

AGREEMENT

This AGREEMENT (“**AGREEMENT**”) dated and effective as of September 2, 2025 (“**Effective Date**”), by and between CLARK COUNTY, a political subdivision of the State of Nevada (“**County**”), BLUE RAIN PARTNERS L.L.C., a Nevada limited liability company (“**Blue Rain Partners**”), Ramak Roohani, an individual, and RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation (“**Richmond**” and together with the County, Blue Rain Partners, and Mr. Roohani, the “**Parties**” and, individually, each a “**Party**”).

RECITALS

WHEREAS, Blue Rain Partners is the record owner of that certain real property commonly known as Assessor’s Parcel Numbers (“**APNs**”) 176-22-601-026, -031, and -032; and 176-22-701-001, and -030, and Mr. Roohani is the record owner of that certain real property commonly known as APN 176-22-701-034, legally described in **Exhibit A** (collectively, the “**Property**”);

WHEREAS, Richmond has entered into a Purchase and Sale Agreement with Blue Rain Partners and Mr. Roohani for the Property, as amended (the “**Purchase Agreement**”);

WHEREAS, Blue Rain Partners and Mr. Roohani’s predecessor-in-interest, Mountains Edge L.L.C., a Nevada limited liability company and Mountains Edge Master Association (collectively, “**Mountains Edge**”) and the County entered into that certain Revocable License and Maintenance Agreement dated June 15, 2004, recorded in the Official Records of the Clark County Recorder as Instrument No. 20040702-0002936, as amended by that certain First Amendment to Revocable License and Maintenance Agreement dated June 21, 2005, recorded in the Official Records of Clark County as Instrument No. 20050714-0005620 (together, the “**Revocable License**”);

WHEREAS, the Revocable License encumbers the Property;

WHEREAS, the County has the exclusive right to revoke the Revocable License;

WHEREAS, Blue Rain Partners, Mr. Roohani and Richmond seek, and the County has agreed, to exclude the Property from the obligations of the Revocable License; and

WHEREAS, the Parties desire to enter this AGREEMENT to memorialize the Parties’ agreement to exclude the Property from the obligations of the Revocable License.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated herein by this reference, and in consideration of the agreements and covenants set forth below, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The Parties agree that from the Effective Date, the Revocable License shall not apply to, and is terminated as to, the Property only and as such that Blue Rain Partners, Mr. Roohani and Richmond may direct the title company under the Purchase Agreement to remove reference to the Revocable License in an amended title report.
2. This is the entire AGREEMENT between the Parties with respect to the subject matter hereof and this AGREEMENT supersedes any and all prior AGREEMENTs and discussions between the Parties regarding the same.
3. The covenants and conditions ultimately contained in this AGREEMENT shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.
4. The Parties agree to each pay their respective attorneys' fees and costs associated with consummation of this AGREEMENT.
5. In the event any Party commences a legal proceeding to enforce or interpret any of the terms of this AGREEMENT, the prevailing Party in such action shall have the right to recover reasonable attorneys' fees and other reasonable costs and expenses of such legal proceedings from the opposing Party, to be fixed by the court in the same action. The provisions of this Section shall survive the termination of this AGREEMENT.
6. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Nevada, without regard to conflicts of law principles. In the event of any dispute between the Parties arising, at law or in equity, in connection with this AGREEMENT, the Parties agree that any action brought in relation to this AGREEMENT or the Parties hereto, shall be exclusively in a court with competent jurisdiction in Clark County, Nevada. The provisions of this Section shall survive the termination of this AGREEMENT.
7. If any provision of this AGREEMENT shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remaining provisions of this AGREEMENT shall not be affected thereby and shall remain in force and effect to the full extent permissible by law.
8. Any waiver, modification, amendment, consent or acquiescence with respect to any provision of this AGREEMENT shall be set forth in writing and duly executed by or on behalf of the Party to be bound thereby.
9. The persons executing below on behalf of the Parties hereby represent and warrant that they have all requisite and necessary power and authority to execute and bind the Parties, respectively.

10. Richmond, upon providing written notice to Clark County, shall have the right to assign its rights and obligations hereunder to another person or entity.
11. Time is of the essence with regard to each provision of this AGREEMENT as to which time is a factor.
12. This AGREEMENT may be executed in counterparts, each of which when so executed and delivered shall be deemed an original and all of which when taken together shall constitute one and the same instrument. Facsimile or electronic copies shall be deemed originals.

IN WITNESS WHEREOF, the undersigned Parties have affixed their signatures hereto as of the Effective Date.

CLARK COUNTY,
a political subdivision in the State of Nevada


RICHMOND AMERICAN HOMES OF NEVADA, INC., a Colorado corporation

By: _____
Name: Jessica Colvin
Title: Chief Financial Officer

By: _____
Name:
Title:

APPROVED AS TO FORM

BLUE RAIN PARTNERS, L.L.C., a Nevada limited liability company

By:  _____
Name: Jason B. Patchett
Title: Deputy District Attorney

By: _____
Name:
Title:

By: _____
Name: Ramak Roohani, an individual

10. Richmond, upon providing written notice to Clark County, shall have the right to assign its rights and obligations hereunder to another person or entity.
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a political subdivision in the State of Nevada

By: _____
Name: Jessica Colvin
Title: Chief Financial Officer

APPROVED AS TO FORM

By: _____
Name: Jason B. Patchett
Title: Deputy District Attorney

**RICHMOND AMERICAN HOMES OF
NEVADA, INC.,** a Colorado corporation

By: _____
Name: John Prhna
Title: Senior Vice President of Land Acquisition

BLUE RAIN PARTNERS, L.L.C., a Nevada
limited liability company

By: _____
Name: Khusrow Roohani
Title: Manager

By: _____
Name: Ramak Roohani, an individual

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By: _____
Name: Jessica Colvin
Title: Chief Financial Officer

By: _____
Name: John Prlina
Title: Senior Vice President of Land Acquisition

APPROVED AS TO FORM

BLUE RAIN PARTNERS, L.L.C., a Nevada limited liability company

By: _____
Name: Jason B. Patchett
Title: Deputy District Attorney

By: 
Name: Khusrow Roohani
Title: Manager


By: 
Name: Ramak Roohani, an individual

Exhibit A

Legal Description

PARCEL 1: (176-22-601-026)

A PORTION OF THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY BOUNDARY CORNER OF LOT ONE (1) OF THAT MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 71, CLARK COUNTY RECORDERS, NEVADA; THENCE NORTH 85°38'40" EAST ALONG THE MOST NORTHERLY BOUNDARY LINE OF SAID LOT ONE (1) A DISTANCE OF 288.09 FEET; THENCE NORTH 02°10'57" EAST A DISTANCE OF 86.05 FEET TO A POINT ON THE MOST SOUTHERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD (200.00 FEET WIDE); THENCE SOUTH 77°39'25" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD, A DISTANCE OF 615.36 FEET; THENCE NORTH 85°38'40" EAST ALONG THE MOST NORTHERLY BOUNDARY LINE OF LOT THREE (3) OF THAT MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 76, CLARK COUNTY RECORDERS, NEVADA, A DISTANCE OF 251.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BELCASTRO AVENUE AS SHOWN PER THE AFOREMENTIONED MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 76; THENCE CONTINUING NORTH 85°38'40" EAST ALONG THE AFOREMENTIONED NORTHERLY BOUNDARY OF LOT THREE (3) PROJECTED A DISTANCE OF 60.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED BELCASTRO AVENUE (60.00 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING. THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED, RECORDED DECEMBER 2, 2016, AS INSTRUMENT NO. 20161202-0002933, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: (176-22-601-031 AND 176-22-601-032)

THAT PORTION OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M. DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 107 OF PARCEL MAPS, PAGE 71, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3: (176-22-701-030)

THAT PORTION OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M. DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 107 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4: (176-22-701-001)

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

PARCEL 5: (176-22-701-034)

THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" 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:				105		
Corporate/Business Entity Name: Richmond American Homes of Nevada, Inc.						
(Include d.b.a., if applicable)						
Street Address: 770 East Warm Springs Road Suite 240			Website: https://www.richmondamerican.com/			
City, State and Zip Code: Las Vegas, NV 89119			POC Name: John Prlina Email: john.prlina@mdch.com			
Telephone No: 702-465-1245			Fax No:			
Nevada Local Street Address: (If different from above)				Website:		
City, State and Zip Code:				Local Fax No:		
Local Telephone No:				Local POC Name: Email:		

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).


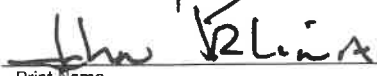
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Sekisui House Ltd	Owner	100%
Yoshihiro Nakai	President & CEO - Sekisui House	
Satoshi Tanaka	Executive VP - Sekisui House	
Yosuke Horiuchi	Vice Chairman - Sekisui House	

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.

 Signature SR VP Land Acq Title	 Print Name John Prlina Date 8/11/25
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DISCLOSURE OF RELATIONSHIP

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

N/A 2/16/25

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

* 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

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: BLUE RAIN PARTNERS, LLC						
(Include d.b.a., if applicable)						
Street Address: 9500 Hillwood Drive			Website:			
City, State and Zip Code: Suite 201 Las Vegas NV 89134			POC Name:			
			Email: kroohani@gmail.com			
Telephone No: 702 823 2300			Fax No: 702 823 4471			
Nevada Local Street Address:			Website:			
(If different from above)						
City, State and Zip Code:			Local Fax No:			
Local Telephone No:			Local POC Name:			
			Email:			

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).

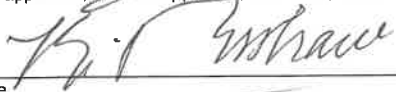
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Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
KHUSROW ROOHANI	MANAGER	100%

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.

Signature <u></u> Title <u>MANAGER</u>	Print Name <u>KHUSROW ROOHANI</u> Date <u>8/8/2025</u>
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DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input 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)						
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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: <u>RAMAK ROOHANI</u>						
(Include d.b.a., if applicable)						
Street Address: <u>9500 Hillwood Drive</u>			Website:			
City, State and Zip Code: <u>Suite 201 Las Vegas NV 89134</u>			POC Name:			
Telephone No: <u>702 8232300</u>			Email: <u>ramakroohani@gmail.com</u>			
Nevada Local Street Address:			Fax No: <u>702 823 4471</u>			
(If different from above)			Website:			
City, State and Zip Code:			Local Fax No:			
Local Telephone No:			Local POC Name:			
			Email:			

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Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
<u>Ramak Roohani</u>	<u>Owner</u>	<u>100%</u>

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	<u>Ramak Roohani</u>
Signature	Print Name
<u>Owner</u>	<u>8/8/2025</u>
Title	Date

DISCLOSURE OF RELATIONSHIP

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(Mark N/A, if not applicable.)

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Notes/Comments:



 Signature
 Ramarc Roohani

 Print Name
 Authorized Department Representative