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January 7, 2026

VIA EMAIL to barongarage@outlook.com

Shane Demirjian (Demirjian)

1710 Raiders Way Unit 110

Henderson, NV 89052

**RE: AMENDMENT II TO CONDITIONAL OFFER TO PURCHASE REAL
PROPERTY ASSESSOR'S PARCEL NUMBERS 161-27-212-005 TO 008, 161-27-
203-011 TO 014 AND 161-27-311-001**

Dear Property Owner:

The Redevelopment Agency of Clark County ("RDA") submitted to you a Conditional Offer to Purchase Real Property dated August 21, 2025, which was accepted August 25, 2025 (the "Agreement"), and Amendment I to the Agreement dated September 16, 2025, which was accepted September 16, 2025 ("Amendment I"). Please consider this RDA's Amendment II to the Agreement ("Amendment II") with respect to the above referenced property, subject to the following terms and conditions.

PARTIES:

This Amendment II is made by Redevelopment Agency of Clark County, a Public Body ("RDA" or "Buyer"), to Shane Demirjian (or Demirjian as may be listed on public records). ("Seller") (Individually a "Party" and collectively the "Parties").

LOCATION AND DESCRIPTION:

The property for which this Amendment II is being made consists of nine (9) adjacent and semi-contiguous parcels consisting comprising a total of +/-2.76 acres of vacant land (APNs 161-27-212-005 to 008 , 161-27-203-011 to 014 and 161-27-311-001) located at along Boulder Highway and Nevada Avenue, Las Vegas, NV 89122, Clark County as further described in Exhibit A ("Property") attached hereto and incorporated herein by reference.

The Parties agree to amend the following:

1.) DUE DILIGENCE PERIOD:

The Due Diligence Period, as defined in the Agreement, expires Friday, January 23, 2026. The Parties agree to extend the Due Diligence Period with an expiration of Thursday, February 19, 2026.



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2.) CLOSE OF ESCROW:

The Close of Escrow, as defined in the Agreement, expires Monday, February 23, 2026. The Parties agree to extend the Close of Escrow to be on or before Monday, March 23, 2026.

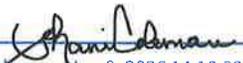
Except as expressly amended in this Amendment II, the Agreement and Amendment I shall remain in full force and effect.

TIME IS OF THE ESSENCE:

Time is of the essence for this Amendment II as it will expire on Wednesday, January 14, 2026, at 5:00 p.m., and become null and void if the Seller does not respond. All Parties shall perform their obligations under this Amendment II strictly within the required time frames.

This letter confirms the mutual understanding of the Parties with respect to the matters contained herein. Please confirm your acceptance of Amendment II by signing and returning the same. If the RDA does not receive a fully executed original of this letter by 5:00pm Wednesday, January 14, 2026, this Amendment II will be deemed withdrawn and be of no further force or effect. If you have any questions, concerning any aspects of this Amendment II, please contact Bob Tomiyasu at (702) 455-0110.

Respectfully,


Shani Coleman (Jan 8, 2026 14:10:33 PST)

Shani Coleman
Director of Clark County Redevelopment Agency

APPROVED AS TO FORM:


Tyler Smith (Jan 8, 2026 13:42:28 PST)

Tyler T. Smith
Deputy District Attorney



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ACCEPTANCE:

The undersigned accepts RDA's Amendment II as written above pursuant to all terms and contingencies. This Amendment II embodies all the consideration agreed to between RDA and the undersigned.

Shane Demirjian (or Demirjian as may be listed on public records) (Seller)

Signature: 

Print Name: SHANE DEMIRJIAN

Title: OWNER

Date: 1-13-2026

- Cc: Shauna Bradley, Director, RPM
- Nichole Kazimirovicz, Deputy District Attorney
- Bob Tomiyasu, Property Acquisition Administrator, RPM
- Jaime Leary, Real Estate Administrator, RPM



CLARK COUNTY
REDEVELOPMENT AGENCY

Clark County Government Center
500 S. Grand Central Pkwy, 6th Floor
Las Vegas, NV 89155
(702) 455-0000
BusinessInClarkCounty.com

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EXHIBIT A



BRIGHT BEYOND THE LIGHTS

FINAL 9 parcels_Amendment II 1-8-2026

Final Audit Report

2026-01-08

Created:	2026-01-08 (Pacific Standard Time)
By:	Robert Tomiyasu (robert.tomiyasu@clarkcountynv.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-nyWAvTY_lvXZTYGbEGL6oDNtt4fhL2

"FINAL 9 parcels_Amendment II 1-8-2026" History

-  Document created by Robert Tomiyasu (robert.tomiyasu@clarkcountynv.gov)
2026-01-08 - 1:28:38 PM PST- IP address: 198.200.132.41
-  Document emailed to Tyler Smith (Tyler.T.Smith@clarkcountydanv.gov) for signature
2026-01-08 - 1:30:12 PM PST
-  Email viewed by Tyler Smith (Tyler.T.Smith@clarkcountydanv.gov)
2026-01-08 - 1:35:05 PM PST- IP address: 198.200.132.56
-  Agreement viewed by Tyler Smith (Tyler.T.Smith@clarkcountydanv.gov)
2026-01-08 - 1:42:00 PM PST- IP address: 198.200.132.41
-  Document e-signed by Tyler Smith (Tyler.T.Smith@clarkcountydanv.gov)
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2026-01-08 - 2:09:29 PM PST- IP address: 198.200.132.41
-  Agreement viewed by Shani Coleman (shani.coleman@clarkcountynv.gov)
2026-01-08 - 2:10:19 PM PST- IP address: 198.200.132.41
-  Document e-signed by Shani Coleman (shani.coleman@clarkcountynv.gov)
Signature Date: 2026-01-08 - 2:10:33 PM PST - Time Source: server- IP address: 198.200.132.41
-  Agreement completed.
2026-01-08 - 2:10:33 PM PST



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