

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 2

(Assessor's Parcel Numbers 177-19-701-021 and 027)

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 two (2) parcels of real property totaling ± 4.57 acres commonly described as Assessor's Parcel Numbers 177-19-701-021 and 027, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located near Arville Street and Richmar Avenue, 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 Nine Hundred Seventy-Five Thousand Dollars (\$3,975,000); 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 \$3,975,000 from Khusrow Roohani 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: 177-19-701-021

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

APN; 177-19-701-027


THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

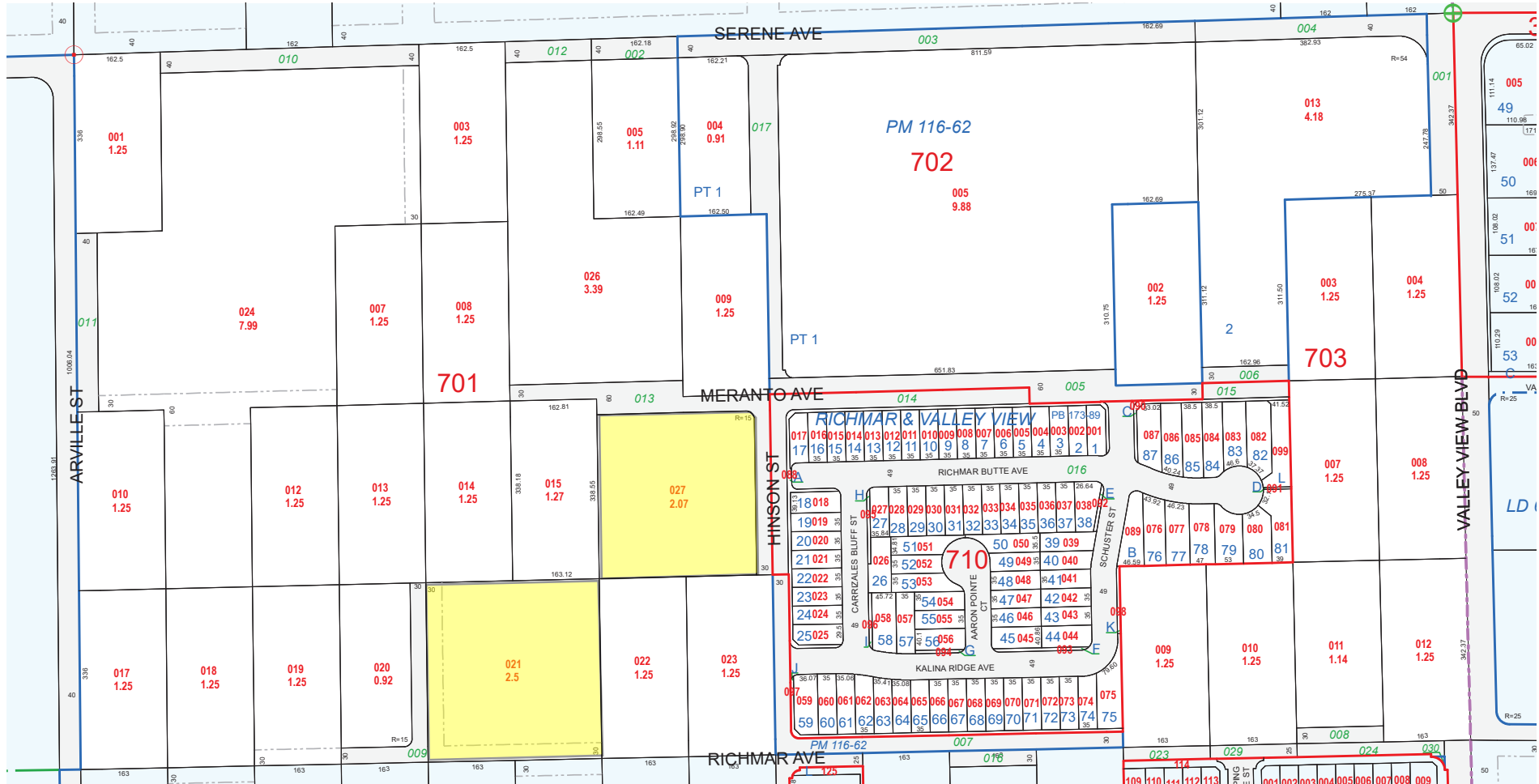
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED IN DEDICATION IN FEE FOR ROADWAY, PUBLIC UTILITY, AND DRAINAGE PURPOSES RECORDED JULY 11, 2024 IN BOOK 20240711 AS INSTRUMENT NO. 00468, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

SALE UNIT 2

APNs: 177-19-701-021 and 027

+/- 4.57 Acres

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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 0 100 200 400 600 800	MAP LEGEND — 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 001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER LOT NUMBER GL5 GOV. LOT NUMBER	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor		T22S R61E	SEC. 19	N 2 SE 4	177-19-7																																																																
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Scale: 1" = 200'				Rev: 2/19/2025																																																																			



DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	KHUSROW ROOHANI FAMILY TRUST
(Include d.b.a., if applicable):	
Street Address:	
City, State and Zip Code:	LAS VEGAS, NV.
POC Name:	KHUSROW ROOHANI
Telephone No:	702-249-0777
Fax No:	
Email:	krrohani@gmail.com.

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

[illegible]

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 _____

THE

Print Name: _____

Date _____