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OFFICIAL RECORD

Requested By:

THOMAS PERKINS

Recording Requested by:  
Thomas E. Perkins  
P.O. Box 880  
Minden, NV 89423

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00  
BK-0710 PG- 1185 RPTT: 0.00



AGREEMENT

COPY

## AGREEMENT

This joint parking and facilities use agreement is entered between Thomas E. Perkins, trustee of the Thomas E. Perkins 2000 Trust ("Perkins") and Richard Sheldrew and Judy Sheldrew ("Sheldrews") this 16 day of June 2010.

Perkins is the owner of real property and improvements situated at 1592 Mono Ave., Minden, Nevada (APN 1320-32-111-062). Sheldrews are the owners of real property and improvements situated at 1594 Mono Ave., Minden, Nevada (APN 1320-32-111-061). These properties are the subject of certain development applications filed with Douglas County, Nevada, for special use permits and variances, DA 09-085 and -087. The Sheldrews have constructed, or are constructing, a handicap parking space, a handicap accessible restroom and a handicap accessible conference room ("facilities") on their property at 1594 Mono Ave. (APN 1320-32-111-061). These facilities are shown on Exhibit A, attached and incorporated by reference, which is the site and grading plan submitted to Douglas County and approved in the referenced development applications, and all references to facilities in this agreement will include the same. Among the conditions of approval of the permits and variances is a requirement that the parties to this agreement enter a joint parking and facilities agreement.

Now, therefore, for and in consideration of the mutual promises, covenants and agreements contained herein, the parties agree as follows:

1. Sheldrews agree that Perkins, as the owner of 1592 Mono Ave., and his patrons, will have access to and use of the facilities on their property at 1594 Mono Ave (APN 1320-32-111-061).

2. If at any time the facilities on the Sheldrew parcel at 1594 Mono Ave. can no longer be used by Perkins and his patrons, the Special Use Permit for the Perkins Parcel (APN 1320-32-111-062) will be void, absent an approved Special Use Permit.

3. The facilities will be maintained as long as the special use permits are valid.

4. The parties agree that either party may terminate this agreement upon 180 days written notice to the other.

5. Financial consideration is the subject of a separate agreement between the parties. The parties agree that upon either parties default in performance of any covenant contained therein, then the agreement may be terminated, as provided therein.

6. The party terminating the agreement will provide a copy of the notice of termination, when served, upon Douglas County, Community Development Department, P.O. Box 218, Minden, NV 89423.

7. This agreement may not be assigned by either party without written agreement of the other, which the parties agree will not be unreasonably withheld. In the event of an assignment, the parties will notify the Douglas County Development Department.

8. The parties agree that neither of them is conveying to the other any interest in land, and that no rights are conferred pursuant to this agreement except as set forth herein.

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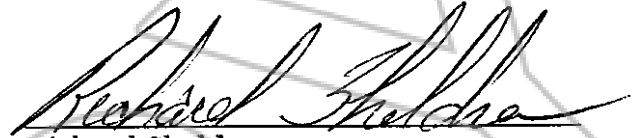
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9. This agreement is entered for the benefit of the parties, Douglas County and its residents.

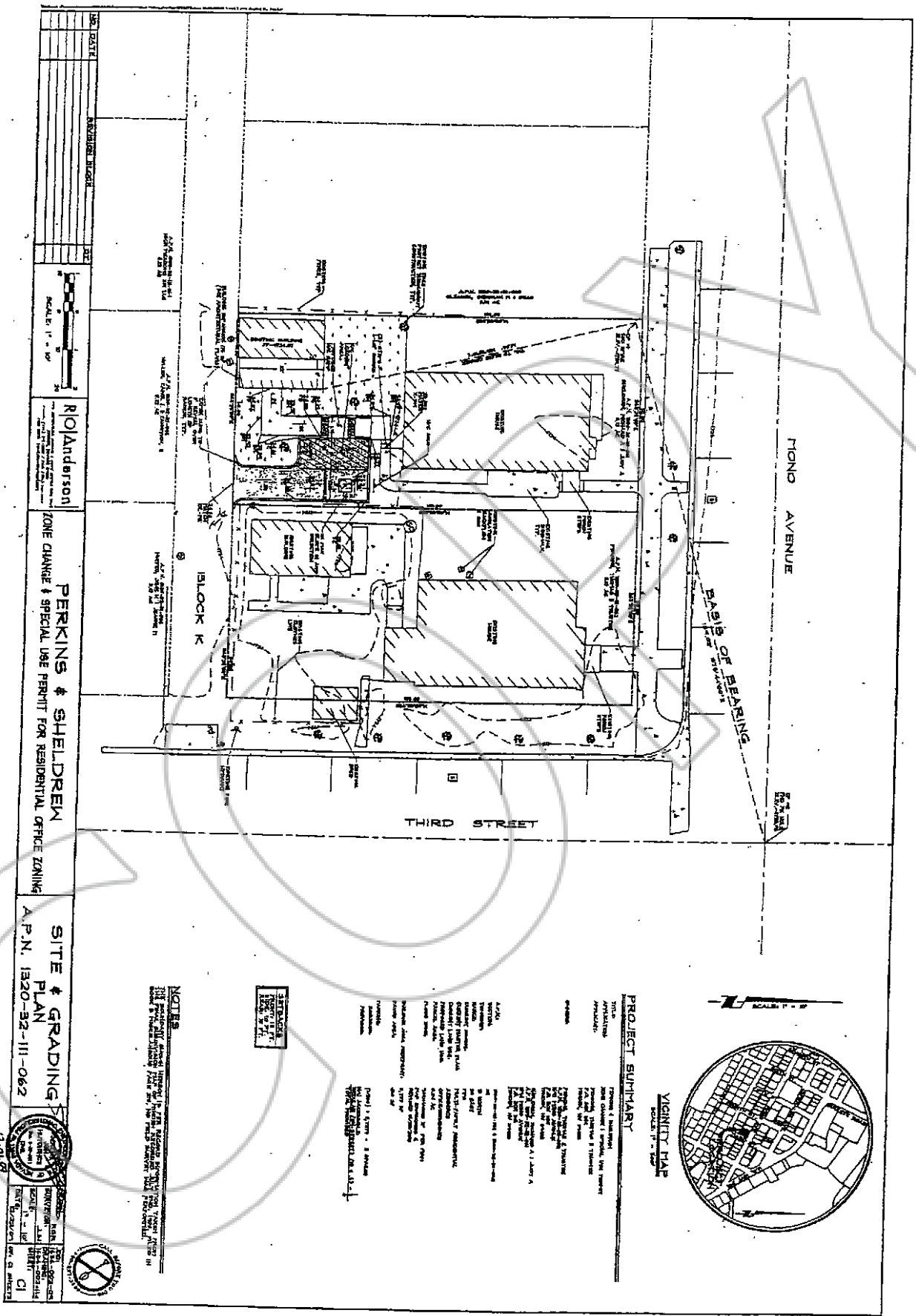
Date: 6/16/10

  
Thomas E. Perkins, Trustee

Date: 6/15/10

  
Richard Sheldrew

  
Judy Sheldrew



PERKINS & SHELDREM  
 ZONE CHANGE & SPECIAL USE PERMIT FOR RESIDENTIAL OFFICE ZONING  
 SITE & GRADING PLAN  
 A.P.N. 1820-32-111-062  
 ROLANDERSON  
 12/21/09

**PROJECT SUMMARY**

Project Name:	Perkins & Sheldrem
Project Address:	Block K, Third Street
Project Description:	Zone Change & Special Use Permit for Residential Office Zoning
Project Status:	Approved
Project Date:	12/21/09

**NOTES**

1. All work shall be in accordance with the City of Los Angeles Department of Public Works, Division of Engineering, Standard Specifications for Street and Sanitary Sewerage Work, 2008 Edition.
2. All work shall be in accordance with the City of Los Angeles Department of Public Works, Division of Engineering, Standard Specifications for Street and Sanitary Sewerage Work, 2008 Edition.
3. All work shall be in accordance with the City of Los Angeles Department of Public Works, Division of Engineering, Standard Specifications for Street and Sanitary Sewerage Work, 2008 Edition.

**LEGEND**

- 1. Proposed Grading
- 2. Proposed Pavement
- 3. Proposed Sanitary Sewer
- 4. Proposed Storm Sewer
- 5. Proposed Water Main
- 6. Proposed Gas Main
- 7. Proposed Electric Main
- 8. Proposed Telephone Main
- 9. Proposed Cable Main
- 10. Proposed Fire Main
- 11. Proposed Sewer Main
- 12. Proposed Water Main
- 13. Proposed Gas Main
- 14. Proposed Electric Main
- 15. Proposed Telephone Main
- 16. Proposed Cable Main
- 17. Proposed Fire Main
- 18. Proposed Sewer Main
- 19. Proposed Water Main
- 20. Proposed Gas Main
- 21. Proposed Electric Main
- 22. Proposed Telephone Main
- 23. Proposed Cable Main
- 24. Proposed Fire Main
- 25. Proposed Sewer Main
- 26. Proposed Water Main
- 27. Proposed Gas Main
- 28. Proposed Electric Main
- 29. Proposed Telephone Main
- 30. Proposed Cable Main
- 31. Proposed Fire Main
- 32. Proposed Sewer Main
- 33. Proposed Water Main
- 34. Proposed Gas Main
- 35. Proposed Electric Main
- 36. Proposed Telephone Main
- 37. Proposed Cable Main
- 38. Proposed Fire Main
- 39. Proposed Sewer Main
- 40. Proposed Water Main
- 41. Proposed Gas Main
- 42. Proposed Electric Main
- 43. Proposed Telephone Main
- 44. Proposed Cable Main
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- 46. Proposed Sewer Main
- 47. Proposed Water Main
- 48. Proposed Gas Main
- 49. Proposed Electric Main
- 50. Proposed Telephone Main
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- 59. Proposed Fire Main
- 60. Proposed Sewer Main
- 61. Proposed Water Main
- 62. Proposed Gas Main
- 63. Proposed Electric Main
- 64. Proposed Telephone Main
- 65. Proposed Cable Main
- 66. Proposed Fire Main
- 67. Proposed Sewer Main
- 68. Proposed Water Main
- 69. Proposed Gas Main
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- 81. Proposed Sewer Main
- 82. Proposed Water Main
- 83. Proposed Gas Main
- 84. Proposed Electric Main
- 85. Proposed Telephone Main
- 86. Proposed Cable Main
- 87. Proposed Fire Main
- 88. Proposed Sewer Main
- 89. Proposed Water Main
- 90. Proposed Gas Main
- 91. Proposed Electric Main
- 92. Proposed Telephone Main
- 93. Proposed Cable Main
- 94. Proposed Fire Main
- 95. Proposed Sewer Main
- 96. Proposed Water Main
- 97. Proposed Gas Main
- 98. Proposed Electric Main
- 99. Proposed Telephone Main
- 100. Proposed Cable Main

**SCALE**

1" = 10'

**DATE**

12/21/09

**PROJECT NO.**

1820-32-111-062

**CLIENT**

Perkins & Sheldrem

**DESIGNER**

Rolanderson

**DATE**

12/21/09

**PROJECT NO.**

1820-32-111-062

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