

**RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY**

**SALE UNIT 4**

**(Assessor's Parcel Number 177-19-405-005)**

**WHEREAS**, at its regular meeting held on August 5, 2025, 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 one (1) parcel of real property totaling ±3.64 acres commonly described as Assessor's Parcel Number 177-19-405-005, which is more particularly described on Exhibit A attached hereto and made a part hereof, generally located near Decatur Boulevard and Silverado Ranch Boulevard, 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 September 22, 2025 through September 24, 2025, on certain terms including a minimum sale price based on the average of two appraisals; and

**WHEREAS**, the appraised value of this Property is Three Million Fifteen Thousand Dollars (\$3,015,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 7, 2025; and

**NOW, THEREFORE**, be it resolved by the Board that the offer of \$3,015,000 from LV Rainbow Shelbourne LLC and ZSKSMAZ Township Family Trust ("**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

\_\_\_\_\_  
Tick Segerblom, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY  
STEVEN B. WOLFSON

  
\_\_\_\_\_  
Lisa Logsdon  
County Counsel

**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:

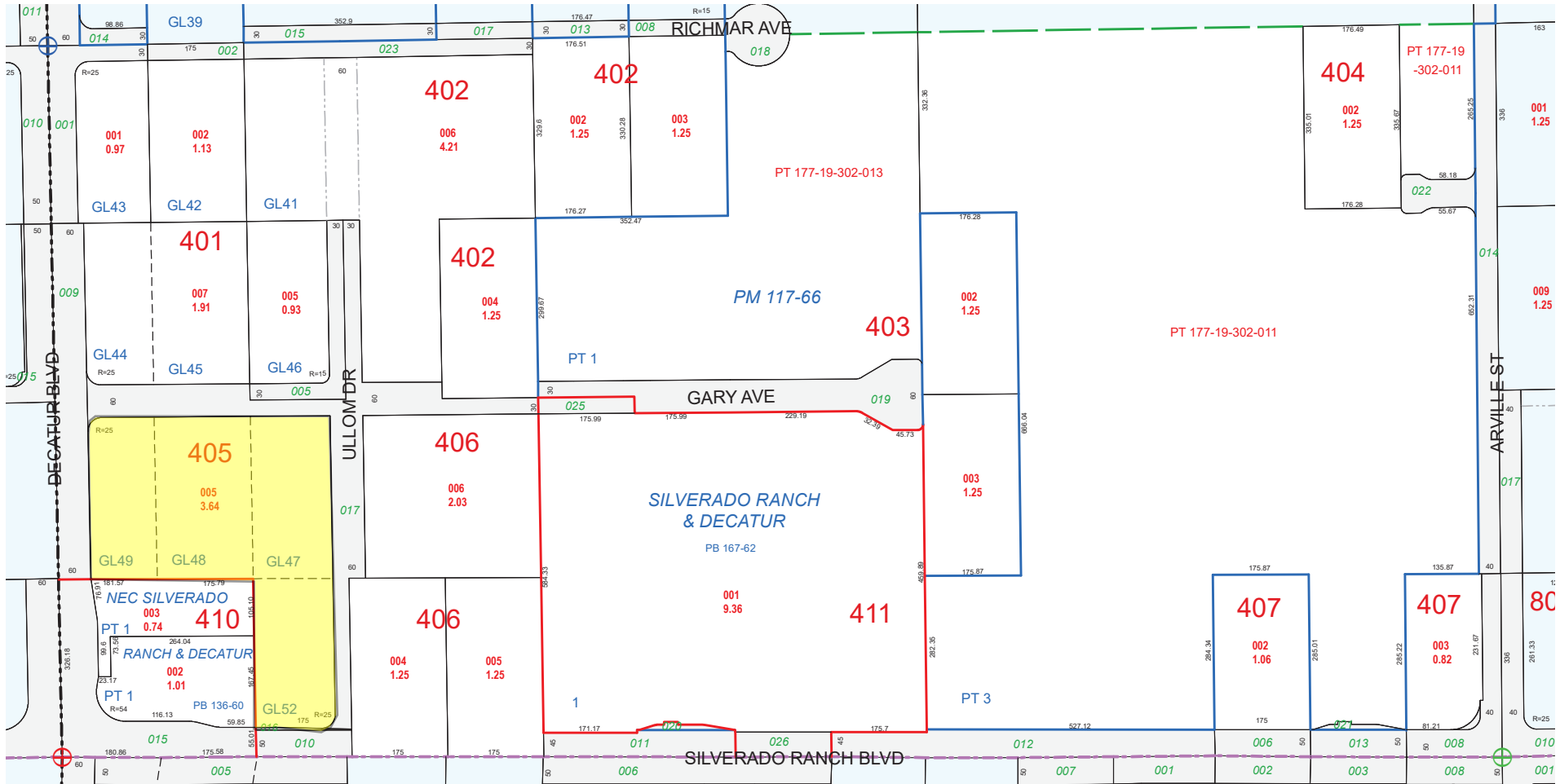
**APN: 177-19-405-005**

GOVERNMENT LOTS 47 THROUGH 49 AND 52, LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTION OF LANDS CONVEYED IN DOCUMENTS RECORDED JANUARY 12, 2000 IN BOOK 20000112 AS INSTRUMENT NO. 00676, APRIL 18, 2005 IN BOOK 20050418 AS INSTRUMENT NO. 02219, OCTOBER 09, 2008 IN BOOK 20081009 AS INSTRUMENT NO. 03114, MAY 08, 2009 IN BOOK 20090508 AS INSTRUMENT NO. 03035, AND JUNE 16, 2009 IN BOOK 20090616 AS INSTRUMENT NO. 01156 OF OFFICIAL RECORDS.

**SALE UNIT 4**  
**APN: 177-19-405-005**  
**+/- 3.64 Acres**

<b>NOTES</b>	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.	<b>MAP LEGEND</b>	<b>ASSESSOR'S PARCELS - CLARK CO., NV.</b> Briana Johnson - Assessor			<b>BOOK</b> <b>T22S R61E</b>	<b>SEC.</b> <b>19</b>	<b>MAP</b> <b>S 2 SW 4</b>	<b>177-19-4</b>  									
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>— PARCEL BOUNDARY</p> <p>— SUB BOUNDARY</p> <p>— PMLD BOUNDARY</p> <p>- - - ROAD EASEMENT</p> <p>- - - MATCH / LEADER LINE</p> <p>- - - HISTORIC LOT LINE</p> <p>- - - HISTORIC SUB BOUNDARY</p> <p>- - - HISTORIC PMLD BOUNDARY</p> <p>- - - SECTION LINE</p> </div> <div style="width: 45%;"> <p>□ CONDOMINIUM UNIT</p> <p>□ AIR SPACE PCL</p> <p>□ RIGHT OF WAY PCL</p> <p>□ SUB-SURFACE PCL</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><span style="color: red;">001</span> ROAD PARCEL NUMBER</p> <p><span style="color: red;">001</span> PARCEL NUMBER</p> <p><span style="color: red;">1.00</span> ACREAGE</p> <p><span style="color: red;">202</span> PARCEL SUB/SEQ NUMBER</p> <p><span style="color: blue;">PB 24-45</span> PLAT RECORDING NUMBER</p> <p><span style="color: blue;">5</span> BLOCK NUMBER</p> <p><span style="color: blue;">5</span> LOT NUMBER</p> <p><span style="color: blue;">GL5</span> GOV. LOT NUMBER</p> </div> <div style="width: 45%;"> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>64</td><td>163</td><td>162</td><td>161</td></tr> <tr> <td>75</td><td>176</td><td>177</td><td>178</td></tr> <tr> <td>93</td><td>192</td><td>191</td><td>190</td></tr> </table> </div> </div>			64	163	162		161	75	176	177	178	93	192	191	190
	64		163	162	161													
75	176	177	178															
93	192	191	190															
<p>USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL</p>	<div style="display: flex; justify-content: space-between;"> <div>Scale: 1" = 200'</div> <div>Rev: 6/27/2022</div> </div>																	



TAX DIST 635

## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	LV RAINBOW SHELBOURNE LLC
(Include d.b.a., if applicable):	
Street Address:	11510 Mystic Rose Ct
City, State and Zip Code:	Las Vegas NV 89138
POC Name:	
Telephone No:	702-767-3764
Fax No:	
Email:	umerzmalik1@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
Umer Malik	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.

 <div style="display: flex; justify-content: space-between;"> <span>Signature</span> <span>Umer Malik</span> </div> <div style="display: flex; justify-content: space-between;"> <span>Manager</span> <span>9/4/25</span> </div> <div style="display: flex; justify-content: space-between;"> <span>Title</span> <span>Date</span> </div>	
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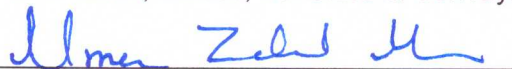
## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	ZSKSMAZ TOWNSHIP FAMILY TRUST
(Include d.b.a., if applicable):	
Street Address:	11510 Mystic Rose Ct
City, State and Zip Code:	Las Vegas NV 89138
POC Name:	
Telephone No:	702-767-3764
Fax No:	
Email:	umerzmalik1@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
UMER MALIK	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

UMER MALIK

Print Name

09/23/25

Date