

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 14

(Assessor's Parcel Numbers 177-19-703-011 and 177-19-704-005)

WHEREAS, at its regular meeting held on August 3, 2021, 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 ± 7.91 acres commonly described as Assessor's Parcel Numbers 177-19-703-011 and 177-19-704-005, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Valley View Boulevard 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 20, 2021 through September 22, 2021, on certain terms including a minimum sale price based on the average of two appraisals; and

WHEREAS, the appraised value of this Property is Four Million Three Hundred Seventy-Five Thousand Dollars (\$4,375,000); and

WHEREAS, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on October 5, 2021; and

NOW, THEREFORE, be it resolved by the Board that the offer of \$6,010,000 from Eagle Nest Henderson, LLC, Imani-Colin Living Trust dated July 10, 2017, The Moradi Hakiminian Revocable Living Trust dated June 14, 2013 ("**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

Marilyn Kirkpatrick, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Mary-Anne Miller
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: 177-19-704-005

A PORTION OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP THEREOF ON FILE IN FILE 116 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 177-19-703-011


THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST EAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY , NEVADA, DESCRIBED AS FOLLOWS:

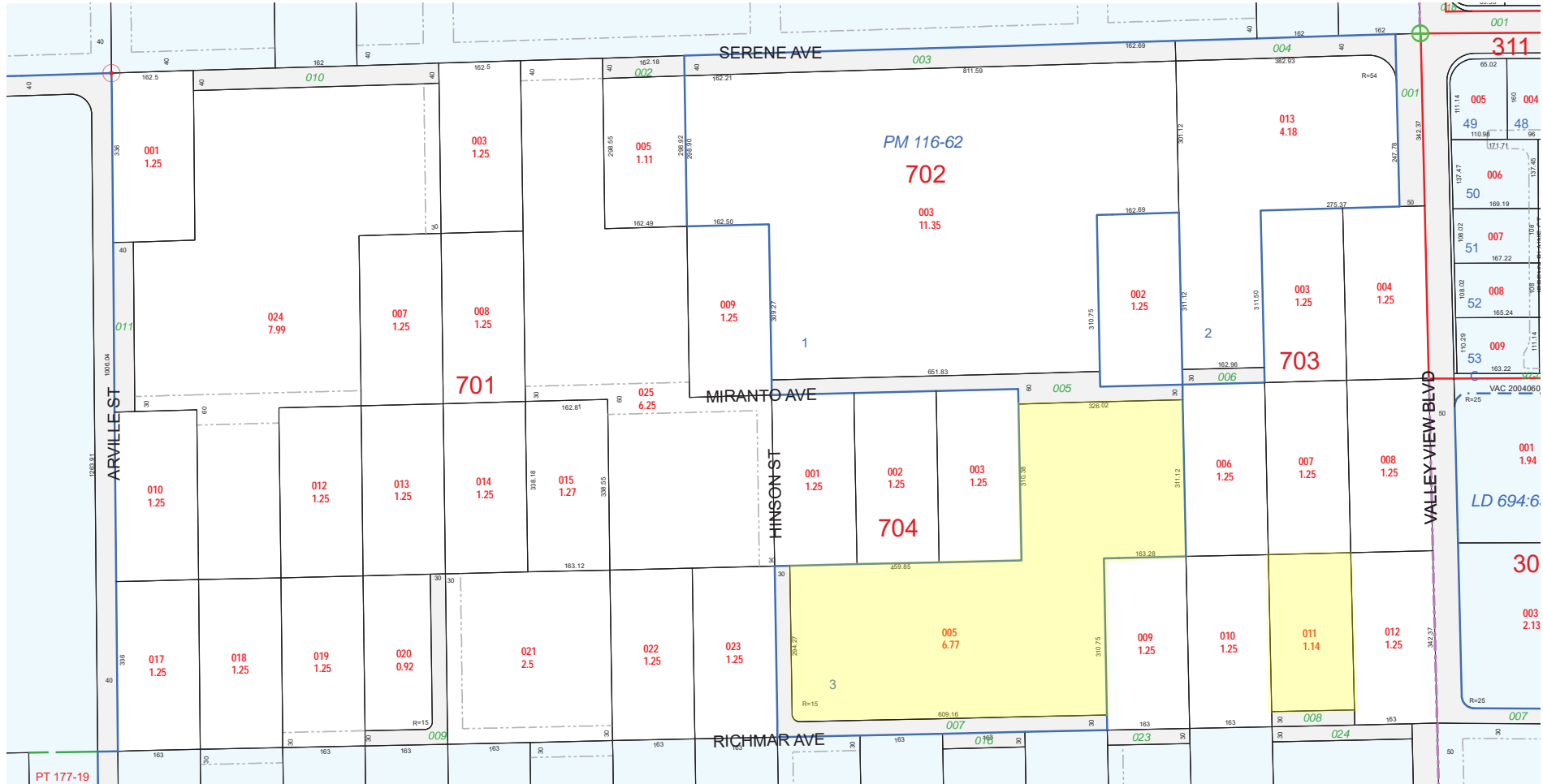
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DEDICATED TO THE COUNTY OF CLARK BY DEDICATION RECORDED MARCH 15, 2017, AS INSTRUMENT NO. 20170315-0001882, OF OFFICIAL RECORDS.

SALE UNIT 14

Acres: +/- 7.91

APNs: 177-19-703-011, 177-19-704-005

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	ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor		T22S R61E 64 163 162 161 75 176 177 178 93 192 191 190	SEC. 19 6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	N 2 SE 4 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	177-19-7 
		001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER	Scale: 1" = 200' Rev: 12/18/2019				



DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Eagle Nest Henderson
(Include d.b.a., if applicable):	
Street Address:	P.O. Box 370042
City, State and Zip Code:	Las Vegas, NV 89137
POC Name:	Darivush Fmani
Telephone No:	702-513-8162
Fax No:	
Email:	Darivushimani@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
Dariush Imani		50
Hamid Moradi	Manager	50
Heda Imani		
Shokouh Imani		
Dariush Imani		
Hamid Moradi		

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 _____

Dariusht Imani
Print Name

Title _____

9-7-2021
Date

Date _____

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.

- DocuSigned by:

Gary Mayo

Signature: 329F08E606417...

President, Secretary & Treasurer

Title

Gary M. Mayo

Print Name

9/21/2021

Date _____

DISCLOSURE OF OWNERSHIP


Corporate/Business Entity Name:	Toll Southwest LLC
(Include d.b.a., if applicable):	
Street Address:	1140 Virginia Drive
City, State and Zip Code:	Fort Washington, PA 19034
POC Name:	
Telephone No:	(215) 938-8000
Fax No:	
Email:	

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.

and sales, leases, transfers or conveyances.

Signed by: 

Signature: E80A721D4462...

Executive Vice President

Title

James W. Boyd
Print Name
9/21/2021
Date

