BID FORM
OPTION TO LEASE REAL PROPERTY

1. The County of Clark, a political subdivision of the State of Nevada, (hereafter referred to as the "County"), holds title to ±1,629 acres of vacant real property commonly described as parcels of land located westerly of the Needles Highway Aha Macav Parkway in Laughlin, Nevada (hereinafter referred to as "Parcel B").

2. Parcel B will be leased via an Option to Lease at public auction at 10:00 a.m. on July 21, 2015, in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada, during the regular Commission meeting, at which time and place all sealed bids will be opened, examined and declared and oral bids taken, pursuant to NRS 244.283, under the following terms and conditions contained in the Resolution of Intent to Lease with an Option Agreement Real Property at Public Auction ("Resolution") approved and adopted by the Clark County Board of Commissioners ("Board") on June 16, 2015:

a. Any sealed bids must be made on the County's bid form available at the Clark County Department of Real Property Management office, located on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155, or by accessing the Department of Aviation's website at: https://www.clarkcountynv.gov/Depts/real_property/Services/Pages/SurplusPropertySales.aspx.

b. **THE MINIMUM ACCEPTABLE BID FOR PARCEL B IS AS FOLLOWS:**

APN NO	SIZE	APPRAISED LEASE VALUE	MINIMUM BID
265-00-001-010, 265-00-001-012, portions of 265-00-001-013, 265-00-001-043 and 265-00-002-001	±1,629 aces	$370,650 annual rent	$370,650 annual rent

c. Bidder registration opens July 1, 2015 at 8:00 A.M. and closes at 4:30 p.m. on July 13, 2015. Interested parties must register in person at the Clark County Department of Real Property Management office, on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155. A valid government issued I.D. and a completed Registration Form are required to register. Any Registration time-stamped after the deadline will not be considered. Only registered individuals will be allowed to bid (oral or written) on the Properties. Registration forms are available at the Real Property Management, or online at the Department of Aviation's website:

https://www.clarkcountynv.gov/Depts/real_property/Services/Pages/SurplusPropertySales.aspx.

d. Sealed written bids will be accepted in person prior to 4:30 p.m. on Monday, July 20, 2015, at the County Real Property Management Department office at the above-described location. All bids must be signed and submitted in separate sealed envelopes clearly marked on the outside as follows: **"ATTN: KRYNN WILLIAMS OR ROBERT TOMIYASU, REAL PROPERTY, LEASE PARCEL B". BIDDER'S NAME AND TELEPHONE NUMBER MUST ALSO APPEAR ON THE OUTSIDE OF THE ENVELOPE.**

Any bids received and time-stamped after the deadline will not be considered.

e. Any sealed written bids will be opened, examined and declared by the Board before calling for oral bids. Any initial oral bid must exceed the highest written bid by at least five percent (5%), and subsequent bids must be in increments of Five Thousand Dollars ($5,000) or more above the previous highest oral bid.

f. The Board reserves the right to determine which bids conform to all terms and conditions specified in the Resolution. The Board may reject any and all bids, either written or oral, and withdraw Parcel B from the auction. The final acceptance or rejection of any bid may be made at the same meeting or at any adjourned session of the same meeting held within twenty-one (21) days. Unless the Board withdraws Parcel B from the auction, the Option to Lease Agreement will be entered into with the highest bidder.

g. **It is the bidders' responsibility to inspect Parcel B and to determine the Property's condition, value, current zoning district and master plan designation, access, matters affecting title, applicable development codes, and all other pertinent information about Parcel B.**

h. The County is leasing the Property in "as-is" condition and under the assumption that the successful bidder's leasing of the Parcel B is based upon the bidder's independent investigation. The County makes no representations or warranties regarding the physical condition or stability of Parcel B, the existence of hazardous materials on or under the surface, the suitability of Parcel B for the bidders' purposes or for any other purpose, or any encumbrances that may exist on the property.

i. Parcel B shall be leased subject to existing covenants, conditions, restrictions, reservations, rights-of-way, and easements.

j. Bidder is aware of and specifically acknowledges and accepts all terms of the Option to Lease Agreement and Lease Agreement set forth in the Resolution adopted by the Board of County Commissioners on June 16, 2015.

k. The required Option Fee Payment of $92,662.50 must be paid in cash. Within forty-eight (48) hours of the Board's final acceptance of the highest bid, the successful bidder shall pay the **non-refundable** Option Fee Payment in the amount of $92,662.50 in the form of a cashier's check payable to "Clark County" delivered to the County Department of Real Property Management, 500 S. Grand Central Parkway, 4th Floor. If the successful bidder fails to timely pay the non-refundable Option Fee Payment of $92,662.50 as required, the next highest bidder may pay the **non-refundable** Option Fee Payment of $92,662.50 within forty-eight (48) hours of notification by the County. If the next highest bidder pays the Option Fee Payment within such time, he or she will be deemed to be the successful bidder.

l. The successful bidder shall sign the Option to Lease within ten (10) days of the Board's final acceptance of the highest bid. If successful bidder fails to sign the Option to Lease, successful bidder will still be bound by the terms and conditions. The Option Fee is non-refundable**.**

m. Any individual who submits a sealed or written bid on behalf of an entity shall be deemed to have represented and warranted that such individual has the legal power, right and authority to bind the entity to the Option to Lease the Property on the terms contained in the Resolution and as outlined in the Option to Lease Agreement and Lease Agreement.

n. All bidders shall be deemed to have represented and warranted that either they, or the entity or individual they represent, have the funds necessary to pay the Option Fee and the amount bid.

THE BID FOR THE PROPERTY IS AS FOLLOWS

Sales Unit	SIZE	SEALED WRITTEN BID AMOUNT
Parcel B	±1,629 acres	

SIGNATURE OF BIDDER **PRINT NAME OF BIDDER**

ADDRESS OF BIDDER **TELEPHONE NO.**

CITY, STATE, ZIP **FAX NO.** **DATE**