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APN: 162-04-510-008, 162-04-510-009,
162-04-510-010, 162-04-510-011 &
162-04-510-012

Project: NH-STP-015-1(147)

E.A.: 73652

Parcel: I-015-CL-041.593 XS1

Surplus No.: SUR 25-04

Agreement No.: _____

LAND SALE AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2026, between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body organized and existing under the community development laws of the State of Nevada, whose mailing address is 495 S. Main St., Las Vegas, NV 89101, hereinafter called the "PURCHASER", and the STATE OF NEVADA, acting by and through its Department of Transportation, whose mailing address is 1263 S. Stewart Street, Carson City, Nevada 89712, hereinafter called the "SELLER".

WHEREAS, the Nevada Department of Transportation, Board of Directors approved the disposal of the real property ("Property") identified in this Agreement, described under Section 1(a), on September 8, 2025.

WITNESSETH:

1. The SELLER, for and in consideration of the covenants and payments to be performed and paid as hereinafter provided, agrees as follows:

(a) To sell and convey SELLER's right, title, and interest in certain real property to the PURCHASER; said real property

SEE ATTACHED DESCRIPTION AND EXHIBITS,
MARKED EXHIBITS "A" "B" AND "C," AND INCORPORATED HEREIN)

SUBJECT to any and all existing utilities and existing structures or improvements, whether of record or not.

(b) To deliver to the PURCHASER upon receipt of payment in full, a Quitclaim Deed conveying SELLER's right, title, and interest in and to the above-described property.

2. The PURCHASER, in consideration of the promises and covenants of the SELLER hereinabove set forth, agrees as follows:

(a) To pay the SELLER, the sum of EIGHT MILLION THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$8,360,000.00), which shall be the total purchase price for all that real property to be conveyed, exempting real property transfer tax, and \$42.00 for recording fees, shall be due and payable 90-days from the date of execution of this document. The complete amount due as set out above is as follows:

\$8,360,000.00	Purchase Price
\$exempt	Real Property Transfer Tax
\$42.00	Recording Fees
\$n/a	Less Deposit Referenced in Paragraph 2(a)
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\$8,360,042.00	Total Due

(b) Time is of the essence of this Agreement. If PURCHASER fails to make the required payment of the purchase price on the date as set forth in paragraph 2(a) above, such failure shall be deemed to be a material breach of this Agreement, and SELLER at its option may elect to declare this Agreement rescinded and terminated and all rights and deposits of PURCHASER thereunder forfeited.

(c) To be responsible, where applicable, for any and all real or personal property taxes, for compliance with all Federal, State and local statutes, ordinances, and regulations; and for the payment of any recording fees, documentary stamp taxes, applicable property transfer tax or any other fees by whatever name known.

3. It is mutually agreed and understood by the SELLER and by the PURCHASER as follows:

(a) This Agreement shall constitute the entire contract between the parties hereto, and no modification hereof shall be binding unless endorsed hereon in writing.

(b) The laws of the State of Nevada shall be applied in interpreting and construing this Agreement.

(c) All Highway Engineer's Stationing is approximate and subject to slight adjustment as necessary to meet construction requirements.

(d) All covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors, and assigns, as the case may be, of the respective parties.

(e) As used herein the term PURCHASER shall include the plural as well as the singular, the feminine as well as the masculine, and the neuter.

(f) SELLER makes no warranty as to the condition of the property. The property has been examined by PURCHASER and no representations as to the condition of the property have been made by SELLER.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

PURCHASER:

CITY OF LAS VEGAS REDEVELOPMENT AGENCY,
a public body organized and existing under the
community development laws of the State of Nevada

By: _____
SHELLEY BERKLEY, CHAIR

Date of Agency Approval:

_____, 2026

ATTEST:

DR. LUANN D. HOLMES, MMC
Secretary

APPROVED AS TO FORM:

Sandra D. Turner 3-17-26

Counsel to the Agency Date

Sandra D. Turner
Deputy City Attorney

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2026, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, Shelley Berkley, Chair of the City of Las Vegas Redevelopment Agency, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

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IN WITNESS WHEREOF I have
hereunto set my hand and affixed my official
seal the day and year in this certificate first
above written.

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SELLER:

REVIEWED AND RECOMMENDED BY:

Craig Reynoldson, Chief Right-of-Way Agent

APPROVED FOR LEGALITY AND FORM:

, Deputy Attorney General

STATE OF NEVADA acting by and through
its Department of Transportation

Sajid Sulahria, Deputy Director

STATE OF NEVADA
_____ COUNTY

On this _____ day of _____, 20____, personally appeared before me, the undersigned, a Notary Public in and for _____ County, State of Nevada, Sajid Sulahria personally known (or proved) to me to be the Deputy Director of the Department of Transportation of the State of Nevada who subscribed to the above instrument for the Nevada Department of Transportation under authorization of Nevada Revised Statutes, Chapter 408.205; that he or she affirms that the seal affixed to said instrument is the seal of said Department; and that said instrument was executed for the Nevada Department of Transportation freely and voluntarily and for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF I have hereunto
set my hand and affixed my official seal the day
and year in this certificate first above written.

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EXHIBIT "A"
LEGAL DESCRIPTION

All of APNs 162-04-510-008
162-04-510-009
162-04-510-010
162-04-510-011
162-04-510-012
Project: NH-STP-015-1(147)
E.A. 73652
All of Former Parcel: I-015-CL-041.593
SUR 25-04
Parcel: I-015-CL-041.593 XS1

Situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as a portion of the NW 1/4 of the NE 1/4 of Section 4, T. 21 S., R. 61 E., M.D.M., and further described as being all of Lot 5 and a portion of Lot 6 and 7, shown and delineated on that certain Subdivision Map for ELLIS ESTATES, filed for record on March 2, 1944, as Instrument No. 178008, Book 2, Page 61 of Plats, Clark County, Nevada, Records, and more fully described by metes and bounds as follows:

BEGINNING at a 0.10 FOOT ALUMINUM CAP FLUSH WITH OIL UNREADABLE accepted as the quarter corner to said Sections 4 and to Section 5; thence N. 53°59'25" E a distance of 3,464.95 feet to the POINT OF BEGINNING; said point of beginning described as being the intersection of the northerly right-of-way line of Ellis Avenue and southwest corner of said Lot 5, 862.02 feet left of and measured radially from the centerline of IR-15 at Highway Engineer's Station "Le" 791+21.90 P.O.C.; thence N. 0°11'05" W., along westerly lot line of said Lot 5, a distance of 578.89 feet to the southerly right-of-way line of SR-159 (Charleston Boulevard); thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 140.00 feet to the easterly lot line of said Lot 5; thence S. 0°11'05" E., along said easterly lot line, a distance of 288.82 feet; thence along the following three (3) courses and distances:

- 1) N. 89°48'55" E. – 5.00 feet;
- 2) S. 0°11'05" E. – 20.00 feet;

3) N. 89°48'55" E. – 155.00 feet to the westerly lot line of said Lot 7;
thence N. 0°11'05" W., along said westerly lot line, a distance of 308.73 feet to said southerly right-of-way line of SR-159; thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 149.42 feet to the westerly right-of-way line of South Martin Luther King Boulevard, thence along said westerly right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears the last described course, curving to the right with a radius of 20.00 feet, through an angle of 92°28'02", an arc distance of 32.28 feet;
- 2) S. 2°18'50" W. – 543.95 feet;
- 3) from a tangent which bears the last described course, curving to the right with a radius of 15.00 feet, through an angle of 87°30'05", an arc distance of 22.91 feet to said northerly right-of-way line of Ellis Avenue;
thence S. 89°48'55" W., along said northerly right-of-way line, a distance of 430.69 feet to the point of beginning; said parcel contains an area of 4.95 acres (215,448 square feet).

It is the intent of this description to describe and it does describe all that real property described in that certain GRANT, BARGAIN and SALE DEED, filed for record September 8, 2021 as instrument No.20210908-0003057, in the Office of the County Recorder, Clark County, Nevada.

Said parcel is delineated and identified as PARCEL I-015-CL-041.593 XS1 on EXHIBITS "B" and "C" attached hereto and made part hereof.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.

