

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 17

(Assessor's Parcel Number 177-18-303-050)

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 ±3.46 acres commonly described as Assessor's Parcel Number 177-18-303-050, which is more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located on Blue Diamond Road just west of 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 Two Million Nine Hundred Thousand Dollars (\$2,900,000); 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 \$2,900,000 from Albert Halimi ("**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: 177-18-303-050

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST., M.D.B. M., CLARK COUNTY, NEVADA.


EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN GRANT DEED RECORDED APRIL 28, 2005 IN BOOK 20050428 AS INSTRUMENT NO. 04781, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

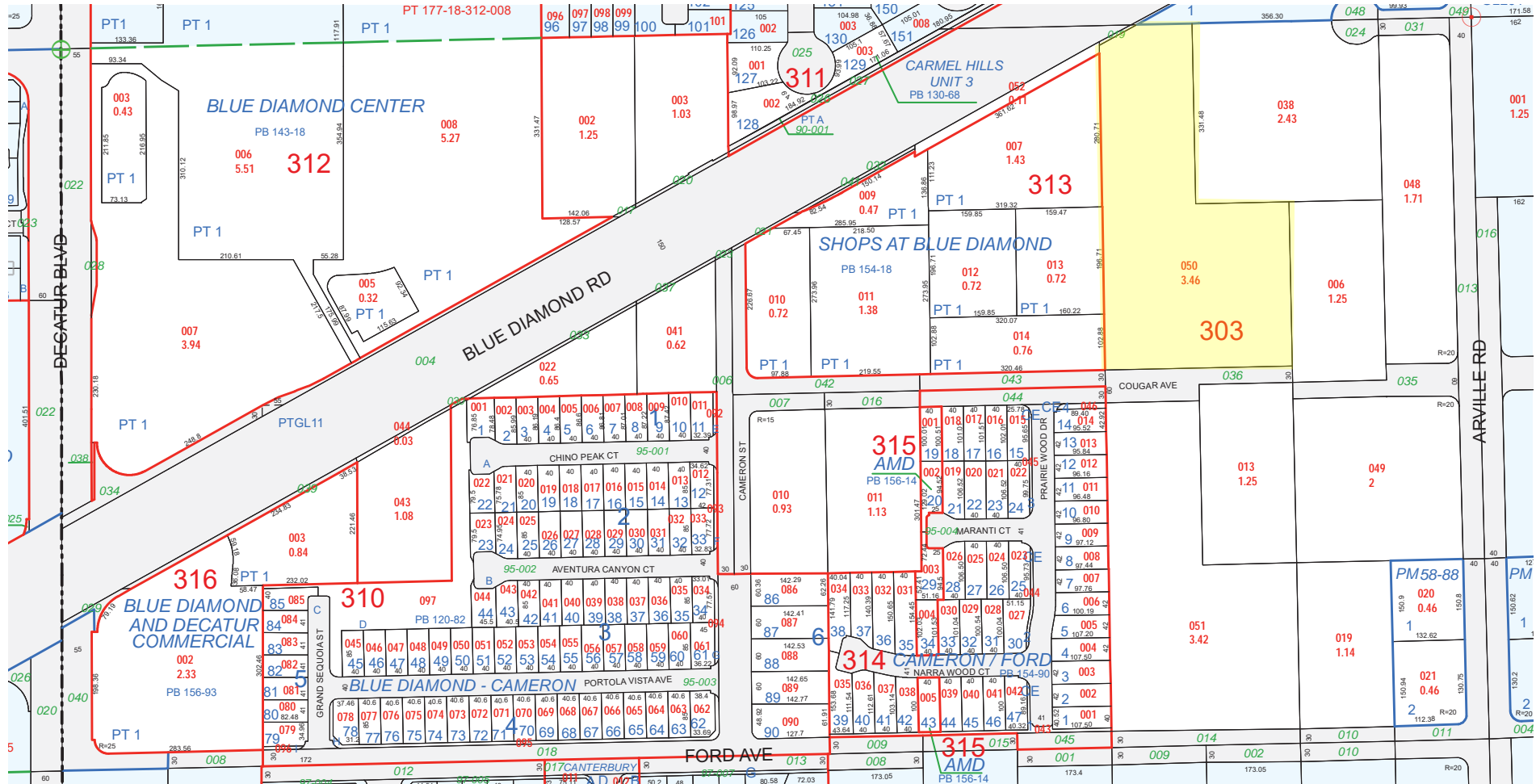
FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN DEDICATION RECORDED MAY 08, 2009 IN BOOK 20090508 AS INSTRUMENT NO. 03033, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION LYING WITHIN BLUE DIAMOND ROAD RIGHT-OF-WAY AS THE SAME NOW EXISTS.

SALE UNIT 17

Acres: +/- 3.46
APN: 177-18-303-050

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/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	ASSessor's PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor	T22S R61E 64 163 162 161 75 176 177 178 93 192 191 190 Scale: 1" = 200'	SEC. 18 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 SW 4 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	177-18-3 



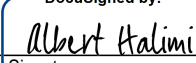
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	ALBERT HALIMI
(Include d.b.a., if applicable):	
Street Address:	16309 ROYAL HILLS DRIVE
City, State and Zip Code:	ENCINO, CA 91436
POC Name:	
Telephone No:	818-653-1129
Fax No:	
Email:	albert.halimi@gmail.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
ALBERT HALIMI	Individual	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.

DocuSigned by:

 Signature
 8DEC A2EAD5DF4D5...

ALBERT HALIMI
 Print Name

Individual
 Title

7/8/2022
 Date