

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

BELTWAY BUSINESS PARK DEVELOPMENT

WHEREAS, at its regular meeting held on September 21, 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 land parcels totaling ± 351.10 acres listed in **Exhibit A**, attached hereto and made a part hereof, generally located south of the I-215 Beltway and north of Warm Springs Road, between Decatur Boulevard and Jones Boulevard, 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 an online auction held November 2, 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 One Hundred Fifty-Five Million Four Hundred Seventy-Five Thousand Dollars (\$155,475,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 16, 2021; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$205,000,000, from Beltway Business Park, L.L.C. ("**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 _____, 2021.

ATTEST:

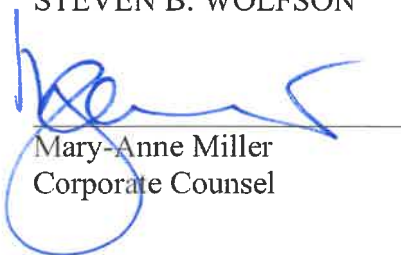
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

Marilyn Kirkpatrick, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Mary-Anne Miller
Corporate Counsel

EXHIBIT A to ROA

BELTWAY BUSINESS PARK, LLC LEASES

Leases	Parcel #s	Acres	Mapping
Beltway Business Park Office No. 1, LLC	176-01-301-044	12.52	PM 127-14, 20210405-0916
Beltway Business Park Office No. 2, LLC	176-01-601-037	8.32	PM 127-6, 20210308-3193
Beltway Business Park Office No. 3, LLC	176-01-201-021	4.98	PM 127-28, 20210503-0778
Beltway Business Park Office No. 4, LLC	176-01-301-043	6.33	PM 127-14, 20210405-0916
Beltway Business Park Office No. 5, LLC	176-01-601-039	8.74	PM 125-50, 20200109-1721 PM 127-74, 20211013-2162
Beltway Business Park Office No. 6, LLC	176-01-601-038	5.51	PM 125-50, 20200109-1721 PM 127-74, 20211013-2162
Beltway Business Park Retail No. 1, LLC	176-01-301-019	1.78	N/A
	176-01-301-038	5.15	
Beltway Business Park Warehouse No. 1, LLC	176-01-701-027	53.28	PM 127-15, 20210405-0918
Beltway Business Park Warehouse No. 2, LLC	176-01-301-045	14.43	PM 127-14, 20210405-0916
	176-01-402-013	31.96	
Beltway Business Park Warehouse No. 3, LLC (042 not encumbered by ground lease)	176-01-701-028	30.19	PM 127-15, 20210405-0918
	176-01-801-041	17.26	
	176-01-801-042	3.23	
Beltway Business Park Warehouse No. 4, LLC	176-01-801-040	0.92	PM 127-16, 20210405-0921
	176-01-801-043	17.95	PM 126-39, 20200902-2676
Beltway Business Park Warehouse No. 5, LLC	176-01-301-042	16.49	PM 122-33, 20170509-1436
Beltway Business Park Warehouse No. 6, LLC	176-12-513-001	16.99	FM 154-78, 20171102-1238
Beltway Business Park Warehouse No. 7, LLC	176-01-601-040	13.27	PM 125-50, 20200109-1721 PM 127-74, 20211013-2162
Beltway Business Park Warehouse No. 8, LLC	176-01-201-020	37.64	PM 126-52, 20201019-0621
Beltway Business Park Warehouse No. 9, LLC (050 not encumbered by ground lease)	177-06-201-049	18.94	PM 127-70, 20211004-3323
	176-06-201-050	2.63	
Beltway Business Park Warehouse No. 10, LLC	176-01-601-036	15.89	PM 127-6, 20210308-3193
Beltway Business Park Warehouse No. 11, LLC	176-01-801-044	6.70	PM 127-16, 20210405-0921

Total Acres: 351.10

Minimum Bid Amount: \$155,475,000

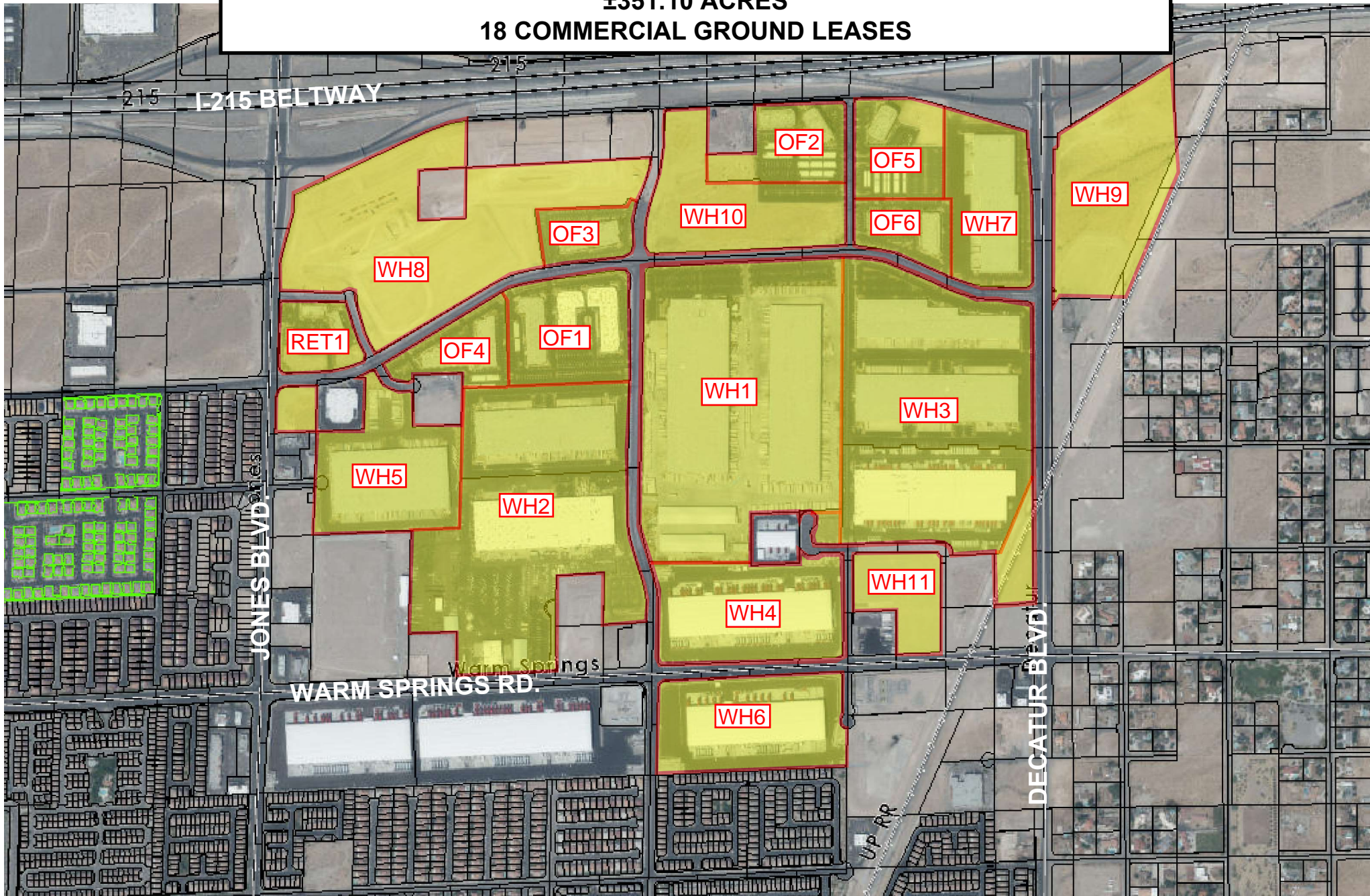
Winning Bidder: Beltway Business Park, L.L.C.

Winning Bid: \$205,000,000

Backup Bidder: Preylock Beltway Owner, LLC

Backup Bid: \$203,000,000

2021 QTR 4 AUCTION-BELTWAY BUSINESS PARK DEVELOPMENT
RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY
±351.10 ACRES
18 COMMERCIAL GROUND LEASES



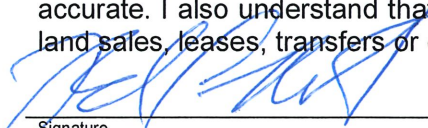
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Beltway Business Park, LLC
(Include d.b.a., if applicable):	
Street Address:	13191 Crossroads Parkway, 6th Floor
City, State and Zip Code:	City of Industry, CA 91746
POC Name:	Rod Martin
Telephone No:	702-896-5564
Fax No:	702-896-4838
Email:	rmartin@majesticrealty.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
See Attached		

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
 Authorized Agent

 Title

Rodman C. Martin

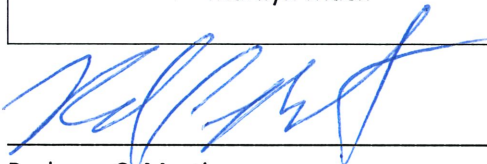
 Print Name
 October 22, 2021

 Date

ATTACHMENT TO OWNERSHIP DISCLOSURE FORM

(Beltway Business Park is a 50/50 partnership between the entities listed below)

<i>FULL NAME</i>	<i>TITLE</i>	<i>% OWNED</i> <i>(Not required for publicly traded corporation/non-profit organizations)</i>
Majestic Beltway, L.L.C.		
Edward P. Roski, Jr., Trustee	Member	15%
J. Todd Anderson, Trustee	Member	14.5%
David A. Wheeler, Trustee	Member	10%
Rodman C. Martin, Trustee	Member	5%
Jay H. Bradford, Trustee	Member	1%
John R. Burroughs, Trustee	Member	1%
John S. Perkins, Trustee	Member	1%
William R. Hayden	Member	1%
Majestic Realty Co.	Manager	1.5%
THOMAS & MACK BELTWAY, L.L.C.		
Peter M. Thomas	Member	5%
Roger P. Thomas	Member	5%
Steven C. Thomas	Member	5%
Thomas A. Thomas	Member	5%
Jane Thomas Sturdivant	Member	5%
Karen Mack Goldsmith	Member	8.33%
Barbara Mack Levine	Member	8.33%
Marilyn Mack	Member	8.33%



Rodman C. Martin
Sr. Vice President, Majestic Realty Co.
Member Majestic Beltway, LLC

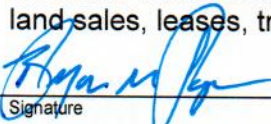
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Preylock Beltway Owner, LLC, a Delaware limited liability company
(Include d.b.a., if applicable):	
Street Address:	1901 Avenue of the Stars, Suite 670
City, State and Zip Code:	Los Angeles, CA 90067
POC Name:	Bryan Sapanza
Telephone No:	310-529-2571
Fax No:	N/A
Email:	bryan@preylock.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
Preylock Holdings, Inc.		30
Real Estate Value Add, L.P., managed by Goldman Sachs		70

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
 Chief Financial Officer, Preylock Holdings, Inc.
 Title

Bryan Sapanza
 Print Name
 10/28/2021
 Date