

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

SALE UNIT 20

(Assessor's Parcel Number 177-19-802-018)

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 ±3.96 acres commonly described as Assessor's Parcel Number 177-19-802-018, which is 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 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 Two Million Eight Hundred Seventy Thousand Dollars (\$2,870,000); 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 \$2,870,000 from Ramak Roohani and Khusrow 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 APPROVED this ____ day of _____, 20__.

ATTEST:

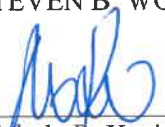
CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Goya, County Clerk

James B. Gibson, Chairman

APPROVED AS TO FORM:

DISTRICT ATTORNEY
STEVEN B. WOLFSON



Nichole R. Kazimirovich
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: 177-19-802-018

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 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.

FURTHER EXCEPTING THEREFROM THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 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.

FURTHER EXCEPTING THEREFROM THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 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.

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

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED RIGHT-OF-WAY IN THE DOCUMENT RECORDED FEBRUARY 25, 2009, IN BOOK 20090225, INSTRUMENT NO. 0002261, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED RIGHT-OF-WAY IN THE DOCUMENT RECORDED JANUARY 29, 2003 IN BOOK 20030129 AS DOCUMENT NO. 0001173, OF OFFICIAL RECORDS.

Acres: +/- 3.96
APN: 177-19-802-018


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 IS REDUCED FROM 1:10,000 ORIGINAL.

MAP LEGEND

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Briana Johnson - Assessor

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177-19-8

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NOTES

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USE THIS SCALE FEET WHEN MAP ENLARGED FROM 1:10,000 ORIGINAL.

MAP LEGEND

 CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 RIGHT OF WAY PCL
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC SUB BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 RIGHT OF WAY PCL
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC SUB BOUNDARY
 SECTION LINE

001 PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 5 BLOCK NUMBER
 LOT NUMBER

PB 24-4-65 PLAT RECORDING NUMBER

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| 8 | 4 | 8 |

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| 64163 | 162161 |
| 75176 | 177178 |
| 93192 | 191190 |

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER

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Legend

records, including surveys required for assessment and legal information.

is compiled from official documents for more

NOTES

Rev. 5/13/2020

Scale: 1" = 200'

5 LOT NUMBER

LINE

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100

100

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TAX DIST 635

TAX DIST 635

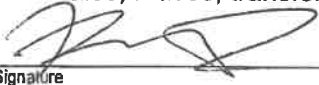
DISCLOSURE OF OWNERSHIP

| | |
|----------------------------------|-------------------------------|
| Corporate/Business Entity Name: | RAMAK ROOHANI |
| (Include d.b.a., if applicable): | |
| Street Address: | 9500 HILLWOOD DRIVE SUITE 201 |
| City, State and Zip Code: | LAS VEGAS Nevada 89134 |
| POC Name: | |
| Telephone No: | (702) 686 3790 |
| Fax No: | (702) 823 4471 |
| Email: | ramakrohani@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 |
|---------------|-------|---------|
| Ramak Roohani | Owner | 100% |
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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
 Owner
 Title

Ramak Roohani
 Print Name
 10/18/22
 Date

DISCLOSURE OF OWNERSHIP

| | |
|----------------------------------|-----------------------------|
| Corporate/Business Entity Name: | KHUSROW ROOHHANI |
| (Include d.b.a., if applicable): | |
| Street Address: | 9500 HILLWOOD DRIVE STE 201 |
| City, State and Zip Code: | LAS VEGAS NV 89134 |
| POC Name: | |
| Telephone No: | (702) 249-0777 |
| Fax No: | (702) 823-4471 |
| Email: | Kroohani@gmail.com |

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

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land sales, leases, transfers or conveyances.

Britshaw

Signature _____

INDV

Title _____

Print Name KHUSROW ROOHANI

Date 11/02/22