

# RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY

## SALE UNIT 11

(Assessor's Parcel Numbers 177-19-802-017, 019, 021 and 022)

**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 four (4) parcels of real property totaling ±29.78 acres commonly described as Assessor's Parcel Numbers 177-19-802-017, 019, 021 and 022, which are more particularly described on **Exhibit A** attached hereto and made a part hereof, generally located at Silverado Ranch Boulevard between Arville Street and 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 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 Seventeen Million Two Hundred Forty-Five Thousand Dollars (\$17,245,000); 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 \$19,550,000 from Khusrow Roohani Family Trust dated November 12, 1997, Jones Ford Lindell LLC, Mak Zak, LLC and ZSKSMAZ Township 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:

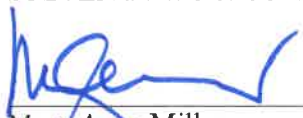
CLARK COUNTY, NEVADA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Lynn Goya, County Clerk

\_\_\_\_\_  
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: 177-19-802-022

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

AND

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED APRIL 18, 2005 IN BOOK 20050418, AS INSTRUMENT NO. 02219, OF OFFICIAL RECORDS.

AND

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED OCTOBER 9, 2008 IN BOOK 20081009, AS INSTRUMENT NO. 03114, OF OFFICIAL RECORDS.

AND

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

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AND

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED FEBRUARY 25, 2009 IN BOOK 20090225, AS INSTRUMENT NO. 02261, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED MARCH 11, 2020, AS INSTRUMENT NO. 20200311-0000975, OF OFFICIAL RECORDS.

AND

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED FEBRUARY 25, 2009 IN BOOK 20090225, AS INSTRUMENT NO. 02261, OF OFFICIAL RECORDS.

AND

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ALSO EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED MARCH 11, 2020, AS INSTRUMENT NO. 20200311-0000975, OF OFFICIAL RECORDS.

APN: 177-19-802-021

THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

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APN: 177-19-802-017

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

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AND

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APN: 177-19-802-019

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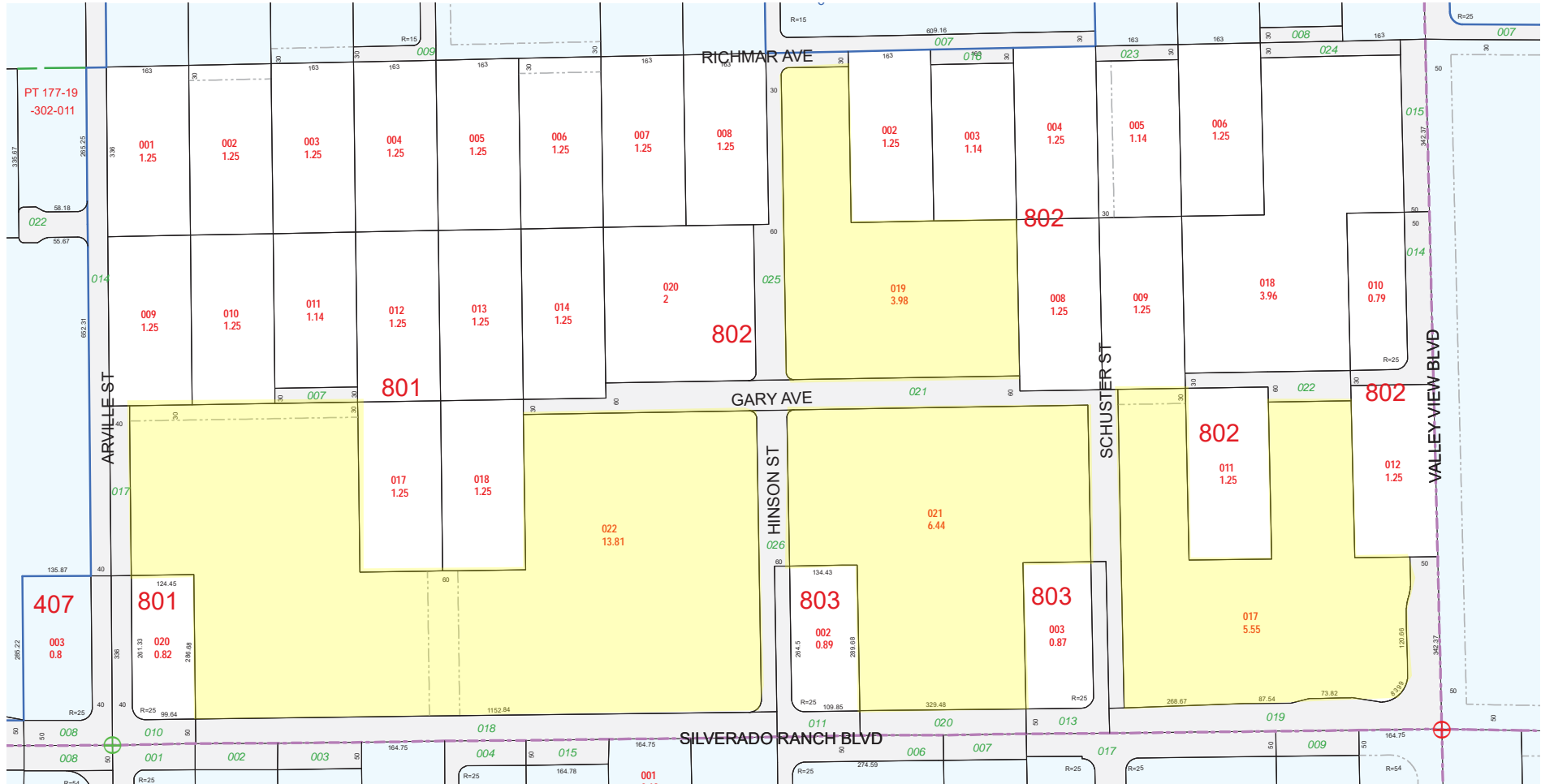
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# SALE UNIT 11

Acres: +/- 29.78

APNs: 177-19-802-017, 019, 021, 022

<b>NOTES</b> 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	<b>MAP LEGEND</b> — 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 5 LOT NUMBER GL5 GOV. LOT NUMBER	<b>BOOK</b> T22S R61E	<b>SEC.</b> 19	<b>MAP</b> S 2 SE 4	<b>177-19-8</b> 																																																															
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TAX DIST 635

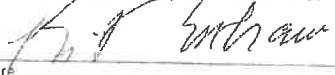
# DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	Khusrow Roohani Family Trust dated N. 12, 1997
(Include d.b.a., if applicable):	
Street Address:	9500 Hillwood DR #201
City, State and Zip Code:	Las Vegas NV 89134
POC Name:	Khusrow Roohani
Telephone No:	702-249-0777
Fax No:	
Email:	KRoohani@Cmail.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
Khusrow Roohani	Trustee	100

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		Print Name	Khusrow Roohani
Title	Trustee	Date	09-16-21


## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	ZSKSMAZ TOWNSHIP FAMILY TRUST
(Include d.b.a., if applicable):	
Street Address:	11510 mystic rose ct
City, State and Zip Code:	Las Vegas, Nv, 89138
POC Name:	Umer Malik
Telephone No:	702-767-3764
Fax No:	
Email:	Umerzmalik1@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
Umer Malik, Iqra Malik	trustee	100

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  
 Trustee  
 Title

Umer Malik

Print Name

09/16/2021

Date




## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	MAK ZAK LLC
(Include d.b.a., if applicable):	
Street Address:	9500 Hillwood Dr
City, State and Zip Code:	Las Vegas, Nv, 89138
POC Name:	Khusrow Roohani
Telephone No:	702-249-0777
Fax No:	
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.

Full Name	Title	% Owned
Khusrow Roohani	Manager, Owner	100

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  
 Manager, Owner  
 Title

Khusrow Roohani  
 Print Name  
 09/15/2021  
 Date

## DISCLOSURE OF OWNERSHIP

Corporate/Business Entity Name:	JONES FORD LINDELL L.L.C.
(Include d.b.a., if applicable):	
Street Address:	11510 mystic rose ct
City, State and Zip Code:	Las Vegas, Nv, 89138
POC Name:	Umer Malik
Telephone No:	702-767-3764
Fax No:	
Email:	Umerzmalik1@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
Umer Malik	Manager, Member	75
Amina Shahid	Member	25

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

Manager, Member  
Title

Umer Malik

Print Name

09/16/2021

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 ID: F08E806417...

Gary Mayo

Print Name \_\_\_\_\_

09-21-2021

Title

Date \_\_\_\_\_



100%


**DISCLOSURE OF OWNERSHIP**

Corporate/Business Entity Name:	Toll Bros., Inc.
(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.

Full Name	Title	% Owned
Toll Holdings, Inc.	Sole Stockholder	100%

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  
 Group President  
 Title

Gary M. Mayo  
 Print Name  
 9/21/2021  
 Date

Date \_\_\_\_\_