

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 8

(Assessor's Parcel Number 163-34-101-002)

WHEREAS, at its regular meeting held on June 7, 2022, 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 ±11.33 acres commonly described as Assessor's Parcel Number 163-34-101-002, which is more particularly described on Exhibit A attached hereto and made a part hereof, generally located at Buffalo Drive and Russell Road, 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 July 18, 2022 through July 20, 2022, on certain terms including a minimum sale price based on the average of two appraisals; and

WHEREAS, the appraised value of this Property is Thirteen Million Three Hundred Twelve Thousand Five Hundred Dollars (\$13,312,500); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on August 2, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$13,662,500 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 _____, 2022.

ATTEST:

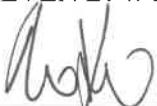
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovitz
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: 163-34-101-002

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF NORTHEAST QUARTER (NE $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) AND NORTHEAST QUARTER (NE $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) AND SOUTH HALF OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) AND NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED DECEMBER 19, 2001, IN BOOK 20011219 AS INSTRUMENT NO. 01662

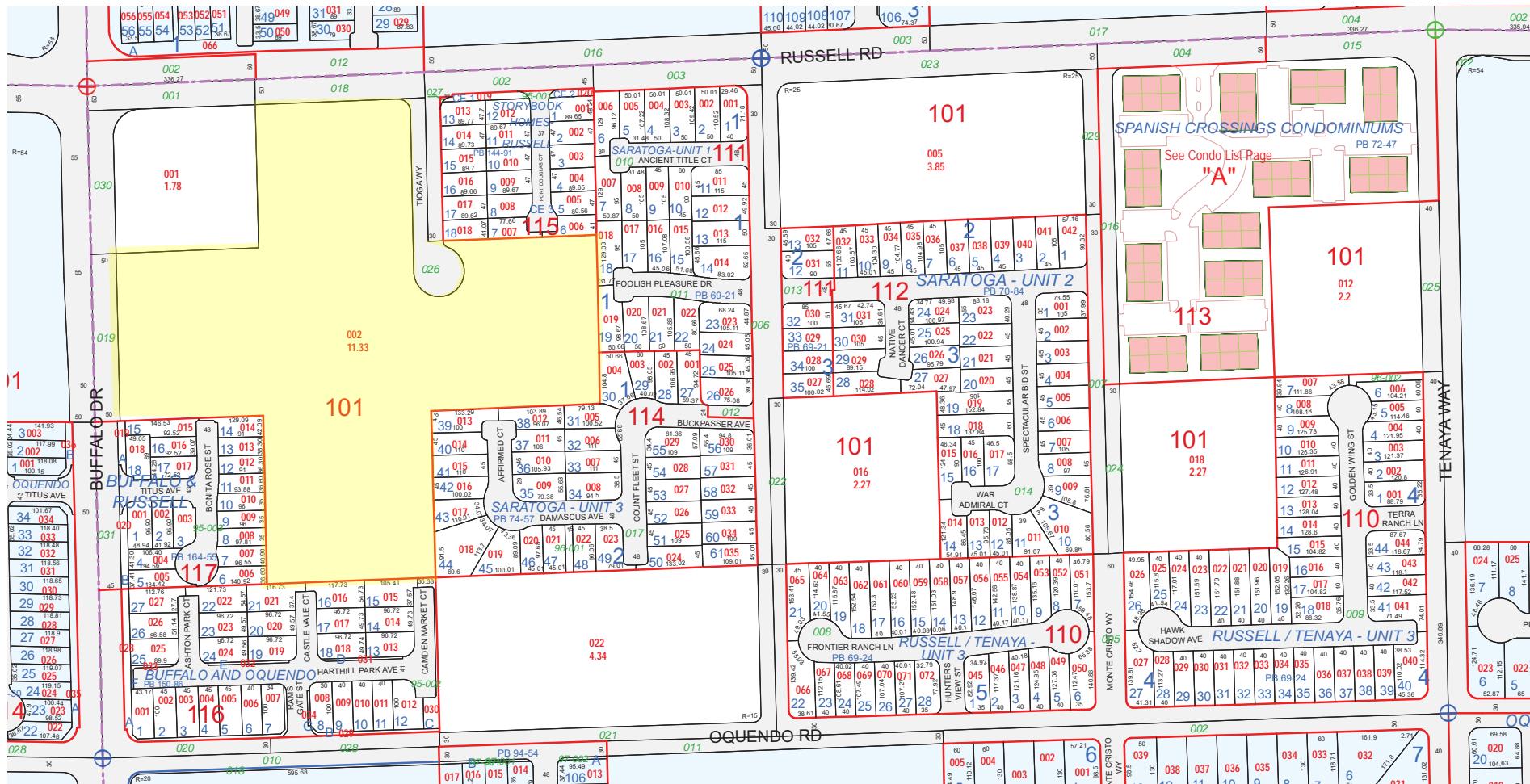
FURTHER EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED JANUARY 04, 2007 IN BOOK 20070104 AS INSTRUMENT NO. 01031

SALE UNIT 8

Acres: +/- 11.33

APN: 163-34-101-002

NOTES	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.											
MAP LEGEND	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor											
	PARCEL BOUNDARY			CONDOMINIUM UNIT			001 ROAD PARCEL NUMBER			001 PARCEL NUMBER		
SUB BOUNDARY			AIR SPACE PCL			1.00 ACREAGE			1.00 ACREAGE			
PM/LD BOUNDARY			RIGHT OF WAY PCL			202 PARCEL SUB/SEQ NUMBER			202 PARCEL SUB/SEQ NUMBER			
ROAD EASEMENT			SUB-SURFACE PCL			PB 24-45 PLAT RECORDING NUMBER			PB 24-45 PLAT RECORDING NUMBER			
MATCH / LEADER LINE			HISTORIC LOT LINE			5 BLOCK NUMBER			5 LOT NUMBER			
HISTORIC SUB BOUNDARY			HISTORIC PM/LD BOUNDARY			GLS GOV. LOT NUMBER			GLS GOV. LOT NUMBER			
SECTION LINE												
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL	0	100	200	300	400	500	600	700	800	900	1000	
Scale: 1" = 200'	Rev: 4/26/2021											
Book: T21S R60E	Sec: 34			Map: N 2 NW 4			163-34-1					
137 138 139	164 163 162			175 176 177			193 192 191					
6 5 4 3 2 1	7 8 9 10 11 12			18 19 20 21 22 23 24			30 31 32 33 34 35 36					
7 6 5 1 5 1	2 2 6 2			3 3 7 3			4 4 8 4					
8 7 3 2 7 3	3 3 7 3			4 4 8 4			5 1 5 1					



TAX DIST 417

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	PN II, Inc.
(Include d.b.a., if applicable):	N/A
Street Address:	7255 South Tenaya Way
City, State and Zip Code:	Las Vegas, NV 89113
POC Name:	Shane Markuson
Telephone No:	702-210-2020
Fax No:	
Email:	shane.markuson@pultegroup.com

Limited Liability Companies must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

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.

John

Signature

Vice President Land Acquisition

Title

Shane Markison

Print Name

7-12-22

Date _____

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	KB HOME Las Vegas Inc., a Nevada Corporation
(Include d.b.a., if applicable):	
Street Address:	5795 Badura Ave., Suite 180
City, State and Zip Code:	Las Vegas, NV 89118
POC Name:	Scott Bleazard
Telephone No:	(702) 400-2500
Fax No:	
Email:	SBleazard@kbhome.com

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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
VP, Land Acquisition
Title

Scott Bleazard

Print Name

July 5, 2022

Date