

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 18

(Assessor's Parcel Numbers 177-18-502-001, 177-18-602-029 and 030)

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 two (2) parcels of real property totaling ±23.86 acres commonly described as Assessor's Parcel Numbers 177-18-502-001, 177-18-602-029 and 030, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Blue Diamond Road and Valley View Boulevard, 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 Sixteen Million Two Hundred Eighty-Seven Thousand Five Hundred Dollars (\$16,287,500); 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 \$24,500,000 from Pacific Classic LLC ("**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. 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: 177-18-502-001

GOVERNMENT LOTS ONE HUNDRED FORTY-EIGHT (148) AND ONE HUNDRED FORTY- NINE (149) IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED APRIL 28, 2005 IN BOOK 20050428 AS DOCUMENT NO. 04781, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING NORTH OF THE SOUTHERLY BOUNDARY LINE OF BLUE DIAMOND ROAD.

APN: 177-18-602-029 and 030

GOVERNMENT LOTS ONE HUNDRED FIFTY-SIX (156), ONE HUNDRED FIFTY-SEVEN (157), ONE-HUNDRED FIFTY-EIGHT (158), TWO HUNDRED SEVEN (207), TWO HUNDRED EIGHT (208), TWO HUNDRED NINE (209), TWO HUNDRED TEN (210), TWO HUNDRED ELEVEN (211), TWO HUNDRED FIFTEEN (215), TWO HUNDRED SIXTEEN (216), TWO HUNDRED SEVENTEEN (217), TWO HUNDRED EIGHTEEN (218), TWO HUNDRED NINETEEN (219), TWO HUNDRED TWENTY (220), TWO HUNDRED TWENTY-ONE (221), TWO HUNDRED SIXTY-NINE (269), TWO HUNDRED SEVENTY (270), TWO HUNDRED SEVENTY ONE (271), TWO HUNDRED SEVENTY THREE (273), TWO HUNDRED SEVENTY-FOUR (274) AND TWO HUNDRED SEVENTY-FIVE (275) IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED BY DEDICATION RECORDED JANUARY 29, 2003 IN BOOK 20030129 AS DOCUMENT NO. 01173, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED APRIL 28, 2005 IN BOOK 20050428 AS DOCUMENT NO. 04781, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT LAND AS DEDICATED BY THAT CERTAIN DEDICATION TO CLARK COUNTY RECORDED SEPTEMBER 22, 2006 IN BOOK 20060922 AS DOCUMENT NO. 03974 AND AS RE-RECORDED DECEMBER 3, 2007 IN BOOK 20071203 AS DOCUMENT NO. 04127 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED JUNE 29, 2021 IN BOOK 20210629 AS DOCUMENT NO. 00860, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING NORTH OF THE SOUTHERLY BOUNDARY LINE OF BLUE DIAMOND ROAD.

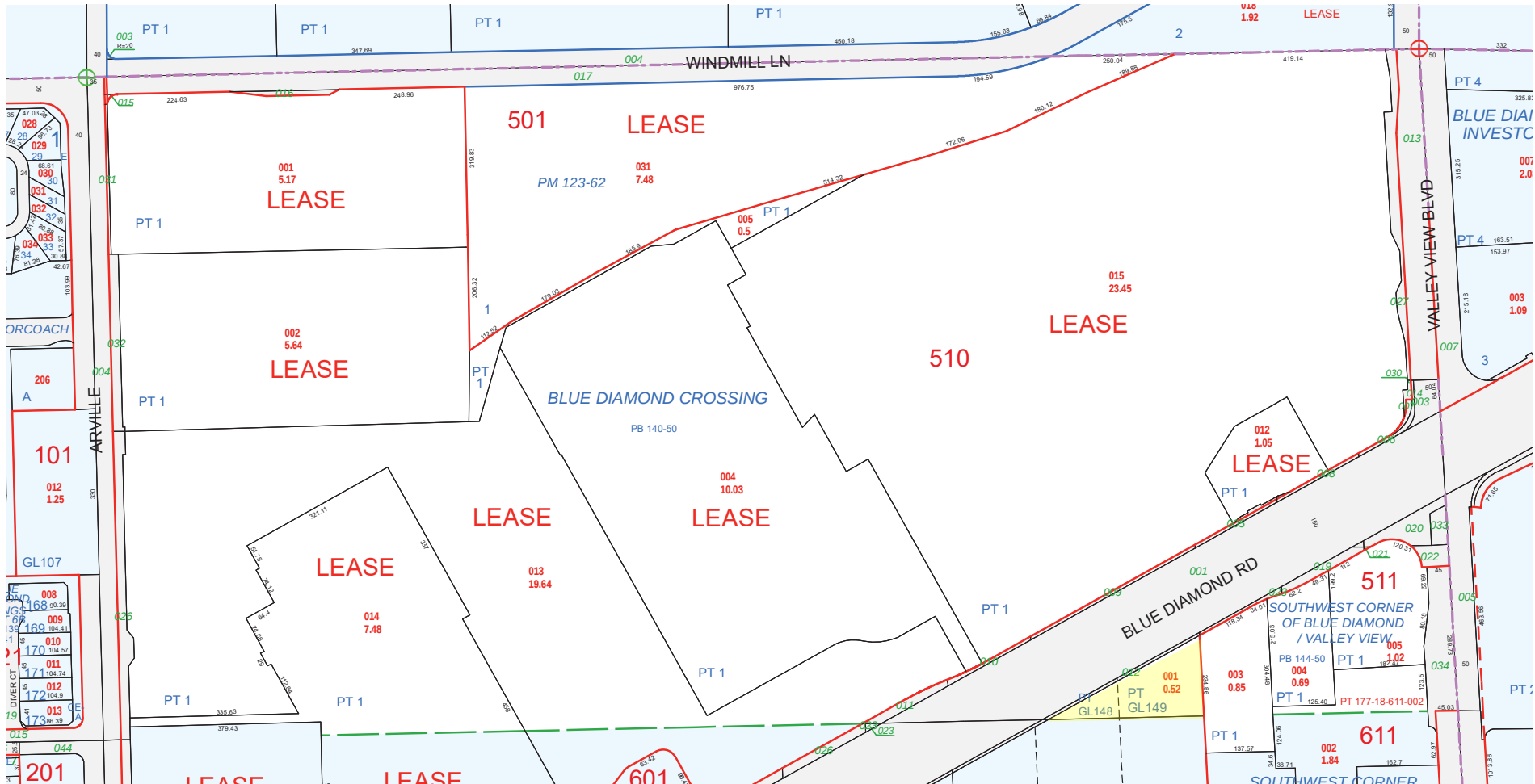
FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEDICATION IN FEE RECORDED JUNE 2, 2022 IN BOOK 20220602 AS DOCUMENT NO. 0001553, OFFICIAL RECORDS.

SALE UNIT 18

Acres: +/- 23.34

APNs: 177-18-502-001, 177-18-602-029 and 030

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. 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 11X17 ORIGINAL 0 100 200 400 600 800	MAP LEGEND — PARCEL BOUNDARY — SUB BOUNDARY — PM/D BOUNDARY — ROAD EASEMENT — MATCH / LEADER LINE — HISTORIC LOT LINE — HISTORIC SUB BOUNDARY — HISTORIC PM/D BOUNDARY — SECTION LINE □ CONDOMINIUM UNIT □ AIR SPACE PCL □ RIGHT OF WAY PCL □ SUB-SURFACE PCL 001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor	T22S R61E <table border="1"><tr><td>64 163</td><td>162 161</td></tr><tr><td>75 176</td><td>177 178</td></tr><tr><td>93 192</td><td>191 190</td></tr></table>	64 163	162 161	75 176	177 178	93 192	191 190	SEC. 18 <table border="1"><tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr><tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr><tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr><tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr><tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr></table>	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	N 2 NE 4 <table border="1"><tr><td>8</td><td>4</td><td>8</td><td>4</td></tr><tr><td>5</td><td>1</td><td>5</td><td>1</td></tr><tr><td>6</td><td>2</td><td>6</td><td>2</td></tr><tr><td>7</td><td>3</td><td>7</td><td>3</td></tr><tr><td>8</td><td>4</td><td>8</td><td>4</td></tr><tr><td>5</td><td>1</td><td>5</td><td>1</td></tr></table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	177-18-5 
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TAX DIST 635

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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

001

ROAD PARCEL NUMBER

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 24-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

BOOK

T22S R61E

SEC.

18

MAP

S 2 NE 4

177-18-6

64 163

162 161

75 176

177 178

93 192

191 190

Scale: 1" = 200'

Rev: 6/27/2022

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

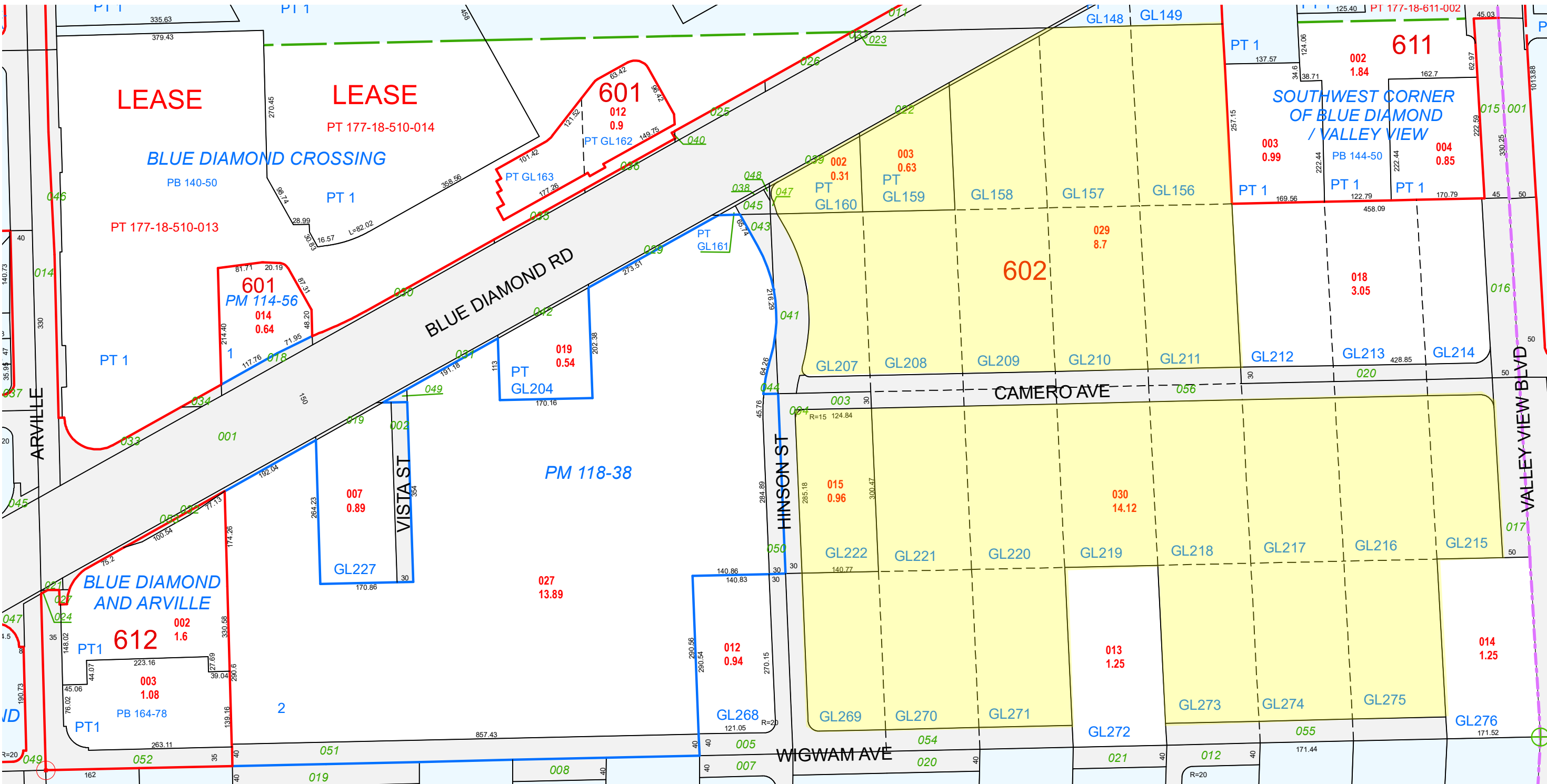
8 4 8 4

5 1 5 1

CLARK COUNTY

ASSESSOR

NEVADA



DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Pacific Classic LLC
(Include d.b.a., if applicable):	
Street Address:	5699 Happy Canyon Road
City, State and Zip Code:	Santa Ynez, CA 93460
POC Name:	Tom Stull
Telephone No:	805-686-9072
Fax No:	805-688-1543
Email:	info@tommytownfarms.com

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

[illegible]

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 Tom D

Manager

Title

Tommy L. Stull

Print Name

Date _____

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Valley Vista 1, LLC
(Include d.b.a., if applicable):	
Street Address:	851 S. Rampart Blvd. Ste. 105
City, State and Zip Code:	Las Vegas, NV 89145
POC Name:	
Telephone No:	(917)896-0382
Fax No:	
Email:	sgoldstein@prospectstcap.com

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

[illegible]

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.

DocuSigned by:

Scott Goldstein

Signature _____

Owner

Title

Scott Goldstein

Print Name

7/18/2022

Date _____