

✓ WHEN RECORDED MAIL TO:

D.W.K. GODRICH  
CHAZAN CONSTRUCTION CO.  
431 N. Brand Boulevard, Ste. 101  
Glendale, CA 91203

PARKING EASEMENT

1           WHEREAS, GERALD J. CHAZAN is the owner of Assessor's  
2 Parcel No. 5-290-10-1 located in Douglas County, Nevada and  
3 immediately adjacent to Assessor's Parcel No. 5-290-09-3, and

4           WHEREAS, GERALD J. CHAZAN d/b/a/ ROUND HILL SHOPPING  
5 CENTER is the owner of Douglas County Assessor's Parcel No.  
6 5-290-09-3 located in Douglas County, Nevada known as the ROUND  
7 HILL SHOPPING CENTER, and

8           WHEREAS, GERALD J. CHAZAN has obtained a foundation permit  
9 from Douglas County, Nevada on Parcel 5-290-10-1, and

10           WHEREAS, GERALD J. CHAZAN intends to apply for a building  
11 permit to construct a commercial building on Parcel 5-290-10-1,  
12 and

13           WHEREAS, GERALD J. CHAZAN, as owner of Parcel 5-290-09-3  
14 desires to grant an easement for forty (40) parking spaces to be  
15 used for the benefit of adjacent Parcel 5-290-10-1.

16           NOW THEREFORE, GERALD J. CHAZAN hereby grants and  
17 imposes an easement on Douglas County Assessor's Parcel  
18 5-290-09-3 for forty (40) parking spaces for the benefit of  
19 Douglas County Assessor's Parcel 5-290-10-1. The forty (40)  
20 parking spaces to be located on existing paved area in proximity  
21 to Parcel 5-290-10-1.

22           This easement for parking spaces shall commence on this  
23 date and continue for a period of fifty (50) years thereafter.  
24 This easement shall run with the land and be binding on the  
25 grantees and successors in interest of Douglas County Assessor's  
26 Parcel 5-290-09-3.

27           In consideration of the grant of this easement, GERALD  
28 J. CHAZAN agrees, on his behalf and on behalf of his successors  
29 in interest and subsequent grantees to pay the sum of SIX  
30 DOLLARS (\$6.00) for each parking space per month subject to a  
31 cost of living as hereinafter set forth. Payment of the \$6.00  
32 per month shall commence upon the recordation of a Notice of

1 Completion for improvements on Assessor's Parcel 5-290-10-1 and  
2 be paid on the same day of each subsequent month thereafter  
3 during the term of this easement. The first date of payment  
4 shall be endorsed on this parking easement.

5 On or before completion of the said commercial building  
6 the forty (40) parking spaces shall be designated and endorsed on  
7 this Agreement.

8 The rental for the aforesaid parking spaces shall be  
9 readjusted annually on the anniversary date of commencement of  
10 payment of the \$6.00 per month which commencement date shall be  
11 endorsed on this parking easement. The aforesaid readjustment  
12 shall be based on the change in the Consumer Price Index for all  
13 urban consumers - all items - for Los Angeles - Long Beach,  
14 Anaheim metropolitan areas (1967 = 100) as it appears on each  
15 annual anniversary date. The base figure to be used is that  
16 appearing in the said index on June 1, 1980. In no event  
17 however, shall the parking rental be less than SIX DOLLARS  
18 (\$6.00) per space, per month. In the event there shall be  
19 another method of measuring the Consumer Price Index, such new  
20 method, as may from time to time be established by government  
21 authority shall become the new method and the previous month's  
22 payment shall be the base from which indexes are measured.

23 This Agreement shall be binding and inure to the benefit  
24 of the grantees, heirs, successors, executors and subsequent  
25 parties in interest to the respective parcels.

26 GERALD J. CHAZAN, d/b/a/ ROUND HILL SHOPPING CENTER, as  
27 owner of Assessor's Parcel 5-290-09-3 agrees on behalf of himself  
28 and his successors at their sole expense to keep and maintain the  
29 parking spaces in good condition and reasonably clean of ice and  
30 snow and reasonably free of rubbish during the term of this  
31 easement, provided always that the user of users of Assessor's  
32 Parcel 5-290-10-1 shall not damage or destroy, nor cause

1 additional servicing of said 40 spaces. Should such occur,  
2 GERALD J. CHAZAN or his successors shall have the right to  
3 recover such additional costs and expenses incurred.

4  
5  
6 MARCH 5, 1981  
7 DATE

[Signature]  
GERALD J. CHAZAN  
Owner of Parcel 5-290-10-1

8  
9 MARCH 5, 1981  
10 DATE

[Signature]  
GERALD J. CHAZAN  
d/b/a/ Round Hill Shopping Center  
Owner of Parcel 5-290-09-3

11  
12 ACKNOWLEDGMENT

13 STATE OF CALIFORNIA )  
14 ) ss.  
15 COUNTY OF LOS ANGELES)

16 On MARCH 5, 1981, before me a Notary Public,  
17 personally appeared GERALD J. CHAZAN, known to me to be the  
18 person whose name is subscribed to the foregoing instrument as  
19 owner of Assessor's Parcel 5-290-10-1 and acknowledged to me that  
20 he executed the same.



[Signature]  
Notary Public

21  
22  
23 ACKNOWLEDGMENT

24 STATE OF CALIFORNIA )  
25 ) ss.  
26 COUNTY OF LOS ANGELES)

27 On MARCH 5, 1981, before me a Notary Public,  
28 personally appeared GERALD J. CHAZAN, d/b/a/ ROUND HILL SHOPPING  
29 CENTER, known to me to be the person whose name is subscribed to  
30 the foregoing instrument as owner of Assessor's Parcel 5-290-09-3  
31 and acknowledged to me that he executed the same.



[Signature]  
Notary Public

COPY

REQUESTED BY

*D.W.K. Madril*

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

*B.C. 00 pd*

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MARIE A. RABEL  
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