

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

**SALE UNIT 9**

**(Assessor's Parcel Number 177-07-502-006)**

**WHEREAS**, at its regular meeting held on September 3, 2024, 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 ±6.26 acres commonly described as Assessor's Parcel Number 177-07-502-006, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Warm Springs Road and Hinson 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 October 21, 2024 through October 23, 2024, on certain terms including a minimum sale price based on the average of two appraisals; and

**WHEREAS**, the appraised value of this Property is Two Million Two Hundred Sixty-One Thousand Dollars (\$2,261,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 5, 2024; and

**NOW, THEREFORE**, be it resolved by the Board that the offer of \$4,136,000 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

  
\_\_\_\_\_  
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: 177-07-502-006

THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ), OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61, M.D.B.& M., CLARK COUNTY, NEVADA.

AND

THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ), OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61, M.D.B.& M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED FOR PUBLIC STREETS BY DEDICATION RECORDED MARCH 20, 2001, IN BOOK 20010320 AS INSTRUMENT NO. 01754, OF OFFICIAL RECORDS.

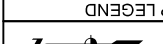
FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED FOR PUBLIC STREETS BY DEDICATION RECORDED JUNE 30, 2014, IN BOOK 20140630 AS INSTRUMENT NO. 01518, OF OFFICIAL RECORDS.

# SALE UNIT 9

APN: 177-07-502-006  
 +/- 6.26 Acres

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 1:1X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC P/W/D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.000 ACREAGE
- 202 PARCEL SUB/SE/O NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- LOT NUMBER
- GLS GOV. LOT NUMBER

800' T22S R61E

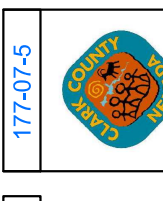
01	138	139	140
64	163	162	161
75	176	177	178
93	192	191	190

7

6	5	4	3	2	1
18	17	16	15	14	13
30	29	28	27	26	25
42	41	40	39	38	37
54	53	52	51	50	49

MAP N 2 NE 4

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



177-07-5



TAX DIST 635



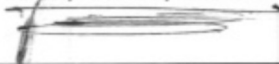
## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Forest Hill Family Trust
(Include d.b.a., if applicable):	
Street Address:	9617 Verlaine Ct.
City, State and Zip Code:	Las Vegas, NV 89145
POC Name:	Fred Sadri
Telephone No:	702-524-9875 / 702-427-1477
Fax No:	
Email:	FredSadri1@yahoo.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
Fred Sadri	Trustee	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  
 Trustee  
 \_\_\_\_\_  
Title

Fred Sadri  
 \_\_\_\_\_  
Print Name  
 \_\_\_\_\_  
Date