

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 2

(Assessor's Parcel Numbers 163-20-302-002 and 163-20-304-001)

WHEREAS, at its regular meeting held on August 3, 2021, 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 ±8.55 acres commonly described as Assessor's Parcel Numbers 163-20-302-002 and 163-20-304-001, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Naples Drive and Flaming Ridge Trail, 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 September 20, 2021 through September 22, 2021, 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 Six Hundred Thousand Dollars (\$4,600,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 5, 2021; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$9,445,000 from AMH Development, 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 _____, 20 ____.

ATTEST:


CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

Marilyn Kirkpatrick, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Mary-Anne Miller
County Counsel

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:163-20-302-002

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60 EAST., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM AS DEDICATED BY COUNTY OF CLARK IN THE DEDICATION RECORDED JUNE 29, 2021 IN BOOK 20210629 AS DOCUMENT NO. 0000858, OF OFFICIAL RECORDS.

APN 163-20-304-001

THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60 EAST., CLARK COUNTY, NEVADA.


EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY COUNTY OF CLARK IN THE DEDICATION RECORDED JULY 28, 2000 IN BOOK 20000728 AS DOCUMENT NO. 02453, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM AS DEDICATED BY COUNTY OF CLARK IN THE DEDICATION RECORDED JUNE 29, 2021 IN BOOK 20210629 AS DOCUMENT NO. 0000857, OF OFFICIAL RECORDS.

SALE UNIT 2

Acres: +/- 8.55

APNs: 163-20-302-002, 163-20-304-001

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 LOT NUMBER GL5 GOV. LOT NUMBER	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor	T21S R60E 36137 138 139 55164 163 162 74175 176 177	SEC. 20 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	MAP 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	163-20-3 
		Scale: 1" = 200'	Rev: 7/6/2021			



DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	
(Include d.b.a., if applicable):	
Street Address:	
City, State and Zip Code:	
POC Name:	
Telephone No:	
Fax No:	
Email:	

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.

Helen Cho

Signature

Print Name

Title

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 Las Vegas, NV 89118
City, State and Zip Code:	Las Vegas, NV 89118
POC Name:	Scott Bleazard
Telephone No:	(702) 400-2500 Cell
Fax No:	
Email:	sbleazard@kbhome.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

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
 August 25, 2021
 Date