

NE
clerk
Carol

approved
3-6-03

FILED
NO 2003.059

FIRST AMENDMENT TO THE MINDEN-TAHOE AIRPORT NR 11 N1 50

SKYLINE HANGARS MINDEN, LLC.

BARBARA REED
CLERK
DEPUTY

AIRPORT LEASE AGREEMENT

This first amendment to the real property lease agreement (LL069) dated October 3, 2002, is made on March 6, 2003, between Douglas County, by the Douglas County Board of Commissioners, ("Landlord"), whose address is Post Office Box 218, Minden, Nevada, 89423, and Skyline Hangars Minden, LLC., 901 E. Marine View Drive, #101, Everett, WA 98201, who agree as follows:

RECITALS

This amendment is made with reference to the following facts and objectives:

- a. Landlord entered into a written lease agreement for the parcel on October 3, 2002 with Skyline Hangars Minden, LLC. The lease is recorded as document 0554943, book 1002, pages 06417-06444.
- b. The Tenant desires to amend the lease to increase the size of the parcel.
- c. The Tenant and County agree to amend the lease to increase the square footage of the common area, due to parking locations for the proposed building and an increase in the monthly maintenance fee.

The parties agree to amend the lease as follows:

6. Rent. The first two sentences after site rent are amended as follows: Tenant shall pay County a monthly rent for the use of premises, payable in advance on the first day of each month during the term of this lease. The initial monthly rent amount is (28,840 square feet x \$0.125 / 12 monthly = \$300.42).

Exhibit A. Is replaced with the attached new Exhibit A2.

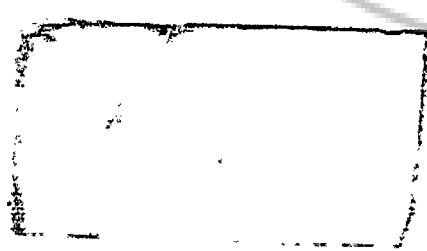
6. Rent. The last sentence after Site Rent is amended as follows: Tenant shall pay County a monthly maintenance fee in the amount of (8,377.69 square feet x \$0.15 / 12 months = \$104.72) for their portion of the common area, as shown in exhibit D, in addition to the monthly lease rent.

Exhibit D. Is replaced with the attached new Exhibit D2.

29. Notice. Change the address to the following:
P. O. 2742
Kirkland, Washington 98083

0569691

BK 0303 PG 04665



COUNTY

DOUGLAS COUNTY,
a political subdivision of the State
of Nevada

TENANT

Skyline Hangars Minden, Inc

By *Steve Weissinger*
Steve Weissinger
Chair, Douglas County Commissioners

By *Don Wright*
Don Wright

Recommended for approval
and approved as to content:

By *Jim Braswell*
Jim Braswell
Operational Services Director

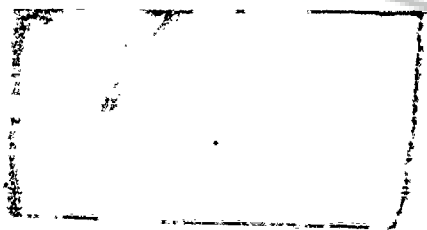
Approved as to form:

By *Robert J. Morris*
Robert Morris
Chief Deputy District Attorney

Attest:

By *Barbara Reed* Date 3-6-03
Barbara Reed, Clerk

BY: *Concha Ford*, DEPUTY



909-03-02
08/09/02
Revised 10.01/02

**PROPOSED
AIRPORT LEASE PARCEL
P-51 COURT #3**

A parcel of land located within a portion of the East one-quarter (E $\frac{1}{4}$) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

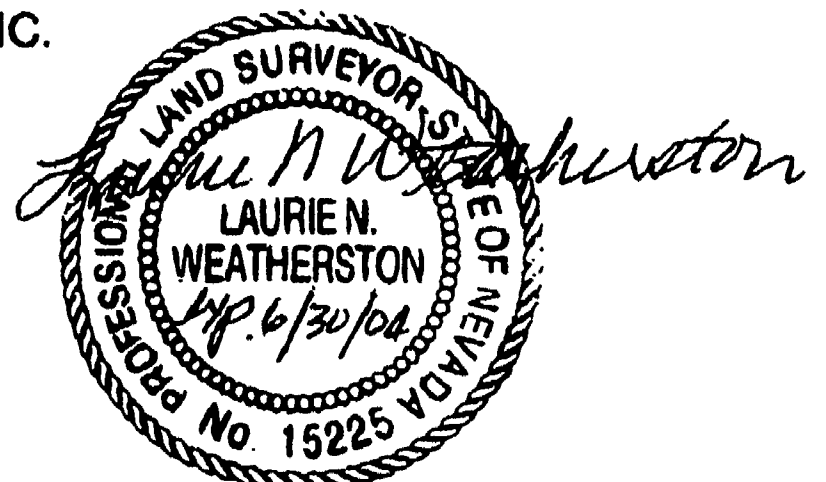
Commencing at Airport Control Monument No. 2 as shown on that Amended Record of Survey No. 14 for Douglas County, as recorded in Book 488, at Page 239, as Document No. 175533;

thence North 09°52'50" East, 1,547.40 feet;
thence North 00°13'06" West, 669.32 feet;
thence South 89°58'45" West, 542.26 feet to a point on the easterly right-of-way line of P-51 Court;
thence along said right-of-way line North 00°01'15" West, 282.00 feet to **THE POINT OF BEGINNING**;
thence continuing North 00°01'15" West, 140.00 feet;
thence North 89°58'45" East, 206.00 feet;
thence South 00°01'15" East, 140.00 feet;
thence South 89°58'45" West, 206.00 feet to **THE POINT OF BEGINNING**, containing 28,840 square feet, more or less.

The Basis of Bearing of this description is North 00°01'15" West, the bearing of the centerline of P-51 Court, as shown on that Record of Survey for Minden Air Corp., recorded in Book 1198, at Page 9, Document No. 483175, Official Records of Douglas County, Nevada.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



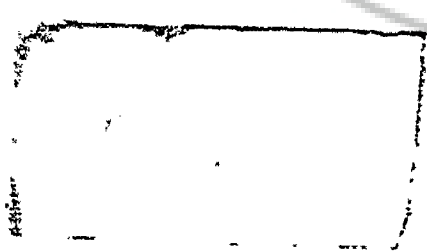
2/11/03

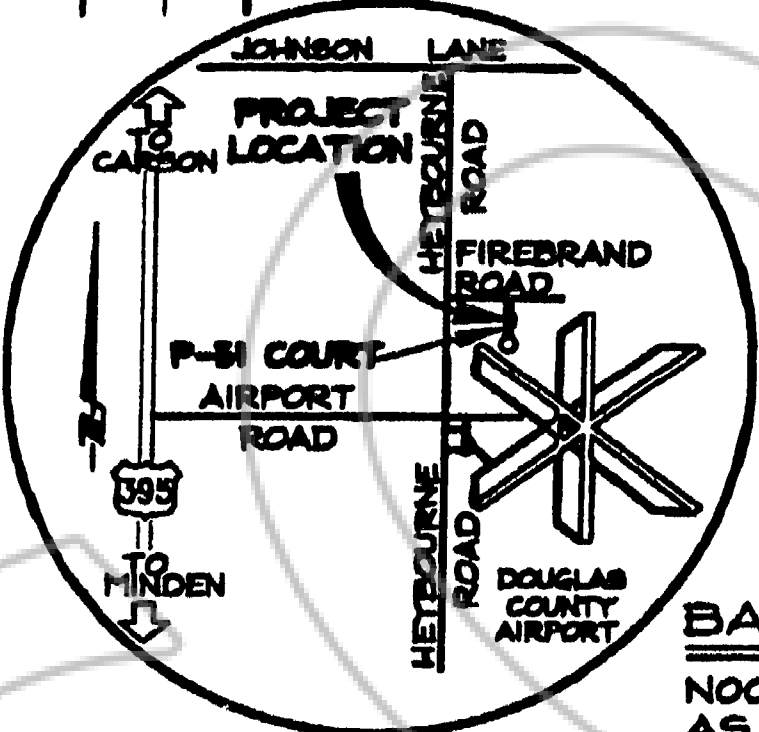
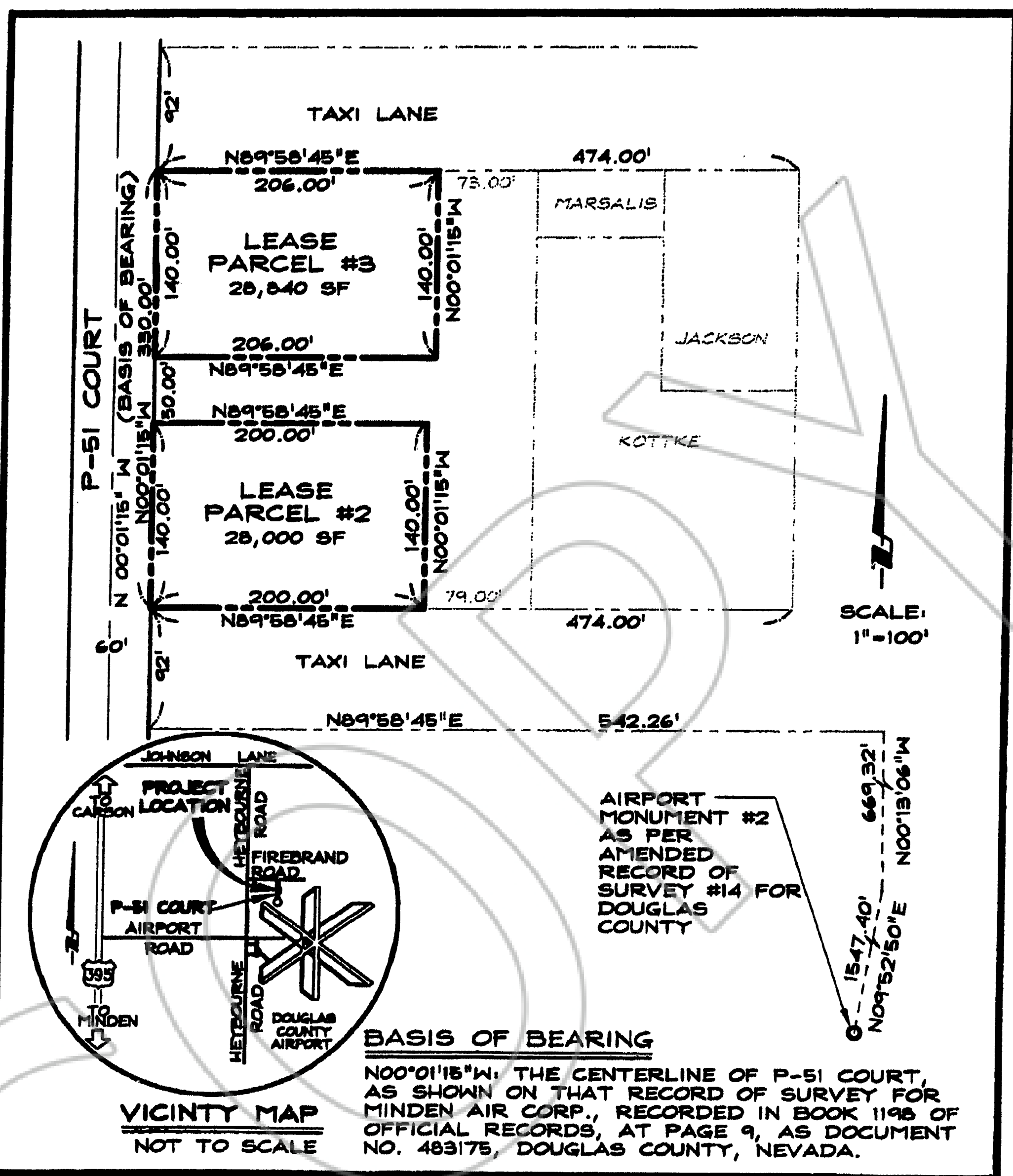
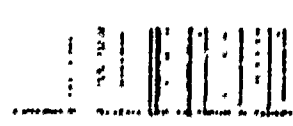
EXHIBIT A2 0569691
BK 0303 PG 04667

4 / S

: 7757627084

2-11-03 : 2:15PM: R.O. ANDERSON





RoAnderson
ENGINEERING INC

1603 ESERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

EXHIBIT
WRIGHT LEASE PARCELS #2 & #3
A PORTION OF MUSTANG BUSINESS CENTER
LOCATED WITHIN A PORTION OF SECTION 8,
T.13N., R.20E., M.D.M.
909-02 DOUGLAS COUNTY, NEVADA 02/11/2003

0569691

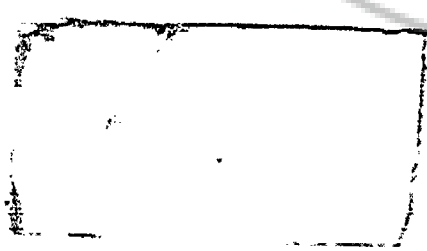
EXHIBIT A2

BK0303PG04668

2-11-03: 2:15PM: R. O. ANDERSON

5 / 5

: 7757827084



909-02-02
02/19/03

DESCRIPTION

A parcel of land located within a portion of the East one-half (E½) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at Airport Control Monument No. 2, as shown on that Amended Record of Survey No. 14 for Douglas County, as recorded in Book 488, at Page 239, as Document No. 175533;

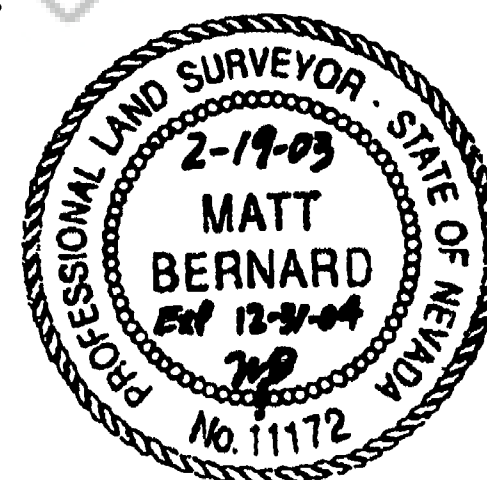
thence North 09°52'50" East, 1,547.40 feet;
thence North 00°13'06" West, 669.32 feet;
thence South 89°58'45" West, 542.26 feet to a point on the easterly right-of-way line of P-51 Court;
thence along said right-of-way line North 00°01'15" West, 92.00 feet;
thence North 89°58'45" East, 200.00 feet to **THE POINT OF BEGINNING**;

thence North 00°01'15" West, 140.00 feet;
thence South 89°58'45" West, 200.00 feet to a point on said easterly right-of-way line of P-51 Court;
thence along said right-of-way line North 00°01'15" West, 50.00 feet;
thence North 89°58'45" East, 206.00 feet;
thence North 00°01'15" West, 140.00 feet;
thence North 89°58'45" East, 73.00 feet;
thence South 00°01'15" East, 330.00 feet;
thence South 89°58'45" West, 79.00 feet to **THE POINT OF BEGINNING**,
containing 35,230 square feet, more or less.

The Basis of Bearing of this description is North 00°01'15" West, the bearing of the centerline of P-51 Court, as shown on that Record of Survey for Minden Air Corp., recorded in Book 1198, at Page 9, Document No. 483175, Official Records of Douglas County, Nevada.

Note: Refer this description to your title company before incorporating into any legal document.

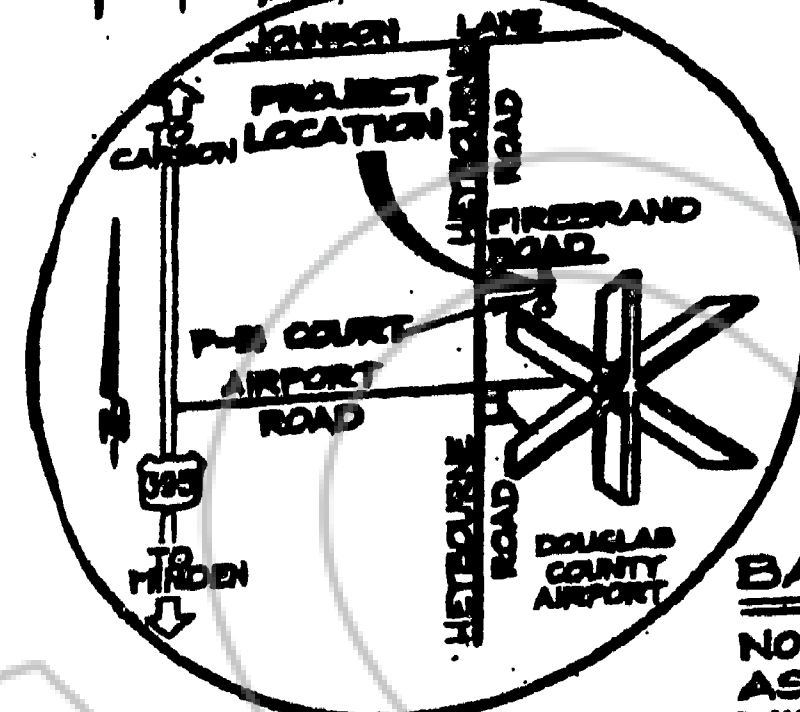
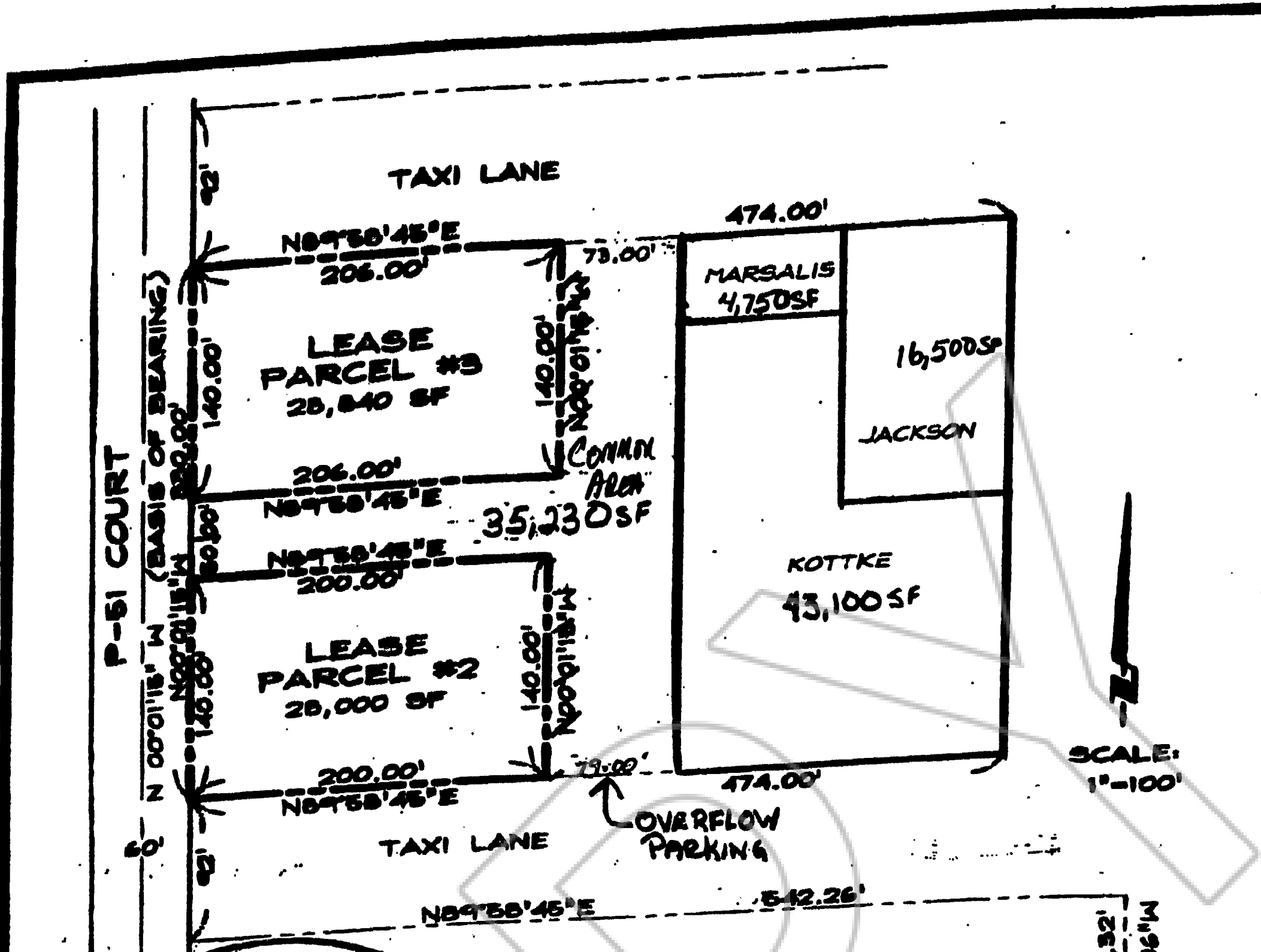
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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BK 0303 PG 04669

EXHIBIT D2



AIRPORT MONUMENT #2
AS PER AMENDED RECORD OF SURVEY #14 FOR DOUGLAS COUNTY

BASIS OF BEARING
N00°01'15"W, THE CENTERLINE OF P-51 COURT, AS SHOWN ON THAT RECORD OF SURVEY FOR MINDEN AIR CORP., RECORDED IN BOOK 1198 OF OFFICIAL RECORDS, AT PAGE 9, AS DOCUMENT NO. 483175, DOUGLAS COUNTY, NEVADA.

1847.40'
N09°52'50"E
669.32'
N00°18'06"W

Roanderson
ENGINEERING INC

1603 ESMERALDA AVENUE / POST OFFICE BOX 2227
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

EXHIBIT

A PORTION OF SECTION 8, T.13N., R.20E., M.D.M., DOUGLAS COUNTY, NEVADA

909-02

02/11/2003

EXHIBIT D2

2-11-03: 2:15PM: R.O. ANDERSON

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BK0303PG04670

P-51 Court Common Area Maintenance Fee

Area	Total Square Footage of Land Lease Area	% of Total Square Footage of Land Lease Area	Total Common Area Sq Ft	% of Common Sq. Ft Area	Maintenance Fee Charges	Annual Maintenance fee \$.15	Monthly Maintenance Fee \$.15 (*)
Total Leased Area	121,190		35,230				
Sierra Sierra Enterprises	43,100	35.56%	12,527.79	35.56%	\$0.15	\$1,879.17	
Bernie Jackson	16,500	13.62%	4,798.33	13.62%	\$0.15	\$719.75	
John Marsalis *	4,750	3.92%	1,381.02	3.92%	\$0.15	\$207.15	\$17.27
Skyline Hangars Minden (LL071) *	28,000	23.12%	8,145.18	23.12%	\$0.15	\$1,221.78	\$101.82
Skyline Hangars Minden (LL069) *	28,840	23.78%	8,377.69	23.78%	\$0.15	\$1,256.65	\$104.72
TOTAL	121,190	100.00%	35,230.00	100.00%	\$0.15	\$5,284.50	\$223.81

* Maintenance Fee paid Monthly

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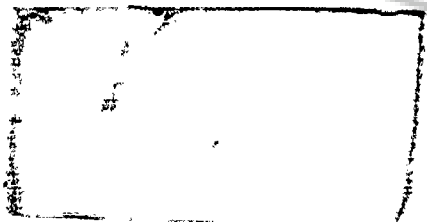
REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAR 12 AM 11:28

WERNER CHRISTEN
RECORDER

0569691

BK 0303 PG 04672 PAID K2 DEPUTY



CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: March 11, 2003
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

SEAL