

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 19

(Assessor's Parcel Number 177-19-702-003)

WHEREAS, at its regular meeting held on June 7, 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 one (1) parcel of real property totaling ±11.35 acres commonly described as Assessor's Parcel Number 177-19-702-003, which is more particularly described on Exhibit A attached hereto and made a part hereof, generally located at Serene Avenue and Valley View 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 July 18, 2022 through July 20, 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 Eight Million Five Hundred Seventy Thousand Dollars (\$8,570,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on August 2, 2022; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$9,130,000 from Lawrence D. Canarelli ("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 _____, 2022.

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. Kazimirovitz
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: 177-19-702-003

THAT PORTION OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

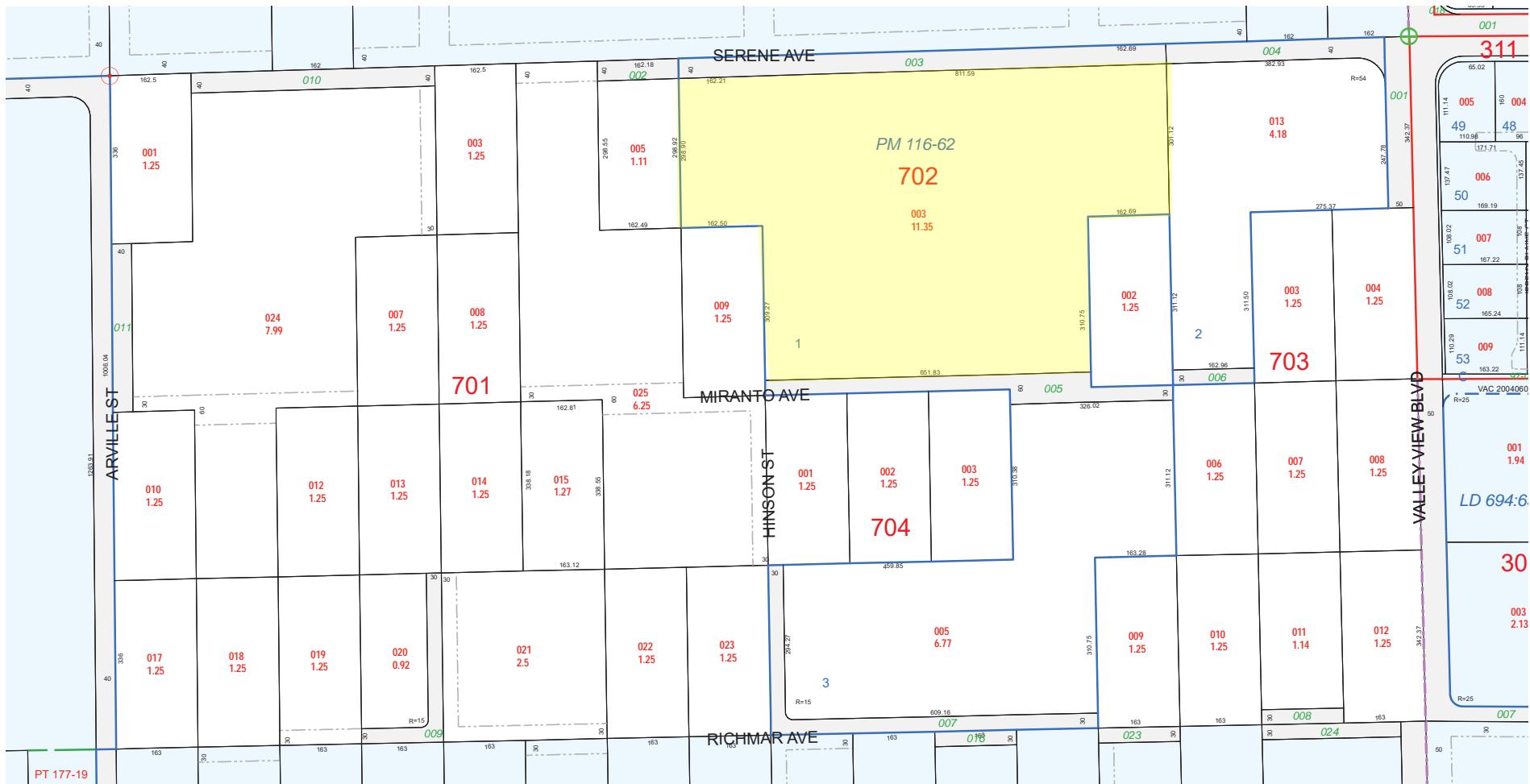
PARCEL 1 AS SHOWN ON THAT MAP ON FILE IN FILE 116 OF PARCEL MAPS, PAGE 62 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SALE UNIT 19

Acres: +/- 11.35

APN: 177-19-702-003

<p>This map is for assessment use only and does NOT represent a survey.</p> <p>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.</p> <p>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.</p> <p>NOTES</p> <p>USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL</p> <p>0 100 200 300 400 500 600 700 800</p>		 <p>MAP LEGEND</p> <ul style="list-style-type: none"> PARCEL BOUNDARY SUB BOUNDARY PM/LD BOUNDARY ROAD EASEMENT MATCH / LEADER LINE HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PM/LD BOUNDARY SECTION LINE CONDOMINIUM UNIT AIR SPACE PCL RIGHT OF WAY PCL SUB-SURFACE PCL
<p>ASSESSOR'S PARCELS - CLARK COUNTY, NV. Brian Johnson - Assessor</p> <p>BOOK T22S R61E</p> <p>SEC. 19</p> <p>MAP N 2 SE 4</p> <p>177-19-7</p> <p>64 163 162 161</p> <p>75 176 177 178</p> <p>93 192 191 190</p> <p>5 5 5</p> <p>100 100 100</p> <p>1.00 1.00 1.00</p> <p>202 202 202</p> <p>PB 24-45 PLAT RECORDING NUMBER</p> <p>5 5 5</p> <p>5 5 5</p> <p>GLO 5 5 5</p> <p>Scale: 1" = 200'</p> <p>Rev: 12/18/2019</p>		



TAX DIST 635

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Lawrence D. Canarelli
(Include d.b.a., if applicable):	
Street Address:	10801 W Charleston Blvd, Suite 170
City, State and Zip Code:	Las Vegas, NV 89135
POC Name:	Mark Dunford
Telephone No:	(702) 278-4788
Fax No:	(702) 736-7970
Email:	markd@bruincp.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

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

Signature

Lawrence D. Canarelli

Print Name

07/15/2022

Date

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Emani Colin Living Trust
(Include d.b.a., if applicable):	
Street Address:	11452 Opal Springs Way
City, State and Zip Code:	Las Vegas, NV 89135
POC Name:	Dariush Emani
Telephone No:	
Fax No:	
Email:	Dariushimani@gmail.com

Limited Liability Companies must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

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

Dariush Farnari
Print Name

6-28-2022
Date

Denise Lopez Colín
7-8-2022

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	
(Include d.b.a., if applicable):	
Street Address:	
City, State and Zip Code:	
POC Name:	
Telephone No:	
Fax No:	
Email:	

Limited Liability Companies must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

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.

Staten Staten
Signature

Print Name

Title

Date

DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	MOCA LLC
(Include d.b.a., if applicable):	
Street Address:	1821 East Countryside Dr
City, State and Zip Code:	Salt Lake City, UT 84106
POC Name:	
Telephone No:	(801) 971-7270
Fax No:	
Email:	farzad.mohebbi@papapita.net

Limited Liability Companies must list the names of individuals holding one percent (1%) or more ownership interest in the business entity.

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.

J. mchabesi

Signature

Organizer/Manager

Title

Farzad Mohebbi

Print Name

07/05/2022

Date