

NE  
clerk approved  
Carol 3-6-03

FILED  
NO. 2003.061

FIRST AMENDMENT TO THE MINDEN-TAHOE AIRPORT MAR 11 11 51

JOHN MARSALIS  
AIRPORT LEASE AGREEMENT

BARBARA REED  
CLERK  
DEPUTY

This first amendment to the real property lease agreement (LL073) 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 John Marsalis, 2321 P-51 Court Suite 402, Minden, Nevada 89423, who agree as follows:

RECITALS

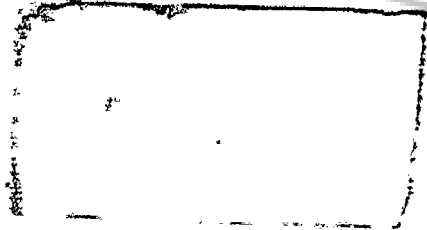
This amendment is made with reference to the following facts and objectives:

- a. Landlord entered into a written lease agreement for the parcel on October 3, 2002 with John Marsalis. The lease is recorded as document 0554953, book 1002, pages 6578-06601.
- b. The Tenant and County agree to amend the lease to decrease the square footage of the common area, due to parking locations for proposed buildings on adjacent leaseholds, and to decrease the monthly maintenance fee.

The parties agree to amend the lease as follows:

- 6. Rent. The last sentence after Site Rent is amended as follows:  
Tenant shall pay County a monthly maintenance fee in the amount of (1,381.02 square feet x \$0.15 / 12 months = \$17.27) 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.



COUNTY

TENANT

John Marsalis

DOUGLAS COUNTY,  
a political subdivision of the State  
of Nevada

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

By *John Marsalis*  
John Marsalis

Recommended for approval  
and approved as to content:

By *Jim Braswell*  
Jim Braswell  
Operational Services Director

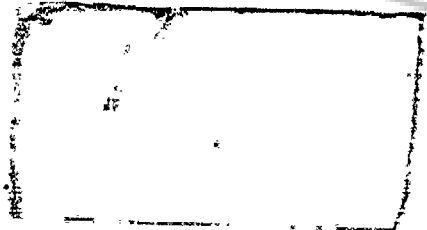
Approved as to form:

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

Attest:

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

BY: *Concha Lord*, DEPUTY



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;

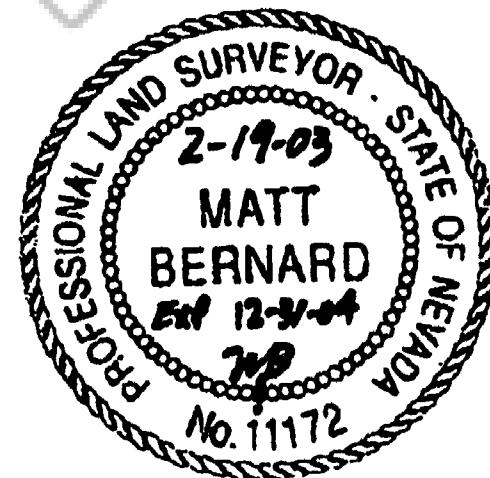
thence North 09°52'50" East, 1,547.40 feet;  
thence North 00°13'06" West, 669.32 feet;  
thence South 89°58'45" West, 542.26 feet to a point on the easterly right-of-way line of P-51 Court;  
thence along said right-of-way line North 00°01'15" West, 92.00 feet;  
thence North 89°58'45" East, 200.00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

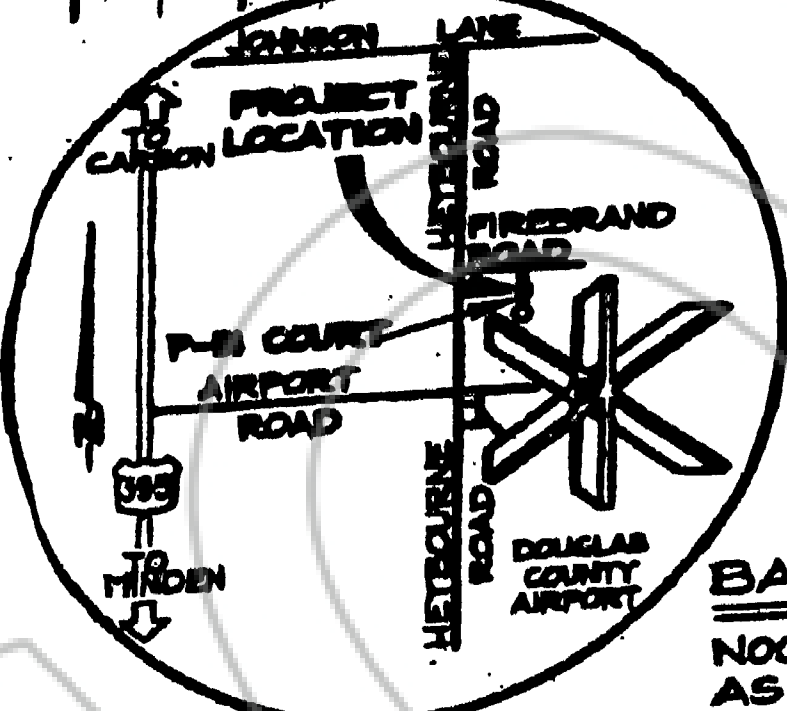
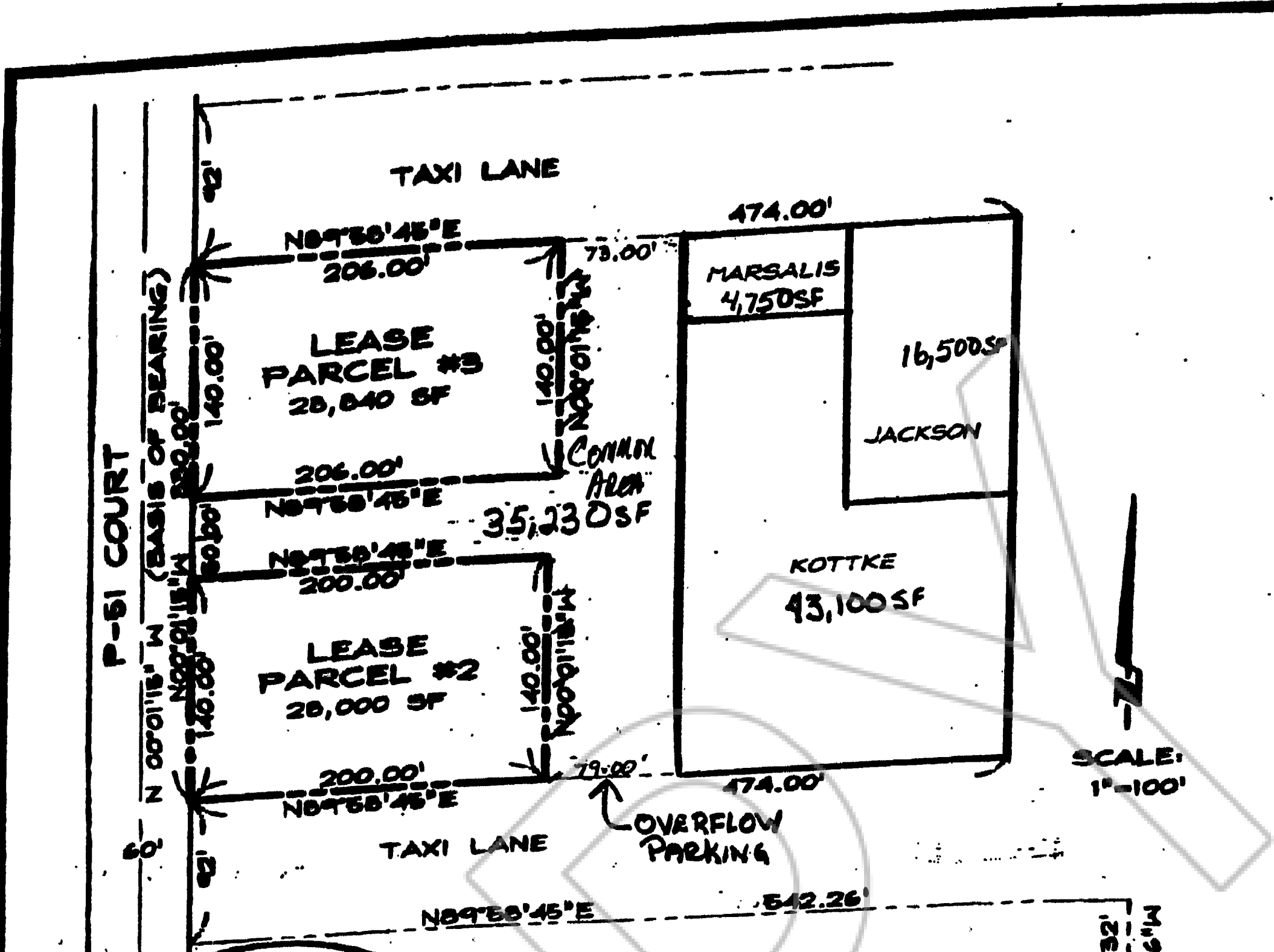


0569693

BK 0303 PG 04681

EXHIBIT D2





**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.

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

**Anderson**  
ENGINEERING INC

1603 ESMERALDA AVENUE / POST OFFICE BOX 2229  
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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BK0303PG04682

7757827084

# 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 (*)
<b>Total Leased Area</b>	<b>121,190</b>		<b>35,230</b>				
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
<b>TOTAL</b>	<b>121,190</b>	<b>100.00%</b>	<b>35,230.00</b>	<b>100.00%</b>	<b>\$0.15</b>	<b>\$5,284.50</b>	<b>\$223.81</b>

\* Maintenance Fee paid Monthly

0569693

BK 0303PG04683

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

2003 MAR 12 AM 11:30

0569693 8238 WEINER CHRISTEN  
RECORDER

BK 0303 PG 04684 PAID ~~1.00~~ 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 Chad Mullock Deputy

**SEAL**