

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 18

(Assessor's Parcel Numbers 177-19-801-006 and 177-19-802-020)

WHEREAS, at its regular meeting held on September 20, 2022, 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 ±3.25 acres commonly described as Assessor's Parcel Numbers 177-19-801-006 and 177-19-802-020, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located near Richmar Avenue and Hinson Street, 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 October 31, 2022, through November 2, 2022, on certain terms including a minimum sale price based on the average of two appraisals; and

WHEREAS, the appraised value of this Property is Two Million Four Hundred Fifteen Thousand Dollars (\$2,415,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 15, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$2,865,000 from Ramak Roohani ("**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:

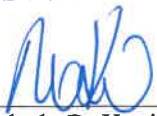
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovich
Deputy District Attorney

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: 177-19-801-006

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

APN: 177-19-802-020

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED MARCH 11, 2020, IN BOOK 20200311, INSTRUMENT NO. 0000975, OFFICIAL RECORDS. AND DOCUMENT RECORDED FEBRUARY 25, 2009 IN BOOK 20090225 AS DOCUMENT NO. 0002261.

SALE UNIT 18

Acres: +/- 3.25

APNs: 177-19-801-006, 177-19-802-020

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 IF THE MAP WAS REDUCED FROM THE ORIGINAL

MAP LEGEND

	PARCEL BOUNDARY
	SUB BOUNDARY
	PMD BOUNDARY
	ROAD EASEMENT
	MATCH / LEADER LINE
	HISTORIC LOT LINE
	HISTORIC SUB BOUNDARY
	HISTORIC PM/D BOUNDARY
	SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T22S R61E

19

177-19-8

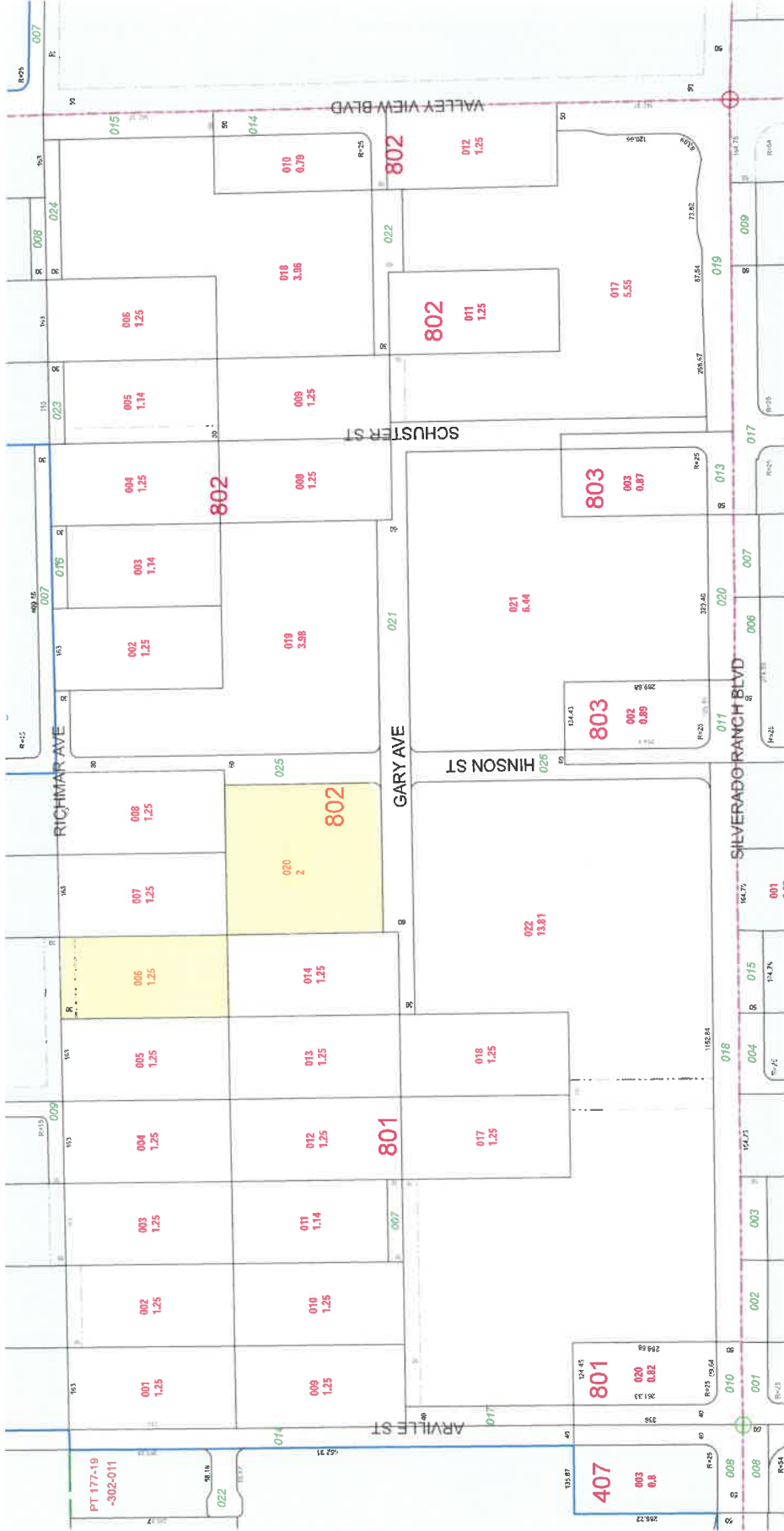
Scale: 1" = 200'

Rev: 5/13/2020

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

177-19-8

CLARK COUNTY, NEVADA



TAX DIST 635

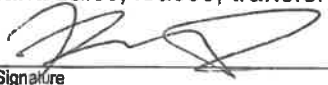
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	RAMAK ROOHANI
(Include d.b.a., if applicable):	
Street Address:	9500 HILLWOOD DRIVE SUITE 201
City, State and Zip Code:	LAS VEGAS Nevada 89134
POC Name:	
Telephone No:	(702) 686 3790
Fax No:	(702) 823 4471
Email:	ramakrohani@gmail.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
Ramak Roohani	Owner	100%

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
 Owner
 Title

Ramak Roohani
 Print Name
 10/18/22
 Date

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Schnippel Family Trust
(Include d.b.a., if applicable):	
Street Address:	8716 Spanish Ridge Ave., Suite 110
City, State and Zip Code:	Las Vegas, NV 89148
POC Name:	Mark A. Schnippel
Telephone No:	(702) 592-3364
Fax No:	702) 728-2799
Email:	markschnippel@cox.net

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
Mark A. Schnippel	Trustee	50
Jacqueline R. Schnippel	Trustee	50

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
 Trustee
 Title

Mark A. Schnippel

Print Name
 10/18/2022
 Date

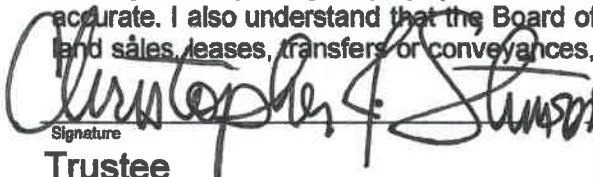
DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Christopher J Stimson and Aralee T. Stimson Family
(Include d.b.a., if applicable):	
Street Address:	8919 W Sahara Ave.
City, State and Zip Code:	Las Vegas, NV 89117
POC Name:	Christopher J Stimson
Telephone No:	702-379-9373
Fax No:	
Email:	chrisjstimson@att.net

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
Christopher J Stimson	Trustee	50
Aralee T. Stimson	Trustee	50

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 Print Name Trustee Christopher J Stimson and Aralee T. Stimson Family Title Date	10/27/2022
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