

**RESOLUTION OF INTENT TO DONATE PROPERTY TO THE UNITED
STATES AIR FORCE**

WHEREAS, Clark County, a political subdivision of the State of Nevada ("County") has ownership rights to a +/- 2,135 square foot block building ("Building") that it originally received from the United States Air Force ("USAF") in 1970; and

WHEREAS, the USAF has been the only user of the Building since its construction and the Building is not essential to the County's use; and

WHEREAS, the USAF has expressed interest in reacquiring the Building; and

WHEREAS, pursuant to NRS 244.1505, the County may donate certain property to another governmental entity upon a resolution by the Board of County Commissioners ("Resolution"); and

WHEREAS, upon approval of the Resolution, the Clark County shall execute an Offer of Gift and Quitclaim Deed transferring ownership of the Building to the USAF;

NOW, THEREFORE, be it resolved by the Clark County Board of Commissioners as follows:

1. The Board has determined that it would be in the best interest of the County to donate the Building and reconvey to the USAF.
2. The County is donating the Building in "as-is" condition. The County makes no representations or warranties regarding the physical condition or stability of the Building, the existence of hazardous materials on or under the surface or the suitability of the Building for the USAF's purpose or for any other purpose.
3. The Building shall be donated and reconveyed by quitclaim deed subject to existing covenants, conditions, restrictions, reservations, rights-of-way, and easements whether or not recorded.

BE IT FURTHER RESOLVED, that upon compliance with the terms of this Resolution, the Director of Real Property Management or her designee is authorized and directed to execute and deliver the quitclaim deed to the USAF.

Adopted and approved on this ____ day of _____, 2023.


COUNTY OF CLARK, STATE OF NEVADA
BOARD OF COUNTY COMMISSIONERS

ATTEST:

By _____
James B. Gibson
Chair

Lynn Marie Goya
Clerk

APPROVED AS TO FORM:

By  _____
Nichole Kazimirovicz
Deputy District Attorney

KNOW ALL MEN BY THESE PRESENTS: That the Clark County, a political subdivision of the State of Nevada, as the owner of the property listed below, acting by and through the Board of Clark County Commissioners, does hereby voluntarily offer to give, transfer, convey, and assign said property, to the Secretary of the Air Force, acting on behalf of the United States of America (donee), to have and to hold the same forever, hereby relinquishing upon such gift and conveyance for itself, its successors and assigns all ownership, rights, title, interest and possession therein to the donee absolutely:

A +/- 2135 square foot single story masonry block building an all associated interior and exterior improvements and appurtenances which include a storage shed, chain-link fence and ground mounted HVAC units but does not include right, interest or title to any land.

The fair market value of this property is \$90,000.00

Pursuant to this offer, I will deliver to the Department of the Air Force a deed transferring valid title to said property to the Secretary of the Air Force, acting on behalf of the United States of America.

The gift and conveyance of said property offered herein does not entail the granting by the donee of special concessions or privileges to the donor.

The gift and conveyance of said property offered herein is made for the benefit of or use in connection with the establishment, operation, or maintenance of Nellis Air Force Base, Nevada, or other institution or organization under the jurisdiction of the Department of the Air Force, in conformance with 10 U.S.C. § 2601.

IN WITNESS WHEREOF the Clark County has affixed its seal and caused this instrument to be executed by James B. Gibson, Chair of the Board of Clark County Commissioners, for and on behalf of the Clark County this ____ of _____ 2023.

[SIGNATURE PAGE TO FOLLOW]

CLARK COUNTY

James B. Gibson, Chair

I, Lynn Marie Goya, certify that I am the Clerk of Clark County, a political subdivision of the State of Nevada; that James B Gibson, who signed this Offer of Gift, dated _____ of _____ 2023, of the real property described above, on behalf of the Clark County, is the Chair of the Board of County Commissioners of Clark County; and that said Offer of Gift was duly signed for and on behalf of Clark County by authority of its governing body and is within the scope of its governmental powers.

Signature: _____

Name: Lynn Marie Goya

Date:

(County Seal)



DEPARTMENT OF THE AIR FORCE
UNITED STATES AIR FORCE WARFARE CENTER (ACC)
NELLIS AIR FORCE BASE NEVADA

4 August 2023

MEMORANDUM FOR 99 CES/CEIAP

FROM: USAFWC/JA

SUBJECT: Legal Review – Clark County Angel Peak Gift Letter

1. **BLUF:** I have reviewed the gift offer letter dated 14 June for Clark County to gift real property at Angel Peak to the Air Force. It appears to comply 10 U.S.C. § 2601, General Gift Funds and AFI 51-506 Gifts to the Department of the Air Force from Domestic and Foreign Sources. I find the wording of the Offer of Gift to be sufficient to accept said property from Clark County through the Board of Clark County commissioners.

2. **BACKGROUND:** Clark County intends to offer Nellis Air Force Base the following gift: Building 60, also known as the GATR Building, located approximately 31 miles west NW of Las Vegas, NV; in the vicinity of Cold Creek Road and Angel Peak.

3. **LAW:** In accordance with AFI 51-506 para 2.1.6 commanders of installations, who have a qualified real property support element on their staff, may accept a gift of real property, from any donor, having a value of \$100,000 or less, and which does not require expenditures for acceptance and annual maintenance in excess of five percent of the total gift value.

4. **ANALYSIS:** Nellis AFB does have a real property support element which is part of the 99 CES. The property known as Angel Peak has been determined to have a fair market value of \$90,000. The Air Force built the building in the 1950s. In 1970, the AF gave the building to the BLM who in turn gave it to Clark County. In 1975, the AF entered a lease with Clark County and began using the building again. The 2 acres of land which the building sits on was transferred to Fish and Wildlife. We have a grant for the use of the 2 acres. The property has been determined to be vital to NTTR's mission and has been consistently used for decades under a lease agreement. The building has been used by NTTR since 1975 for communications during training and exercises. Clark County is gifting said property to the Air Force.

5. **CONCLUSION:** The intended gift offer letter provided 14 June appears to be in acceptable format for Clark County to sign and offer as a gift of the property described as Angel Peak. 99 ABW/CC **may** accept the gift of Angel Peak as a gift to the Air Force. An acceptance letter will be prepared for acceptance. Please contact melissa.hagen.2@us.af.mil with any questions.

HAGEN.MELISSA.LY Digitally signed by
NN.1075781381 HAGEN.MELISSA.LYNN.1075781381
Date: 2023.08.04 14:37:00 -07'00'
MELISSA L. HAGEN, GS-14, DAF
Supervisory Attorney

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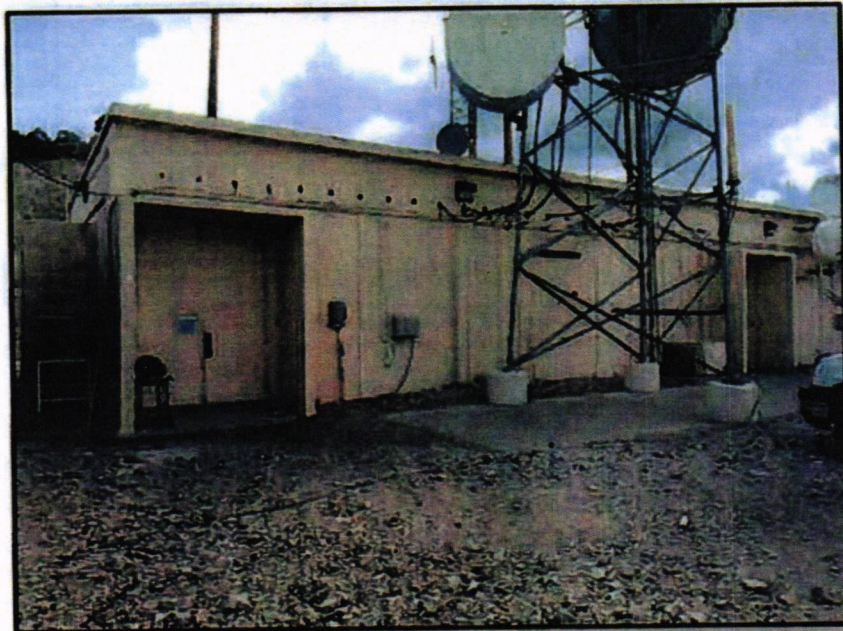
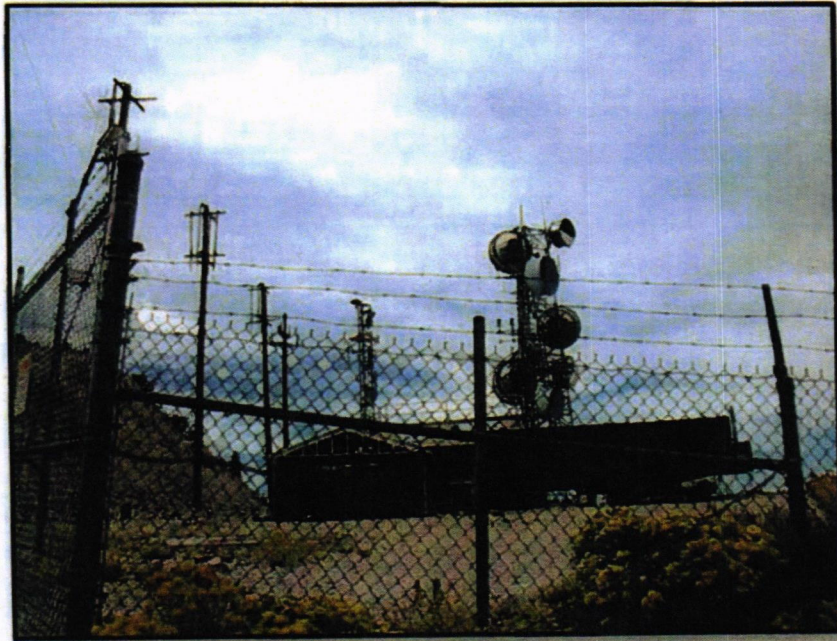
Testing – Tactics – Training

"GATR" BUILDING/BUILDING 12
ASSESSOR PARCEL NUMBER 128-10-000-002



ANGEL PEAK COMMUNICATIONS SITE MANAGEMENT PLAN

"Area B (Lower)"



Facility #1 – Clark County