

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: 0						
Corporate/Business Entity Name: STNL Henderson, LLC						
(Include d.b.a., if applicable)						
Street Address:		8150 Corporate Park Drive, Suite 100		Website: www.stnldevelopment.com		
City, State and Zip Code:		Cincinnati, OH, 45242		POC Name: Elissa Morsch		
				Email: emorsch@stnldevelopment.com		
Telephone No:		513-438-5150		Fax No: 513-277-0868		
Nevada Local Street Address: (If different from above)		N/A		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).

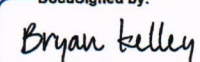
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned <small>(Not required for Publicly Traded Corporations/Non-profit organizations)</small>
Tree Top Asset Management	Wesley Holm, Manager	13.92%
Budig Enterprises I, LLC	Denise Hertlein, Manager	23.21%
Neyer Family Investment, LLC	David Neyer, Manager	11.50

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.

DocuSigned by:

 Signature: Bryan L. Kelley
 Print Name: Bryan L. Kelley
 Date: February 28, 2024
 Title: _____

a Manager of STNL Development, LLC, an Ohio limited liability company, the Manager of STNL Henderson.

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			

* 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

GRANT OF RIGHT OF ENTRY TO
REAL PROPERTY

This Grant of Right of Entry to Real Property (“ROE”) is made and entered into this ____ day of _____, 2024 (the “Effective Date”), by and between STNL Henderson, LLC, a Nevada limited liability company (“STNL”), and County of Clark, Nevada, a political subdivision of the State of Nevada (“County”). STNL and the County may be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, County owns real property commonly known as 1830 South Boulder Highway, Henderson, NV 89002 (Assessor’s Parcel Number 179-28-501-005), which houses the County Museum (“Museum Parcel”) and is legally described in Exhibit A attached hereto; and

WHEREAS, STNL purchased real property commonly known as 1001 Equestrian Drive, Henderson, NV 89002 (Assessor’s Parcel Numbers 179-28-501-007 and 179-28-513-047) (“STNL Parcels”) which is adjacent to the Museum Parcel; and

WHEREAS, STNL requires a ROE and temporary construction to enter the Museum Parcel to install asphalt paving as a continuation of a private driveway on the STNL Parcels, commonly known as Sausalito Drive, off Equestrian Drive into the Museum Parcel connecting to an existing asphalt driveway on the Museum Parcel (“Project”) as depicted on **Exhibit B attached hereto**; and

WHEREAS, the Parties desire to enter this ROE to allow STNL access to the Museum Parcel to complete the Project.

TERMS

1. STNL has obtained building permits from the City of Henderson to develop the STNL Parcels.
2. STNL acknowledges that as required for their development STNL must continue the paved asphalt private driveway, commonly known as Sausalito Drive, into the Museum Parcel connecting to an existing asphalt driveway.
3. STNL, and its employees, agents, contractors, and suppliers (collectively, “STNL Related Parties”), will complete the Project at an agreed upon time and in an efficient manner, subject to the County’s approval.
4. STNL has examined the Museum Parcel and acknowledges and accepts its condition as-is and where-is, without any obligation by the County to provide notice to STNL of any condition, known or unknown.
5. This ROE is specific to STNL and STNL may not assign this ROE in whole or in part except upon approval of the County.

6. Permission to access the Museum Parcel by STNL Related Parties will at all times reside with the County, which may be revoked at any time, but permission shall not be unreasonably withheld.

7. STNL shall be solely responsible for all costs, expenses, damages, claims or other liability, resulting from the Project, and shall follow all applicable laws, and the County shall have no responsibility whatsoever as to the Project or any liability related thereto.

8. STNL shall work with County Museum staff to provide vehicular access through the ROE area to access storage buildings and a propane tank located on the Museum Parcel.

9. STNL shall provide temporary fencing or other security measures sufficient to ensure proper safety and access control of the Museum Parcel during the construction of the Project.

10. This ROE shall terminate upon the completion of the Project described herein, or by July 31, 2024, whichever occurs first. The termination date may be extended by the County in its sole discretion upon written request of STNL. Otherwise, either Party may terminate this ROE upon five (5) business days written notice to the other Party.

11. Upon completion of the Project, STNL shall return the Museum Parcel to its original condition to include the Project improvements in a condition acceptable to the County and County's approval shall not be unreasonably withheld.

12. All notices or other communications required or permitted to be given under this ROE shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other Party at the address set forth below:

FOR STNL:

STNL Henderson, LLC
Attn: Tom Wilson, Director, Development Management
8150 Corporate Park Drive, Suite 110
Cincinnati, OH 45242
Phone: (513) 608-2403
Email: twilson@stnldevelopment.com

FOR COUNTY:

Shauna Bradley, Acting Director
Clark County Real Property Management
500 South Grand Central Parkway, 4th floor
Las Vegas, Nevada 89155-1825
Telephone: (702) 455-4616
Email: sdb@clarkcountynv.gov

13. Once the Project is completed and accepted by the County, the asphalt paving constructed on the Museum Parcel shall become the County's property free and clear of any encumbrances.

14. This ROE represents the entire agreement between the Parties and may not be amended, modified, or altered except in writing and signed by all Parties.

15. This ROE shall be construed and interpreted according to the laws of the State of Nevada.

16. This ROE is intended only to benefit the Parties hereto and does not create rights, benefits or causes of action for any other person, entity or member of the general public.

17. The Parties hereto represent and warrant that the person executing this ROE on behalf of each Party has full power and authority to enter into this ROE and the Parties are authorized by law to perform the duties set forth in the ROE.

18. Should any part of this ROE be rendered void, invalid or unenforceable by any court of law, for any reason, such determination shall not render void, invalid or unenforceable, any other part of this ROE.

19. STNL shall be responsible for any loss, damage, liability, cost, or expense, caused by actions or inactions of the STNL Related Parties arising under this ROE.

20. The Parties are associated with each other only for the purposes and to the extent set forth in this ROE, and in respect to performance of services pursuant to this ROE, each Party is distinct from the other Party. Nothing contained in this ROE shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one Party whatsoever with respect to the indebtedness, liabilities, and obligations of the other Party or any other Party.

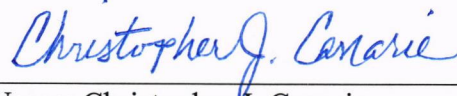
[remainder of the page intentionally left blank – signatures on the following page]

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

CLARK COUNTY, NEVADA

STNL Henderson, LLC

By: STNL Development, LLC, its Manager



Shauna Bradley
Acting Director, Real Property Management

Name: Christopher J. Canarie
Title: a Manager

Approved as to Form:



Nichole Kazimirovicz
Deputy District Attorney

GRANTOR: COUNTY OF CLARK
APN: 179-28-501-005

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE CERTAIN PARCEL DESCRIBED IN BOOK 1032 AS INSTRUMENT NUMBER 0091857 ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

A STRIP OF LAND 60.00 FEET IN WIDTH, LYING 30.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 AS SHOWN IN FILE 97, PAGE 95 OF PARCEL MAPS ON FILE IN SAID RECORDER'S OFFICE, THENCE SOUTH 42°45'25" EAST, 140.00 FEET TO THE **POINT OF ENDING**.

CONTAINS 8,400 SQUARE FEET, MORE OR LESS.

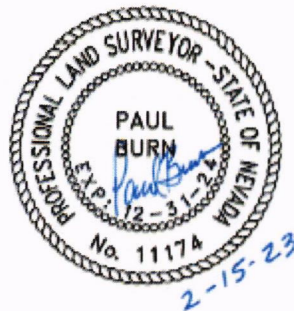
BASIS OF BEARINGS

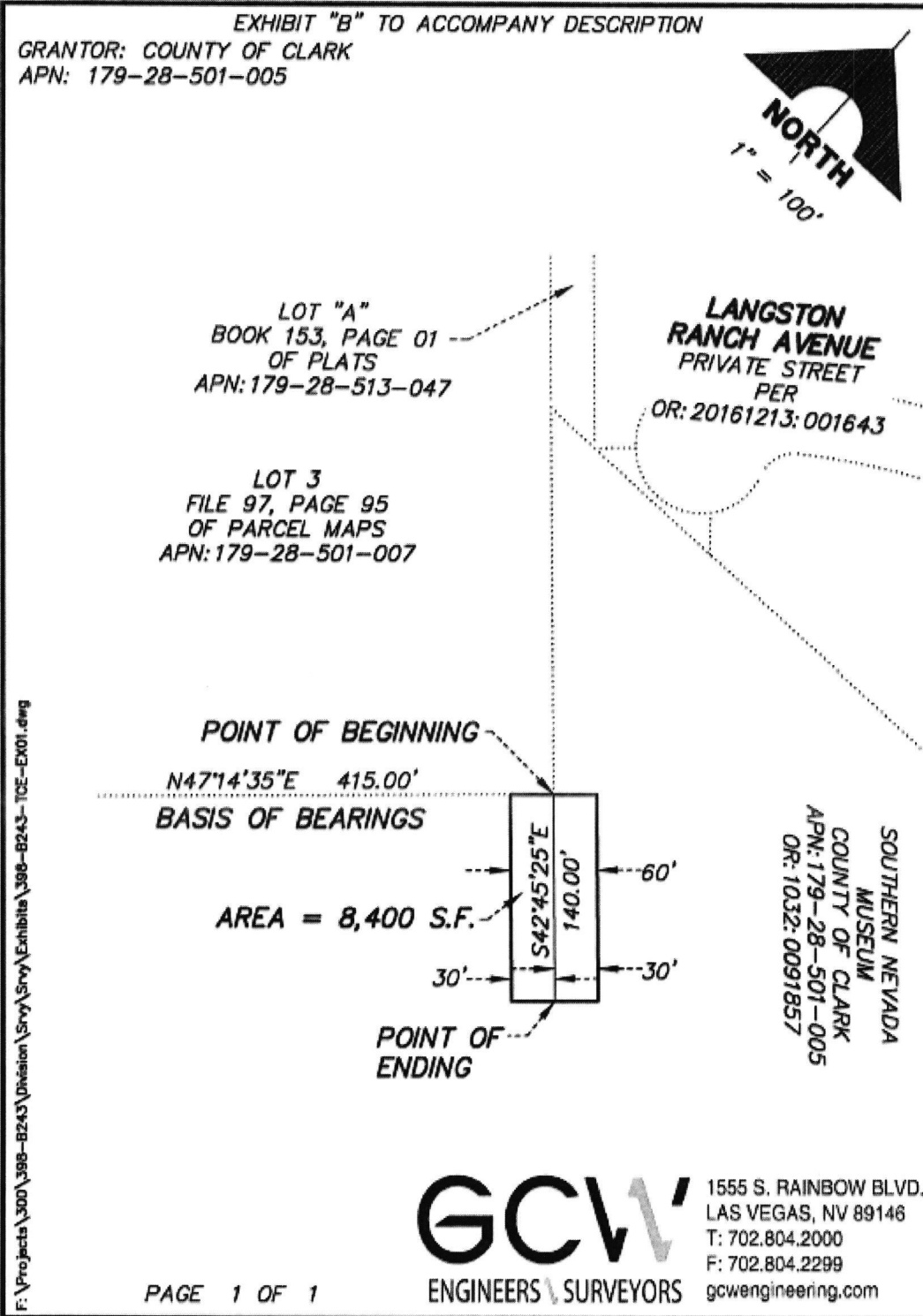
NORTH 47°14'35" EAST, BEING THE BEARING OF THE SOUTHEASTERLY LINE OF LOT 3 AS SHOWN IN FILE 97, PAGE 95 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174





Grant of Right of Entry to Real Property between STNL and County

398-B243-TCE-CC01.txt

Point of Beginning : North: 49423.7223' East: 49546.6114'

Segment #1 : Line

Course: S42°45'25"E Length: 140.00'
North: 49320.9287' East: 49641.6560'

Segment #2 : Line

Course: S47°14'35"W Length: 60.00'
North: 49280.1953' East: 49597.6016'

Segment #3 : Line

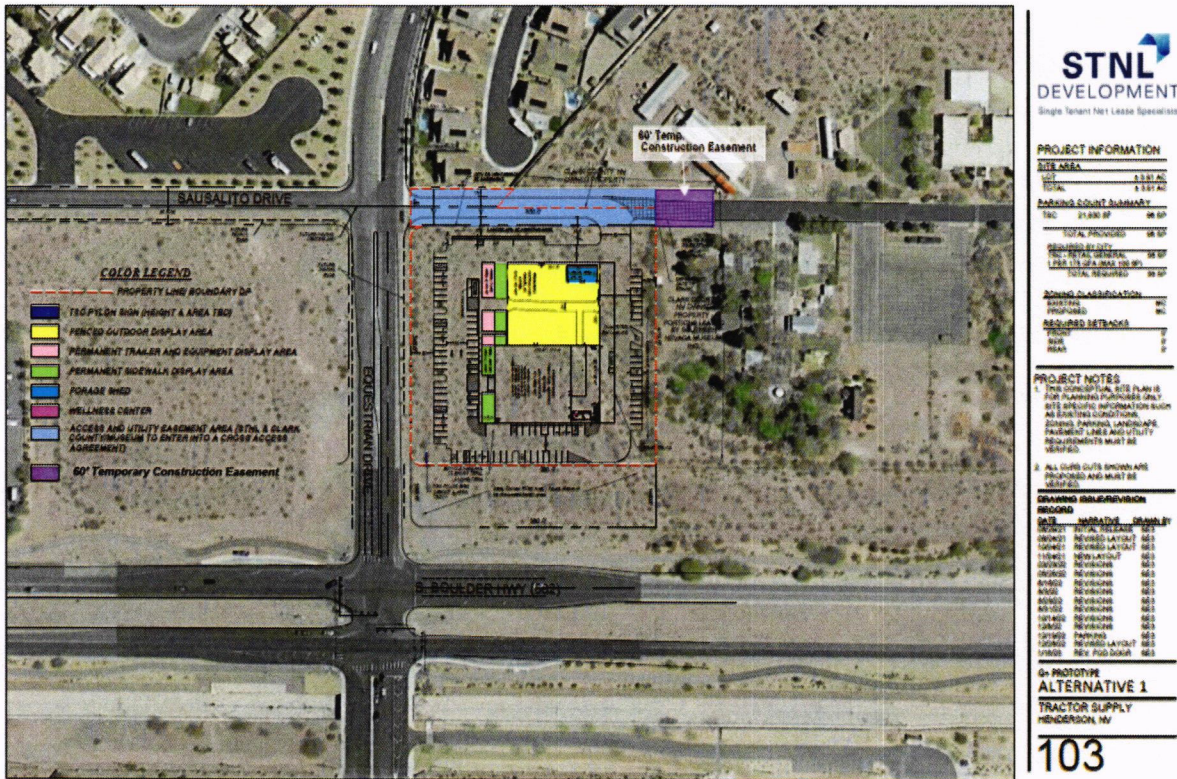
Course: N42°45'25"W Length: 140.00'
North: 49382.9890' East: 49502.5570'

Segment #4 : Line

Course: N47°14'35"E Length: 60.00'
North: 49423.7223' East: 49546.6114'

Perimeter: 400.00' Area: 8400.00 Sq. Ft.

Exhibit B



Advanced Search

Property Information

Parcel: 17928501005
Owner Name(s): COUNTY OF CLARK(PK & COMM SERV)
Site Address: 1830 S BOULDER HWY
Jurisdiction: Henderson - 89002
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 26.39
Construction Year: 1930
Recorded Doc Number: 00001032 00091857
Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

SunGard Query

Assessors Query

Commercial Information

MapTips

Links

Current Tool: Select Property
Coords in State Plane ft
X: 843897 Y: 26705417

Print

