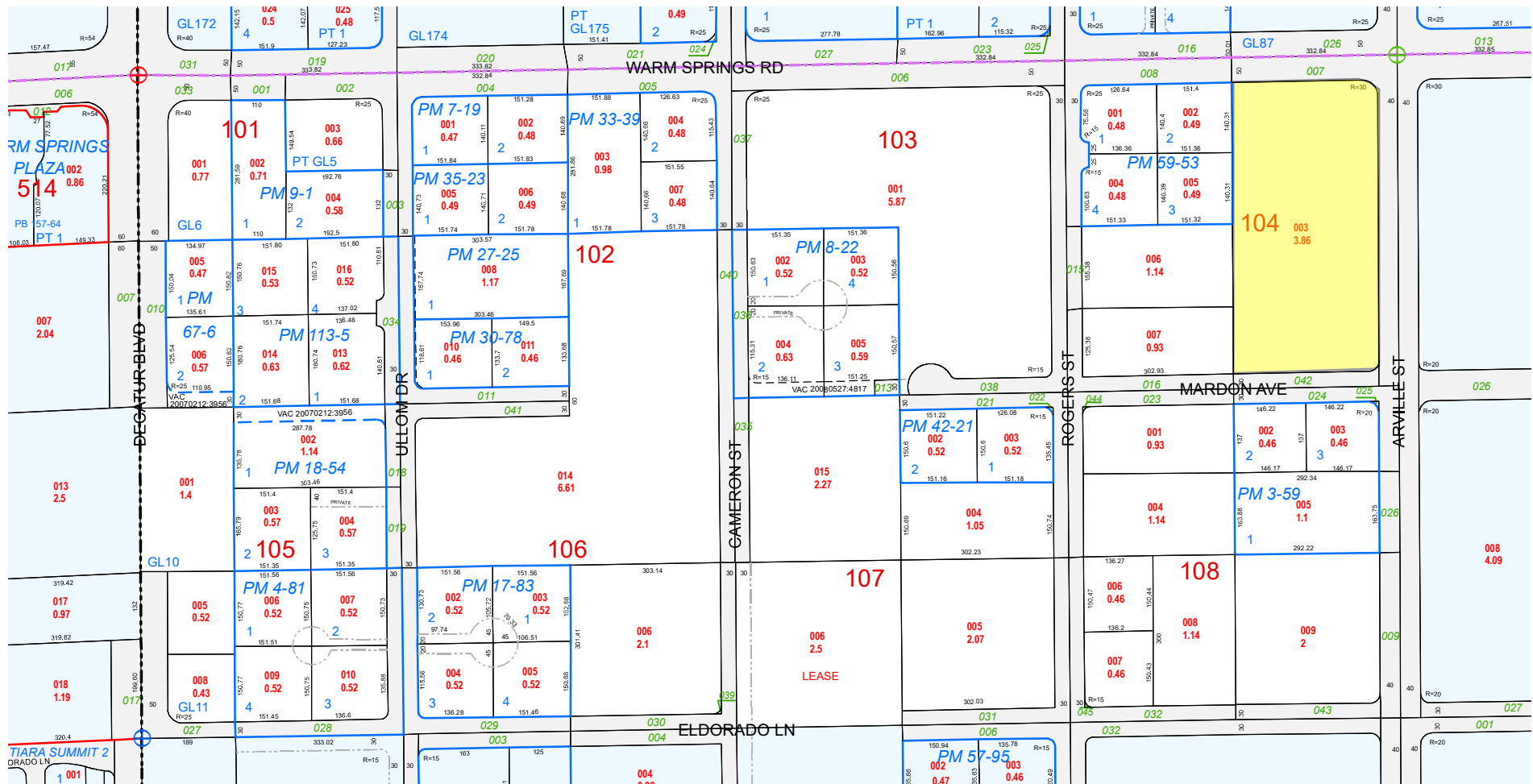
GOVERNMENT LOT 87 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED JUNE 27, 1996, IN BOOK 960627 AS INSTRUMENT NO. 01442, OF OFFICIAL RECORDS.

# SALE UNIT 9

APNs: 177-07-104-003 and 177-06-405-005  
+/- 7.72 Acres

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                       |                                                                                                                                    |                                                                                       |                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>NOTES</b><br>This map is for assessment use only and does NOT represent a survey.<br>No liability is assumed for the accuracy of the data delineated herein.<br>Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.<br><br>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.<br><br>USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL<br>0 100 200 400 600 800 | <b>MAP LEGEND</b><br>— PARCEL BOUNDARY<br>— SUB BOUNDARY<br>— PM/LD BOUNDARY<br>— ROAD EASEMENT<br>— MATCH / LEADER LINE<br>— HISTORIC LOT LINE<br>— HISTORIC SUB BOUNDARY<br>— HISTORIC PM/LD BOUNDARY<br>— SECTION LINE<br><br>□ CONDOMINIUM UNIT<br>□ AIR SPACE PCL<br>□ RIGHT OF WAY PCL<br>□ SUB-SURFACE PCL<br><br>007 ROAD PARCEL NUMBER<br>001 PARCEL NUMBER<br>1.00 ACREAGE<br>202 PARCEL SUB/SEQ NUMBER<br>PB 24-45 PLAT RECORDING NUMBER<br>5 BLOCK NUMBER<br>6 LOT NUMBER<br>GL5 GOV. LOT NUMBER | <b>T22S R61E</b><br>138 139 140<br>64 163 162 161<br>75 176 177 178<br>93 192 191 190 | <b>SEC. 7</b><br>6 5 4 3 2 1<br>7 8 9 10 11 12<br>13 14 15 16 17 18<br>19 20 21 22 23 24<br>25 26 27 28 29 30<br>31 32 33 34 35 36 | <b>MAP N 2 NW 4</b><br>8 4 8 4<br>5 1 5 1<br>6 2 6 2<br>7 3 7 3<br>8 4 8 4<br>5 1 5 1 | <b>177-07-1</b><br> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Scale: 1" = 200'</b> <b>Rev: 6/16/2020</b>                                         |                                                                                                                                    |                                                                                       |                                                                                                        |



**NOTES**

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- GL5 GOV. LOT NUMBER

**T22S R61E**

|     |     |     |     |
|-----|-----|-----|-----|
| 138 | 139 | 140 |     |
| 64  | 163 | 162 | 161 |
| 75  | 176 | 177 | 178 |
| 93  | 192 | 191 | 190 |

**Scale: 1" = 200'**

**Rev: 2/22/2024**

**6**

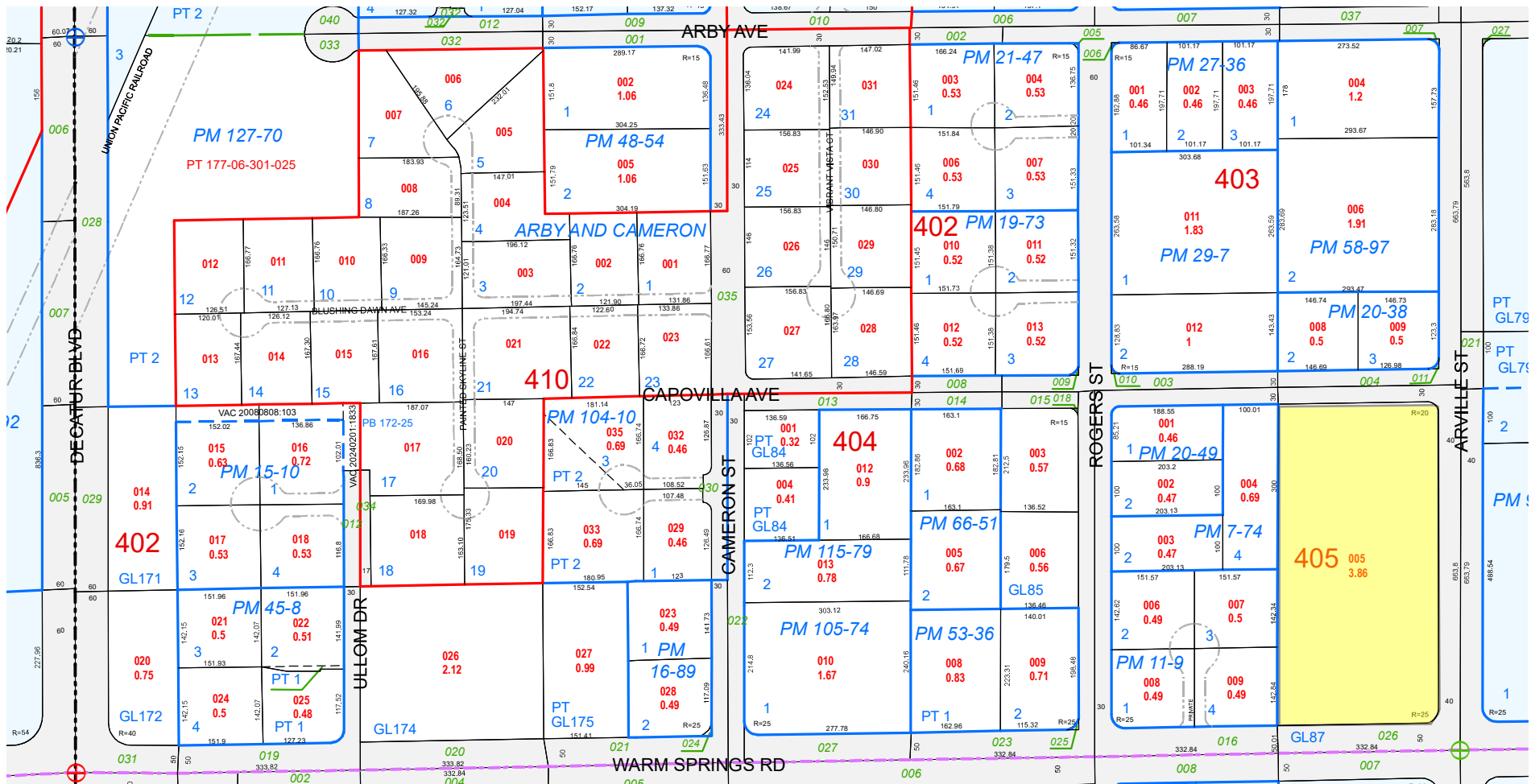
|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 6  | 5  | 4  | 3  | 2  | 1  |
| 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

**S 2 SW 4**

|   |   |   |   |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 1 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

**177-06-4**





## DISCLOSURE OF OWNERSHIP

|                                  |                           |
|----------------------------------|---------------------------|
| Corporate/Business Entity Name:  | PN II, Inc.               |
| (Include d.b.a., if applicable): | PULTE HOMES OF NEVADA     |
| Street Address:                  | 7255 S. Tenaya Way        |
| City, State and Zip Code:        | Las Vegas, NV 89113       |
| POC Name:                        | Ryan Breen                |
| Telephone No:                    | 702-355-1147              |
| Fax No:                          |                           |
| Email:                           | Ryan.Breen@PulteGroup.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 |
|-------------|-------------|---------|
| PN II, Inc. | PN II, Inc. | 100%    |
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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

Title

Division President

Print Name

Date

Ryan Breen  
09-09-2025