

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

**SALE UNIT 15**

**(Assessor's Parcel Number 177-06-405-005)**

**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 ±3.86 acres commonly described as Assessor's Parcel Number 177-06-405-005, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Warm Springs Road and Arville 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 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 One Million One Hundred Twenty-Seven Thousand Five Hundred Dollars (\$1,127,500); 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 \$1,527,500 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. 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: 177-06-405-005

GOVERNMENT LOT 87 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

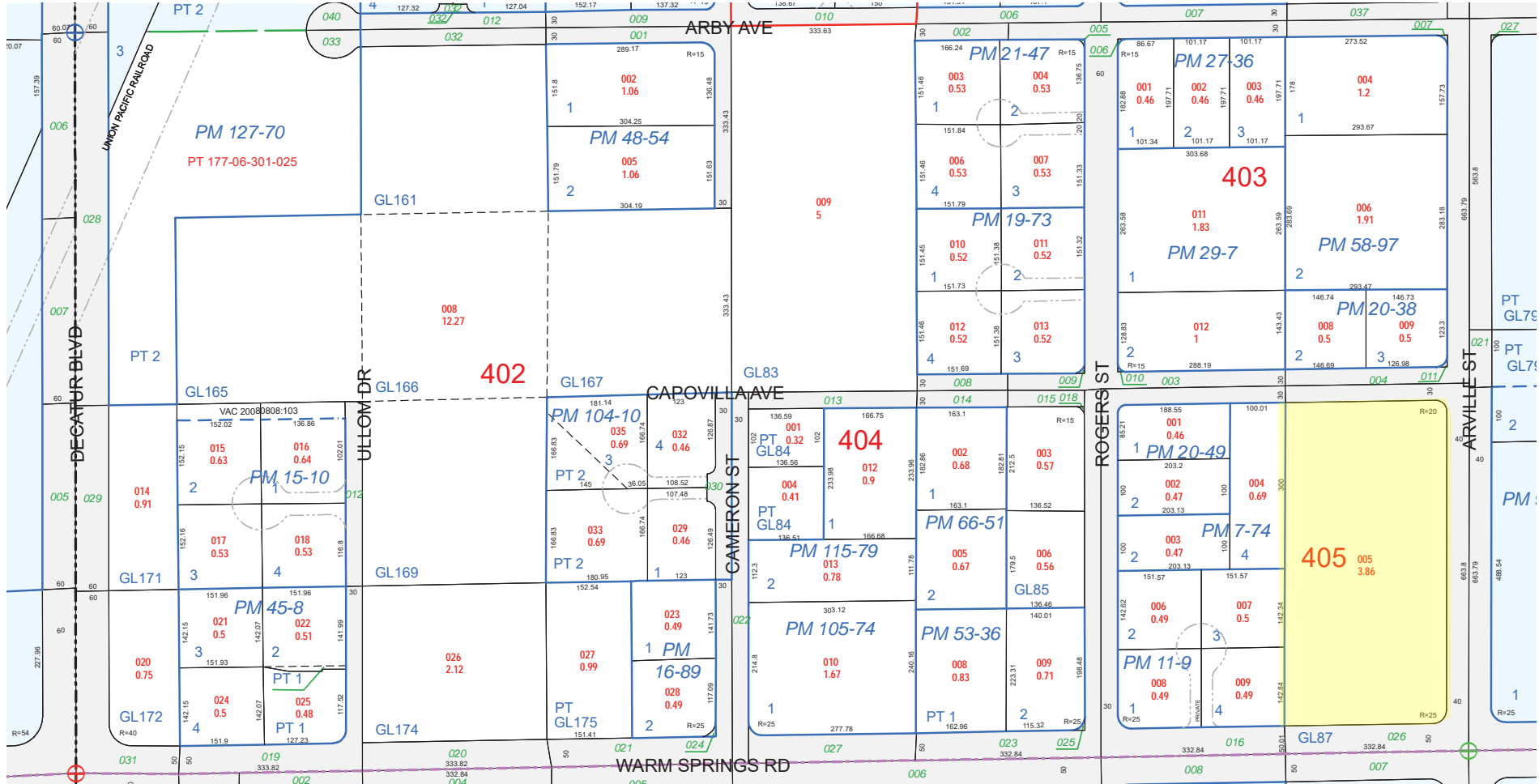
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED JUNE 27, 1996 IN BOOK 960627 AS INSTRUMENT NO. 01442, OF OFFICIAL RECORDS.

# SALE UNIT 15

Acres: 3.86  
APN: 177-06-405-005

<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 - - TAX DISTRICT 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 R61E</b>	<b>SEC. 6</b>	<b>S 2 SW 4</b>	<b>177-06-4</b>																																																																				
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Scale: 1" = 200'    Rev: 10/7/2021



## DISCLOSURE OF OWNERSHIP

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

[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.

Be M

Signature

## Vice President Land Acquisition

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Title

Shane Markuson

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Print Name

7-12-22

Date \_\_\_\_\_


## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	DBAC LLC
(Include d.b.a., if applicable):	Jewel Homes
Street Address:	4465 West Hacienda Ave Unit 103
City, State and Zip Code:	Las Vegas, NV 89118
POC Name:	Steve Goodwin
Telephone No:	(702) 882-0914
Fax No:	
Email:	Steve@jewelhomes.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
Peter Lik	Owner	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  
 Manager  
 Title

Steve Goodwin  
 Print Name  
 7-18-2022  
 Date