

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

**SALE UNIT 12**

**(Assessor's Parcel Numbers 176-16-301-033 and 034)**

**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 ±13.99 acres commonly described as Assessor's Parcel Numbers 176-16-301-033 and 034, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located on Gagnier Boulevard between Wigwam Avenue and Ford Avenue, 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 Four Million Thirty-Seven Thousand Five Hundred Dollars (\$4,037,500); 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 \$4,037,500 from Lawrence D. Canarelli ("**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. Kazimirovicz  
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: 176-16-301-033

THE NORTH HALF (N 1/2) OF THE SOUTH EAST QUARTER (SE 1/4) OF THE NORTH WEST QUARTER (NW 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) AND NORTH EAST QUARTER (NE 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) OF THE NORTH WEST QUARTER (NW 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) AND SOUTH WEST QUARTER (SW 1/4) OF THE SOUTH EAST QUARTER (SE 1/4) OF THE NORTH WEST QUARTER (NW 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST. M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY AS DEDICATED BY THE COUNTY OF CLARK BY DEDICATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS DOCUMENT NO. 04206.

APN: 176-16-301-034

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST. M.D.B. & M., CLARK COUNTY, NEVADA.

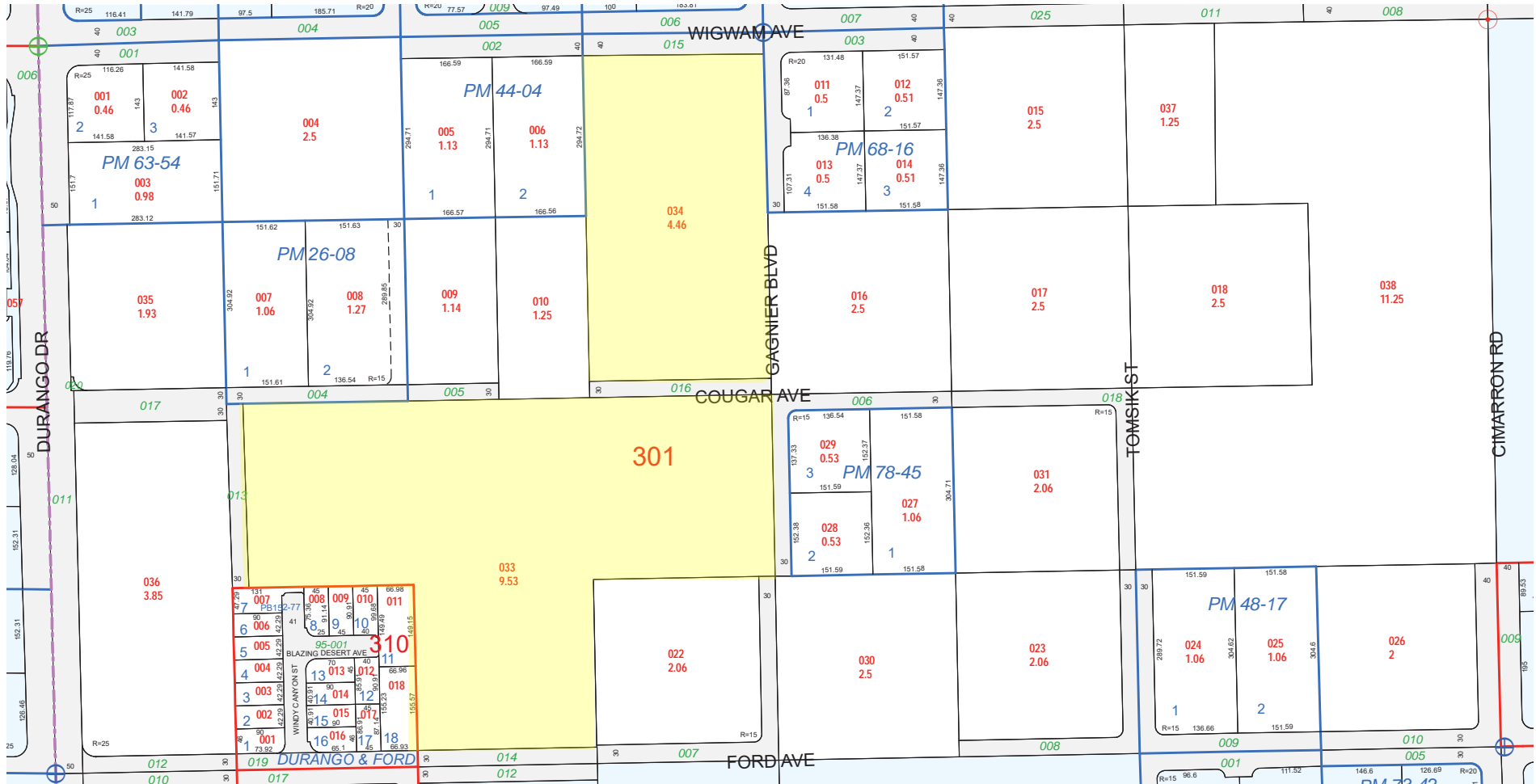
EXCEPTING THEREFROM ALL THAT REAL PROPERTY AS DEDICATED BY THE COUNTY OF CLARK BY DEDICATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS DOCUMENT NO. 04206.

# SALE UNIT 12

Acres: +/- 13.99

APNs: 176-16-301-033, 034

<b>NOTES</b>  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	<b>MAP LEGEND</b>  — 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	<b>ASSESSOR'S PARCELS - CLARK COUNTY, NV.</b> Briana Johnson - Assessor		<b>T22S R60E</b>	<b>SEC. 16</b>	<b>N 2 SW 4</b>	<b>176-16-3</b>																																																																		
		<b>001</b> ROAD PARCEL NUMBER <b>001</b> PARCEL NUMBER <b>1.00</b> ACREAGE <b>202</b> PARCEL SUB/SEQ NUMBER <b>PB 24-45</b> PLAT RECORDING NUMBER <b>5</b> BLOCK NUMBER <b>5</b> LOT NUMBER <b>GL5</b> GOV. LOT NUMBER	<table border="1"><tr><td>164</td><td>163</td><td>162</td></tr><tr><td>175</td><td>176</td><td>177</td></tr><tr><td>193</td><td>192</td><td>191</td></tr></table>	164	163	162	175	176	177	193	192	191	<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	<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
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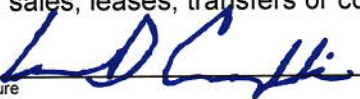
## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Lawrence D. Canarelli
(Include d.b.a., if applicable):	
Street Address:	10801 W Charleston Blvd, Suite 170
City, State and Zip Code:	Las Vegas, NV 89135
POC Name:	Mark Dunford
Telephone No:	(702) 278-4788
Fax No:	(702) 736-7970
Email:	markd@bruincp.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
_____	_____	_____
_____	_____	_____
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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

Lawrence D. Canarelli

Print Name

07/15/2022

Date

Title