### RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

### **SALE UNIT 19**

# (Assessor's Parcel Number 177-19-802-005)

WHEREAS, at its regular meeting held on September 20, 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  $\pm 1.14$  acres commonly described as Assessor's Parcel Number 177-19-802-005, which is more particularly described on Exhibit A attached hereto and made a part hereof, generally located on Richmar Avenue just west of 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 October 31, 2022, through November 2, 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 Six Hundred Eighty-Five Thousand Dollars (\$685,000); and

**WHEREAS**, the final acceptance or rejection of any bid will be made at the next regularly scheduled meeting of the Board on November 15, 2022; and

**NOW, THEREFORE,** be it resolved by the Board that the offer of \$685,000 from Ramak Roohani ("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 APPROV	ED this _	day of	, 20		
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. Kazimirovicz					

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: 177-19-802-005

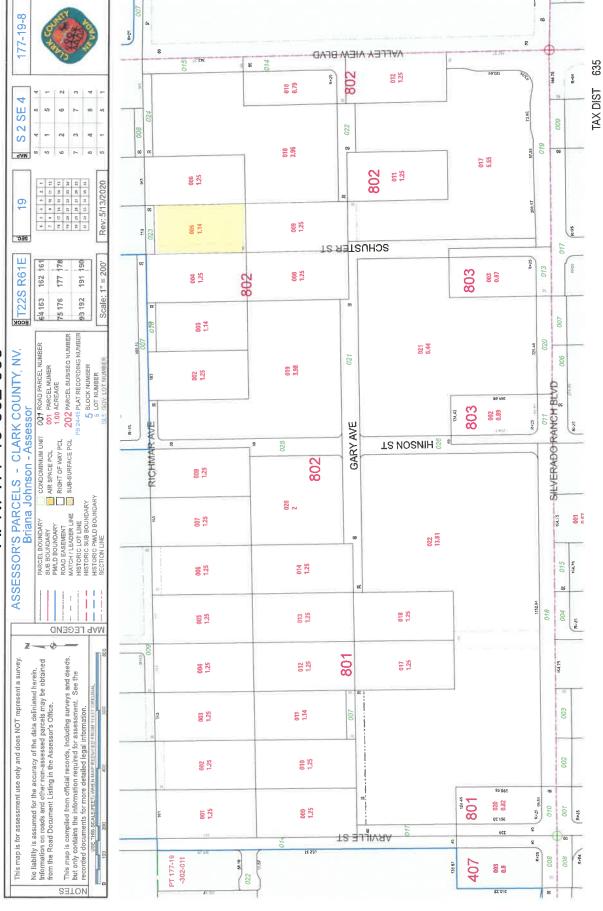
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED MARCH 15, 2017, IN BOOK 20170315, INSTRUMENT NO. 0001882, OFFICIAL RECORDS.

# **SALE UNIT 19**

Acres: +/- 1.14

APN: 177-19-802-005



# **DISCLOSURE OF OWNERSHIP**

Corporate/Business Entity Name:	RAM	AK	ROOH	HANI		
(Include d.b.a., if applicable):						
Street Address:	9,500	HIL	LUUUD	DRIVE	SUITE 20	7
City, State and Zip Code:	UAS	ue6	AS 14	einda	8-9134	_
POC Name:				-00/10	0.101	
Telephone No:	(702)	686	3790			
Fax No:	(702)		4471			
Email:		roch	ani eq	moil.	WM	
Limited Liability Compani interest in the business entit	ies must list the				rcent (1%) or more ownersh	nip
Full Name		9	Title		% Owned	
Ramak Roo	hani		Owner		100%	
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Duner		_ /	0/18/22			
Title		Date	1			