

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 3

(Assessor's Parcel Numbers 163-27-402-009 and 163-27-402-012)

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 ±18.18 acres commonly described as Assessor's Parcel Numbers 163-27-402-009 and 163-27-402-012, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Russell Road between Buffalo Drive and Tenaya Way, 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 Eleven Million Six Hundred Seventy-Two Thousand Five Hundred Dollars (\$11,672,500); 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 \$20,200,000 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 _____, 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: 163-27-402-009

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 60 EAST., M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED TO THE COUNTY OF CLARK FOR PUBLIC STREETS BY DEDICATION RECORDED SEPTEMBER 6, 2002 IN BOOK 20020906 AS INSTRUMENT NO.01071 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED AUGUST 2, 2017 AS INSTRUMENT NO. 20170802- 0002834, OF OFFICIAL RECORDS.

APN: 163-27-402-012


THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) AND THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 60 EAST., M.D.B. & M.

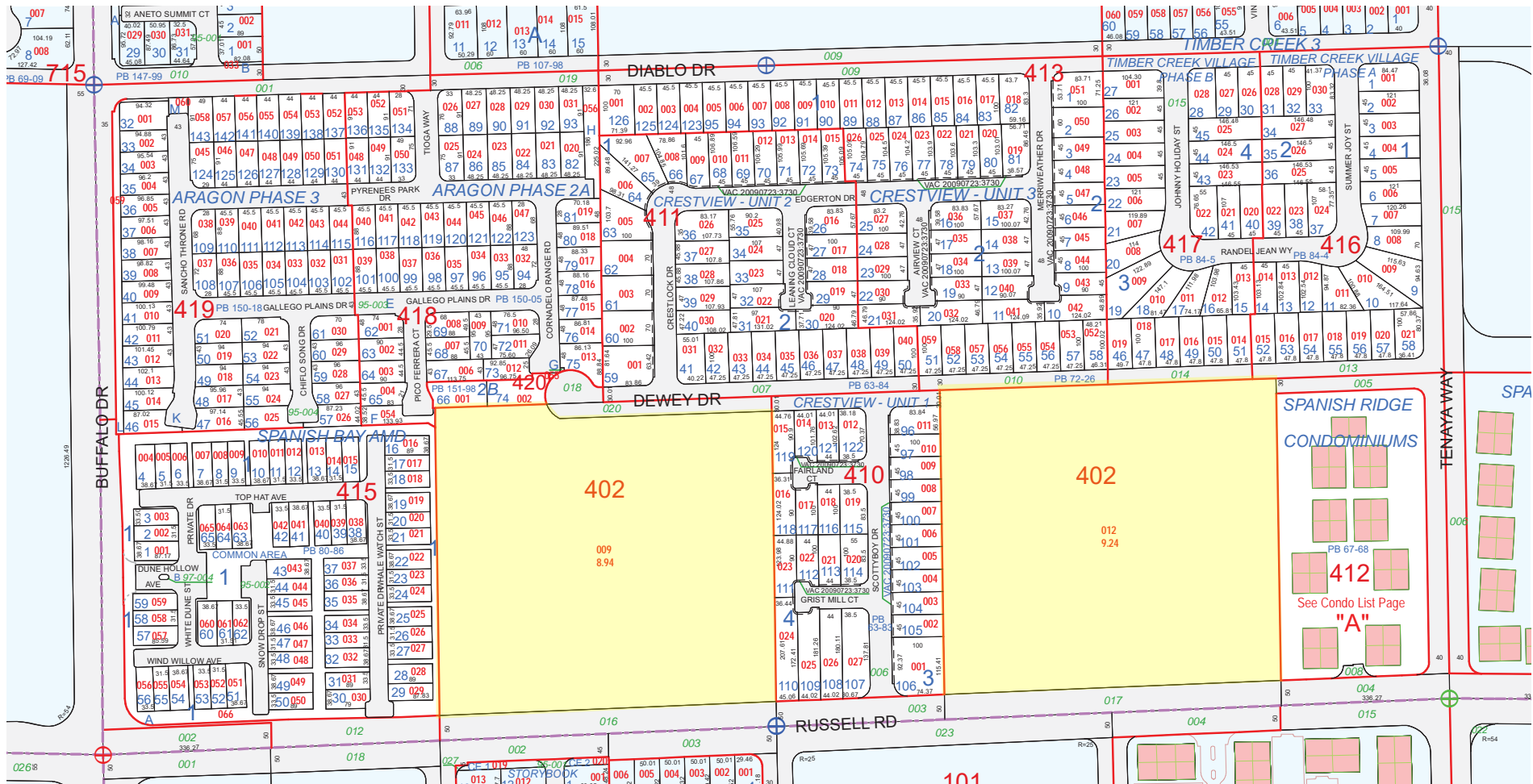
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SALE UNIT 3

Acres: +/- 18.18

APNs: 163-27-402-009, 163-27-402-012

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 007 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 GLS GOV. LOT NUMBER	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor	T21S R60E 137 138 139 164 163 162 175 176 177 193 192 191 Scale: 1" = 200'	SEC. 27 6 8 4 3 2 1 7 8 9 10 11 12 18 17 16 15 14 13 19 20 21 22 23 24 30 29 28 27 26 25 31 32 33 34 35 36	S 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	163-27-4 
		REV. 1/8/2019				



DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	PN II, Inc.
(Include d.b.a., if applicable):	n/a
Street Address:	7255 S. Tenaya Way
City, State and Zip Code:	Las Vegas, NV 89113
POC Name:	Shane Markuson
Telephone No:	702-210-2020
Fax No:	702-210-2020
Email:	shane.markuson@pulte group.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:

Shane Markuson

Shane Markuson

Signature _____

Signature: 8B4A63FAA2A2437...

Vice President Land Acquisition

Print Name _____

9/15/2021

Title

Date _____

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.

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Helen Cho

Signature

Print Name

Title

Date _____