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Kevin Schiller

September 16, 2025

VIA EMAIL to barongarage@outlook.com

Shane Demirjian (Demirjan)
1710 Raiders Way Unit 110
Henderson, NV 89052

**RE: AMENDMENT I 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:

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

AMOUNT OF OFFER:

On behalf of the RDA, the sale and purchase price for the Property shall be a cash offer of Two Million Four Hundred and Five Thousand Dollars (\$2,405,000) ("Purchase Price").

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

TIME IS OF THE ESSENCE:

Time is of the essence for this Amendment I as it will expire on Monday September 22, 2025, 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 I 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 the Amendment I by signing and returning the same. If the RDA does not receive a fully executed original of this letter by 5:00pm Monday September 22, 2025, this Amendment I will be deemed withdrawn and be of no further force or effect. If you have any questions concerning any aspects of this Amendment I, please contact Bob Tomiyasu at (702) 455-0110.

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Respectfully,



Shani Coleman (Sep 16, 2025 13:35:04 PDT)

Shani Coleman

Director of Clark County Redevelopment Agency

APPROVED AS TO FORM:



Tyler T. Smith (Sep 16, 2025 13:33:17 PDT)

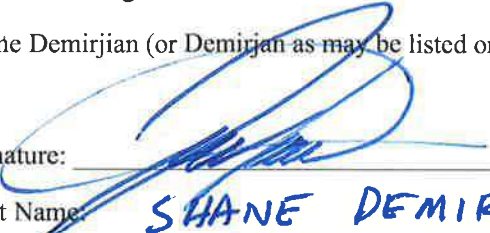
Tyler T. Smith

Associate Attorney

ACCEPTANCE:

The undersigned accepts this Amendment I as written above pursuant to all terms and contingencies. This Amendment I 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:

9-16-2025

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

Amendment I

Final Audit Report

2025-09-16

Created:	2025-09-16 (Pacific Daylight Time)
By:	Jaime Leary (Jaime.Leary@clarkcountynv.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3t-I_civNxzosVolTYzuDqAkZUDs_2mh

"Amendment I" History

-  Document created by Jaime Leary (Jaime.Leary@clarkcountynv.gov)
2025-09-16 - 1:25:54 PM PDT- IP address: 198.200.132.41
-  Document emailed to Tyler Smith (Tyler.T.Smith@clarkcountydav.gov) for signature
2025-09-16 - 1:26:32 PM PDT
-  Email viewed by Tyler Smith (Tyler.T.Smith@clarkcountydav.gov)
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-  Agreement viewed by Tyler Smith (Tyler.T.Smith@clarkcountydav.gov)
2025-09-16 - 1:30:39 PM PDT- IP address: 198.200.132.41
-  Document e-signed by Tyler Smith (Tyler.T.Smith@clarkcountydav.gov)
Signature Date: 2025-09-16 - 1:31:17 PM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Shani Coleman (shani.coleman@clarkcountynv.gov) for signature
2025-09-16 - 1:31:19 PM PDT
-  Email viewed by Shani Coleman (shani.coleman@clarkcountynv.gov)
2025-09-16 - 1:33:38 PM PDT- IP address: 198.200.132.69
-  Agreement viewed by Shani Coleman (shani.coleman@clarkcountynv.gov)
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-  Document e-signed by Shani Coleman (shani.coleman@clarkcountynv.gov)
Signature Date: 2025-09-16 - 1:35:04 PM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2025-09-16 - 1:35:04 PM PDT



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