

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:						
Corporate/Business Entity Name:		Bell Atlantic Mobile Systems LLC				
(Include d.b.a., if applicable)		Verizon Wireless				
Street Address:		One Verizon Way		Website: Verizon.com		
City, State and Zip Code:		Basking Ridge, NJ 07920		POC Name: Chirag Desai Email: chirag.desai@verizon.com		
Telephone No:		800-922-0204		Fax No: N/A		
Nevada Local Street Address: (If different from above)		475 Rock Quarry Way		Website: Verizon.com		
City, State and Zip Code:		North Las Vegas, NV 89032		Local Fax No: N/A		
Local Telephone No:		646-265-9033		Local POC Name: Chirag Desai Email: chirag.desai@verizon.com		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
N/A (Wholly owned subsidiary of MCI Communications Services LLC)		

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation?

☐ Yes ☒ No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
☐ Yes ☒ No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

Chirag Desai

Digitally signed by Chirag Desai
Date: 2025.04.21 11:02:55 -04'00'

Signature

Chirag Desai

Print Name

Vice President and Assistant Secretary

Title

4/21/25

Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

- ☐ Yes ☐ No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?
- ☐ Yes ☐ No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (this "Agreement") is made and entered into effective as of the ____ day of _____, ____ (the "Effective Date"), by and between **Clark County, Nevada**, a political subdivision of the State of Nevada ("Lessor" or "County"), and **Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless**, a Delaware limited liability company, successor-in-interest to Southwestco Wireless, Inc. (the "Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

W I T N E S S E T H:

WHEREAS, the County leased to Lessee's predecessor-in-interest a portion of the County's Sunset Park property located at 2601 E. Sunset Road, Las Vegas, NV (the "Site"), and more particularly described in that certain Site Lease Agreement dated February 1, 2005 (the "Prior Lease") for Lessee's installation and operation of a wireless communications system on the Site; and

WHEREAS, the Prior Lease expired on January 31, 2020 and Lessee continued to operate its wireless communications facility on the Site while the Parties negotiated renewal lease terms; and

WHEREAS, the Parties entered into a Site Lease Agreement effective as of May 19, 2020 (the "Renewal Lease") when the Board of County Commissioners approved the Renewal Lease for Lessee's continued operation of its wireless communications system on the property, for an initial term of five (5) years, and Lessee's right to extend the term of the Renewal Lease for three (3) additional periods of five (5) years each; and

WHEREAS, the County asserts that Lessee owes holdover rent for the period of February 2020 through April 2020 because there was no active lease between the Parties during that period of time, and the County further asserts that Lessee owes late fees because the holdover rent was not timely paid; and

WHEREAS, because of the transition to new management of the Site and related issues, Lessee did not timely pay rent to the County for the annual rental due May 2023, and the County asserts that Lessee owes late fees for that payment; and

WHEREAS, on January 31, 2024, the County advised Lessee that the current amount due to the County from Lessee inclusive of all late fees and holdover balances for the aforementioned events was \$74,381.98 through January 19, 2024; and

WHEREAS, since January 31, 2024, Lessee has paid \$30,466.83 to the County toward the late fees and holdover balances demanded by the County; and

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WHEREAS, the Parties have had several conversations about the amounts due and owing by Lessee to the County and on the interpretation of certain relevant provisions of the Renewal Lease (the "Dispute"); and

WHEREAS, the Parties desire to settle and resolve the Dispute and all other potential claims relating to the Dispute that are known by the Parties on or before the Effective Date, without admission of fault or liability by any Party; and

WHEREAS, the Parties enter into this Agreement as a compromise to protect their respective interests and to terminate all controversies between them as of the Effective Date; and

WHEREAS, the Parties acknowledge that this Agreement is entered into voluntarily, in good faith, and with the intention to be legally bound thereby as herein stated.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to be legally bound to this Agreement as follows:

1. Incorporation of Recitals; Capitalized Terms. The above recitals are true and correct and are incorporated herein as if set forth in full. All capitalized terms used in this Agreement, to the extent not otherwise expressly defined herein, shall have the same meanings ascribed to such terms in the Renewal Lease.

2. Denial of Wrongdoing. The Parties acknowledge that genuine disputes and controversies exist between them and agree that the settlement achieved by this Agreement is not an admission of liability but is made to resolve disputed matters.

3. Payment due to the County. Lessee agrees that within sixty (60) days of the Effective Date of this Agreement, Lessee shall pay the County the sum of Fifteen Thousand Dollars (\$15,000) (the "Settlement Payment") in order to completely and fully resolve the Dispute.

4. Late Fees. Notwithstanding anything to the contrary contained in Section 4.3 of the Renewal Lease, the Parties hereby clarify that the late payment charge equal to five percent (5%) per month ("Late Fee") of any past due payment required ("Past Due Amount") shall not be interpreted to authorize the County to additionally impose compound interest on any payment required by the Renewal Lease which is not paid when due. For the avoidance of doubt, the Parties understand that any non-payment of said Late Fee is considered a payment required ("Required Payment") and any Past Due Amount and Required Payment collectively would incur an additional Late Fee at five (5%) percent **per** month to be added to the Past Due Amount until paid in full. The Parties agree that the Renewal Lease shall be separately amended to reflect this clarification.

5. Confidentiality. Subject to the Open Records provisions of Nevada Revised Statutes, the Parties agree that the terms and conditions of this Agreement shall remain confidential, and that in response to any inquiries expressly inquiring about their claims, the response shall be that the Parties have amicably resolved any differences they may have had.

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However, the Parties may disclose the terms and conditions of this Agreement: (1) to their accountants, attorneys, auditors, or insurers, only after they are advised of the existence of this confidentiality provision and agree to maintain the confidentiality of such information; (2) to the extent required by subpoena, upon order of a court, or by any governmental and/or administrative agency (provided that advance written notice is provided by the disclosing Party to the other Party five (5) days prior to the date of disclosure); (3) to the extent the Parties otherwise agree in writing; or (4) as otherwise required by law. The provisions of this paragraph shall not apply to any disclosure in legal proceedings to enforce the rights or obligations contained in this Agreement, or to any disclosures necessary and appropriate to the defense of any claims asserted against any Party.

6. Governing Law. The Parties agree that this Agreement shall be construed in accordance with the laws of Nevada, without regard to Nevada choice of law rules.

7. Binding Authority. All remaining provisions of the Renewal Lease shall remain in full force and effect as to all other terms and conditions and shall remain binding on the Parties hereto. Each Party warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

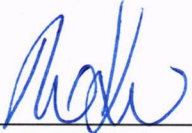
8. Entire Agreement. The Renewal Lease and this Agreement contains all agreements, promises and understandings between the County and Lessee, and no verbal or oral agreements, promises or understandings shall be binding upon either the County or Lessee in any dispute, controversy or proceeding at law, and any addition, variation or modification to the Renewal Lease or this Agreement shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Renewal Lease or this Agreement is found to be invalid, or unenforceable, such a finding shall not affect the validity and enforceability of the remaining provisions of the Renewal Lease and this Agreement.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day
and year first above written.

APPROVED AS TO FORM:



Nichole Kazimirovich
Deputy District Attorney

COUNTY:


CLARK COUNTY, NV

By: _____
Shauna Bradley
Director of Real Property Management
Date: _____

LESSEE:

BELL ATLANTIC MOBILE SYSTEMS LLC
d/b/a Verizon Wireless

Print Name: _____

By: 
Name: Syed Naghi
Date: 02-19-2025