

APN# 1318-09-810-111, 114

Recording Requested by/Mail to:

Name: Thomas J. Hall, Esq.

Address: 305 S. Arlington Ave.

City/State/Zip: Reno, NV 89501

Mail Tax Statements to:

Name: Gold Zone, LLC

Address: 4305 Juniper Trail

City/State/Zip: Reno, NV 89519-2987



KAREN ELLISON, RECORDER

Grant of Non-Exclusive Parking Area Easement

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge -- NRS 419.020(2)

Signature

Thomas J. Hall, Esq.

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL ORIGINAL TO:  
650 Lakeshore, LLC  
305 South Arlington Avenue  
Reno, Nevada 89501

APN 1318-09-810-111  
APN 1318-09-810-114

**GRANT OF NON-EXCLUSIVE PARKING AREA EASEMENT**

THIS AGREEMENT is made this 2nd day of May, 2018, by and between 650 Lakeshore, LLC, a Nevada limited liability company, party of the first part ("650 Lakeshore"), by and through its Manager Selvin Passen, M.D., of 305 South Arlington Avenue, Reno, Nevada, and Tahoe Gold Zone, LLC, a Nevada limited liability company, by and through its managers Kevin McArthur and Michelle McArthur, of 4305 Juniper Trail, Reno, Nevada, parties of the second part ("Tahoe Gold Zone"), with all properties located in the Community of Marla Bay, County of Douglas, State of Nevada.

WHEREAS, 650 Lakeshore is the owner in fee simple of that certain parcel of real property, commonly referred to as 650 Lakeshore, APN 1318-09-810-114, Marla Bay, Douglas County, Nevada, more particularly described in Exhibit "A" attached hereto and, by reference, made a part hereof (the "650 Lakeshore Parcel").

WHEREAS, Tahoe Gold Zone is the owner in fee simple of another parcel of real property, commonly referred to as 652 Lakeshore, APN 1318-09-810-111, Marla Bay, Douglas County, Nevada, more particularly described in Exhibit "B" attached hereto and, by reference, made a part hereof (the "Tahoe Gold Zone Parcel").

WHEREAS, Adjacent to and potentially benefitting the Tahoe Gold Zone Parcel is a portion of land used as a Parking Area approximately 790 square feet, which lies on and adjacent to the 650 Lakeshore Parcel, as set forth on Exhibit "C" and depicted on Exhibit "D" attached hereto and, by reference, made a part hereof (the "Parking Area").

WHEREAS, the parties have entered into an Agreement for Grant of Parking Area Easement, of even date, which will not be recorded in the public records.

WHEREAS, in consideration of the sum One Dollar (\$1.00) paid by Tahoe Gold Zone to 650 Lakeshore, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, 650 Lakeshore agrees to grant to Tahoe Gold Zone, a Non-Exclusive Parking Area Easement, over, across, under and through the property described in Exhibits C and D.

NOW, THEREFORE, for valuable consideration paid, receipt of which is hereby acknowledged, and of the mutual covenants, agreements and conditions therein contained, it is mutually covenanted and agreed by and between the parties as follows:

650 Lakeshore does hereby grant to Tahoe Gold Zone, its successors and assigns, a Non-Exclusive Parking Area Easement, together with the full and free right for it, its tenants, servants, visitors and licensees, at all times hereafter without further approval or permit, to park, with full and free access, on, over and across the property described in Exhibits C and D.


To hold the said easement hereby granted to the Grantees, its successors and assigns, as appurtenant to the land owned by Tahoe Gold Zone as described in Exhibit B.

This Easement shall end and terminate twenty (20) years after the date of execution thereon, unless sooner terminated under and pursuant to an Agreement for Grant of Parking Area Easement, entered into this date pertaining to same.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and year first written above.

GRANTOR:

650 LAKESHORE, LLC, a Nevada  
limited liability company

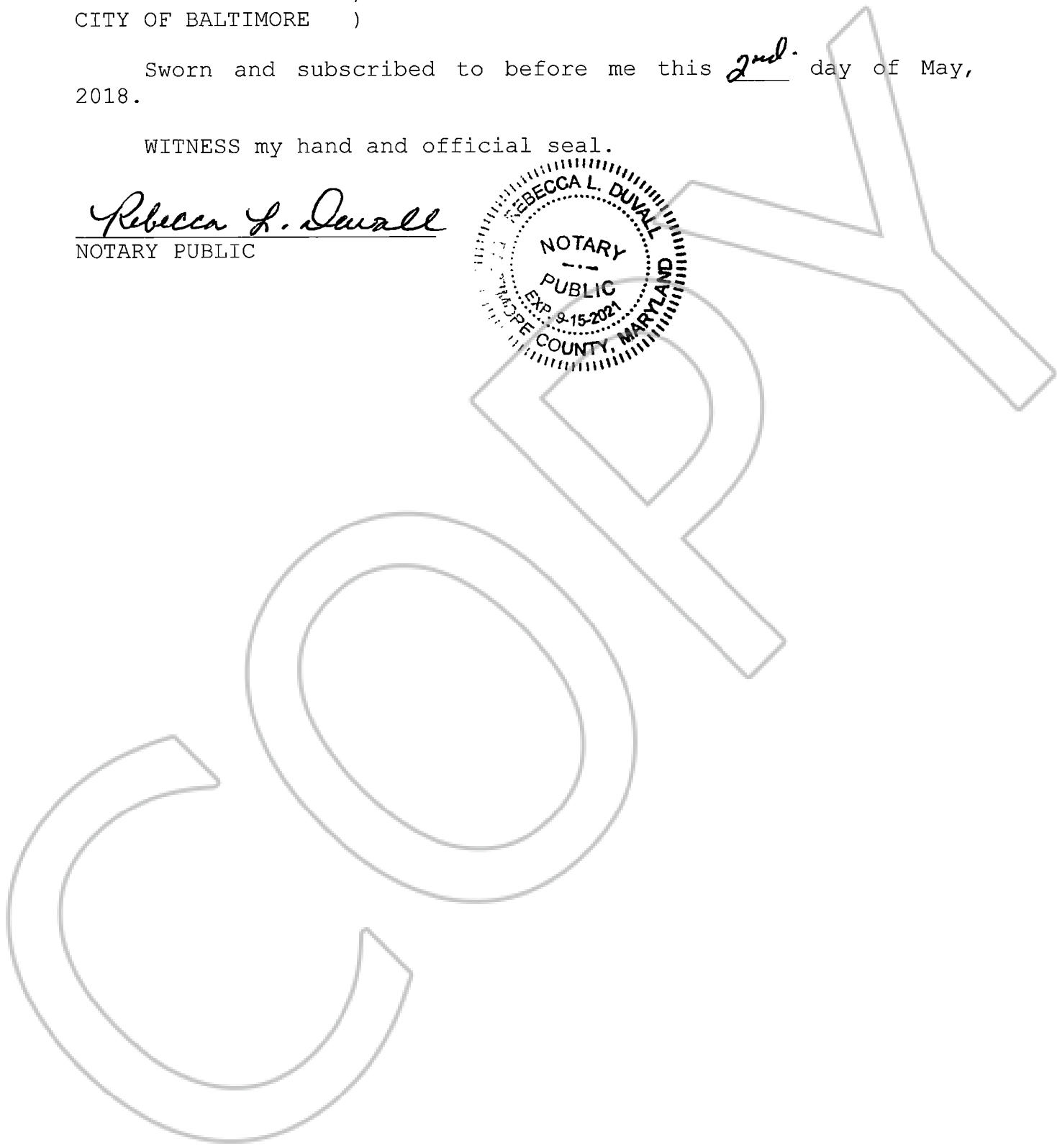
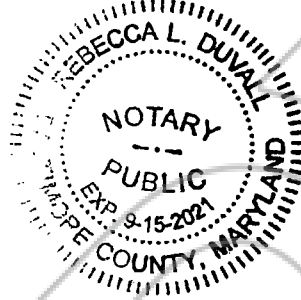
  
\_\_\_\_\_  
Selvin Passen, M.D.,  
Manager

STATE OF MARYLAND )  
 ) ss.  
CITY OF BALTIMORE )

Sworn and subscribed to before me this 2nd day of May, 2018.

WITNESS my hand and official seal.

Rebecca L. Duvall  
NOTARY PUBLIC



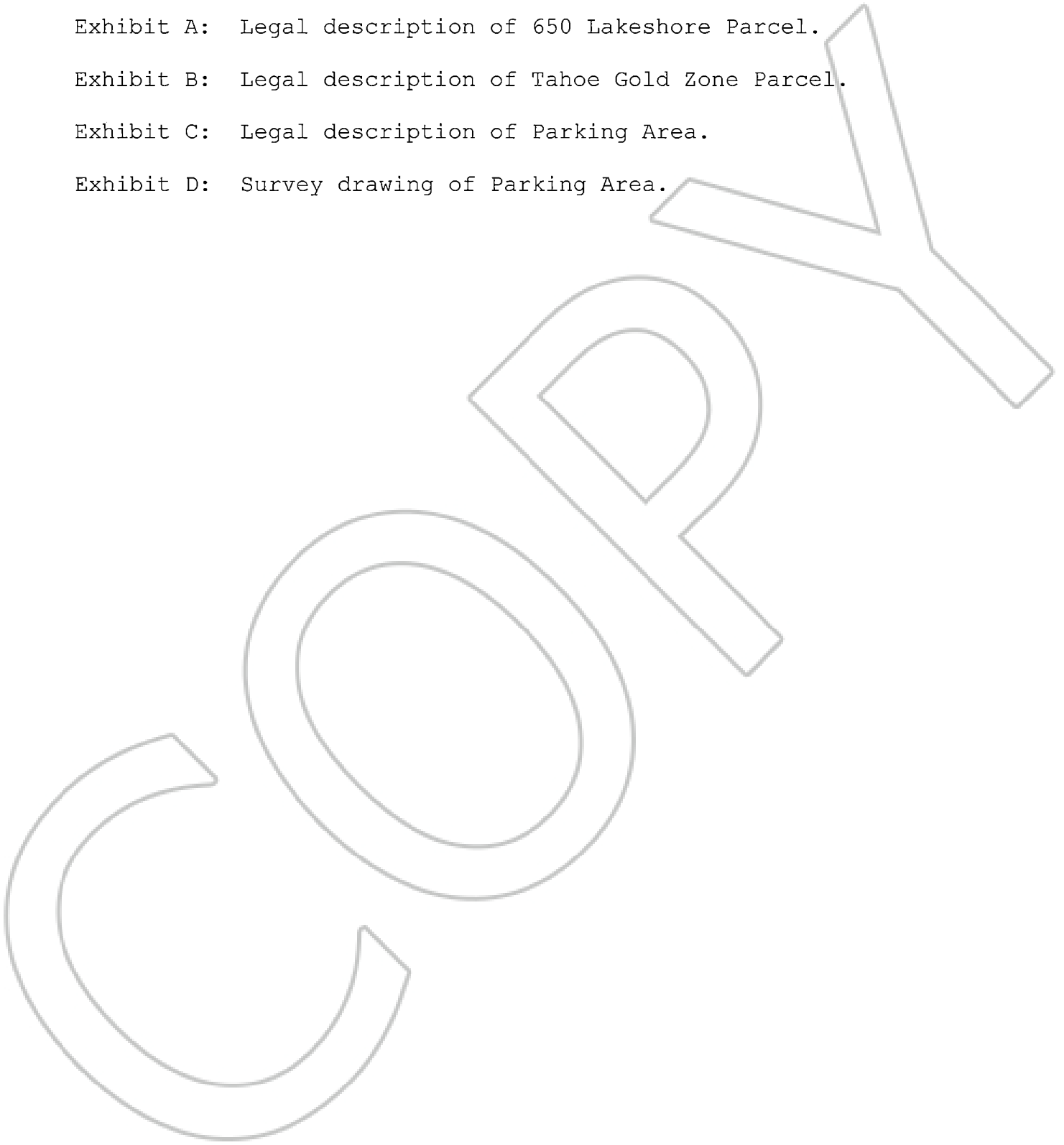
## LIST OF EXHIBITS

Exhibit A: Legal description of 650 Lakeshore Parcel.

Exhibit B: Legal description of Tahoe Gold Zone Parcel.

Exhibit C: Legal description of Parking Area.

Exhibit D: Survey drawing of Parking Area.



**EXHIBIT A**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK C, OF ZEPHYR COVE PROPERTIES AMENDED NO. 2, FILED FOR RECORD ON AUGUST 5, 1929, AS DOCUMENT 267, DOUGLAS COUNTY OFFICIAL RECORDS;

THENCE SOUTH  $20^{\circ}03'27''$  WEST 161.60 FEET;  
THENCE DUE WEST 23.73 FEET;  
THENCE NORTH  $46^{\circ}00'00''$  WEST 62.48 FEET;  
THENCE NORTH  $20^{\circ}03'27''$  EAST 123.48 FEET TO THE NORTHWEST CORNER OF SAID LOTS;  
THENCE SOUTH  $84^{\circ}45'00''$  EAST 81.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH BEARS SOUTH  $02^{\circ}03'27''$  WEST 161.60 FEET FROM THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 5, BLOCK C;  
THENCE SOUTH  $20^{\circ}03'27''$  WEST 61.4 FEET, MORE OR LESS, TO THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT AN ELEVATION OF 6223.0 FEET, LAKE TAHOE DATUM; THENCE ALONG SAID APPROXIMATE LOW WATER LINE SOUTH  $79^{\circ}48'25''$  WEST 35.33 FEET;  
THENCE NORTH  $64^{\circ}07'55''$  WEST 24.53 FEET;  
THENCE NORTH  $29^{\circ}25'17''$  WEST 35.33 FEET;  
THENCE LEAVING SAID LOW WATER LINE NORTH  $20^{\circ}03'27''$  EAST 69.0 FEET, MORE OR LESS;  
THENCE SOUTH  $46^{\circ}00'00''$  EAST 62.48 FEET;  
THENCE DUE EAST 22.73 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312, this legal description was prepared by TURNER AND ASSOCIATES. INC. LAND SURVEYING, POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

APN 1318-09-810-114

**EXHIBIT B**

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK C, ZEPHYR COVE PROPERTIES AMENDED NO. 2, DOCUMENT 00267, WHICH LIES ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE BLVD;

THENCE ALONG SAID RIGHT-OF-WAY UNE S 36°22'35" E, 64.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 6;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 AND THE EXTENSION THEREOF, S 20°06'18" W, 196.90 FEET, MORE OR LESS, TO THE POINT OF APPROXIMATE LOW WATER LINE OF LAKE TAHOE, AT AN ELEVATION OF 6223.0 FEET, LAKE TAHOE DATUM;

THENCE ALONG SAID APPROXIMATELY LOW WATER LINE N 45°47'09" W, 91.39 FEET, MORE OR LESS;

THENCE N 26°00'00" E, 148.71 FEET, MORE OR LESS;

THENCE N 36°22'35" W, 62.54 FEET;

THENCE N 34°51'48" E, 50.00 FEET;

THENCE S 36°33'35" E, 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC, RECORDED AS DOCUMENT 00267.

THE ABOVE MENTIONED APPROXIMATE LOW WATER ELEVATION IS REFERENCED FROM THAT LEGAL DESCRIPTION RECORDED AS DOCUMENT 0507672, DOUGLAS COUNTY, NEVADA RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED ON July 27, 2006, IN BOOK 0706, AT PAGE 97608, AS INSTRUMENT 0680722.

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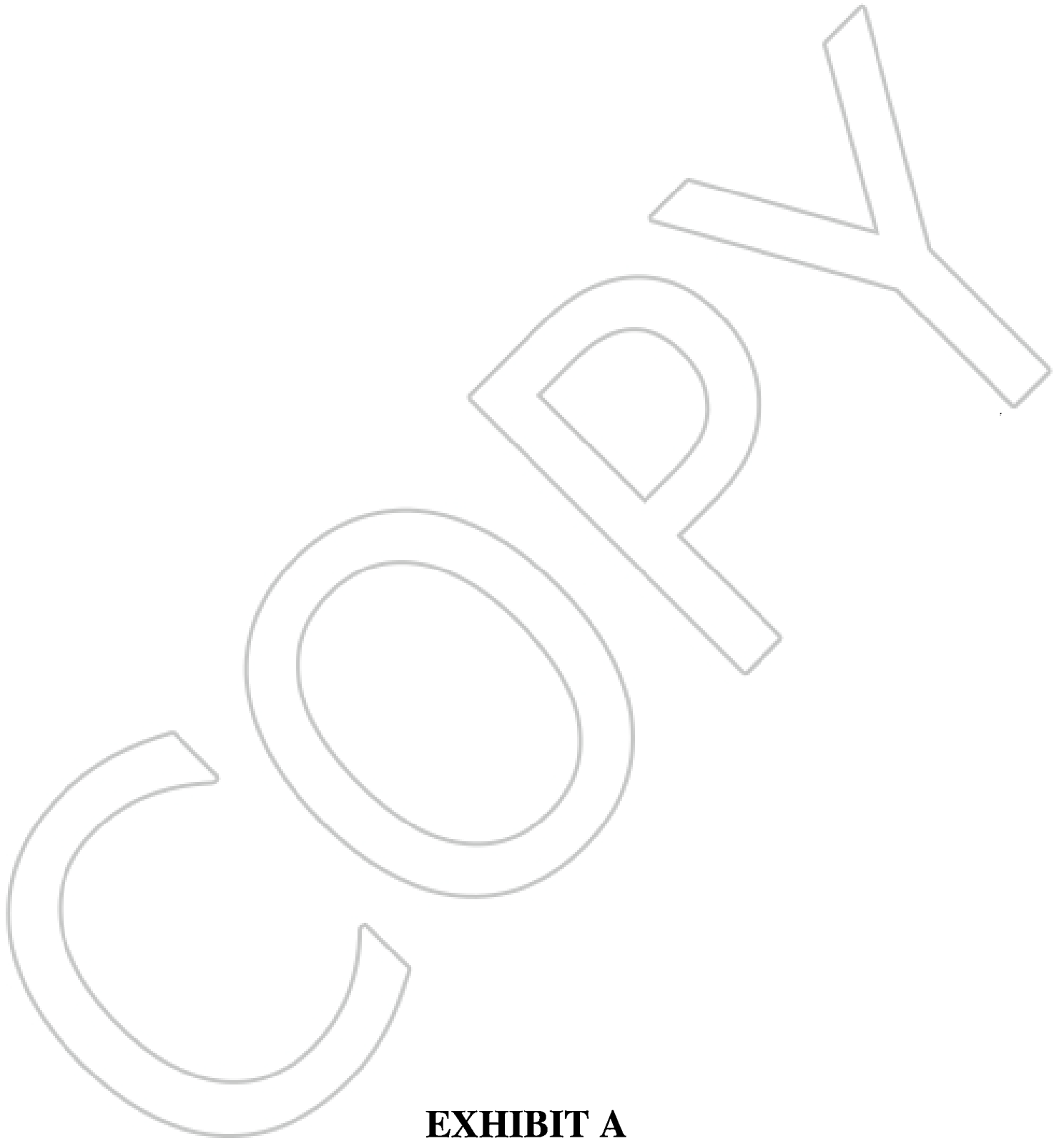
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COPY



**EXHIBIT A**



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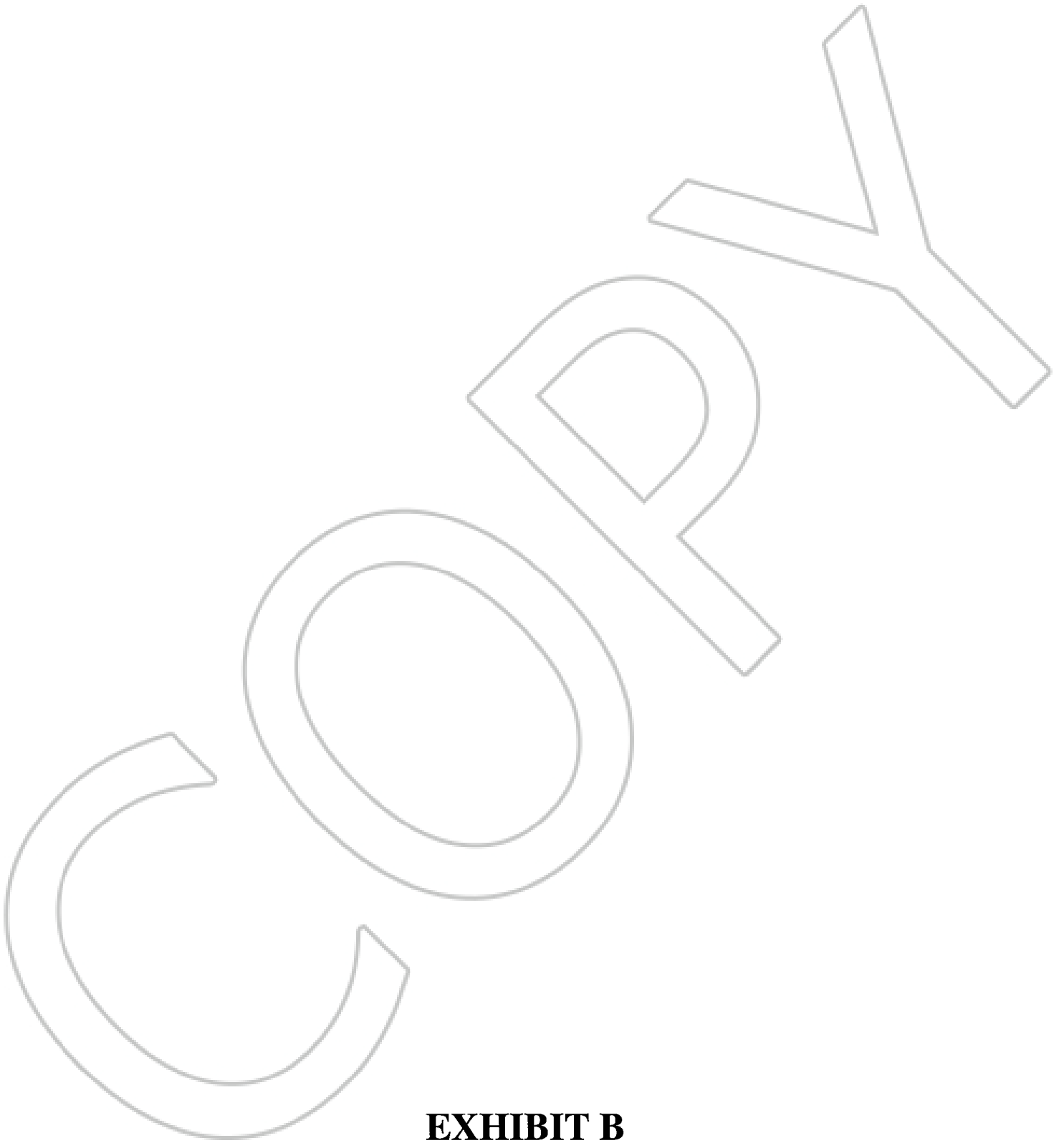
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Per NRS 111.312, this legal description was prepared by TURNER AND ASSOCIATES. INC. LAND SURVEYING, POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

APN 1318-09-810-114

**EXHIBIT B**



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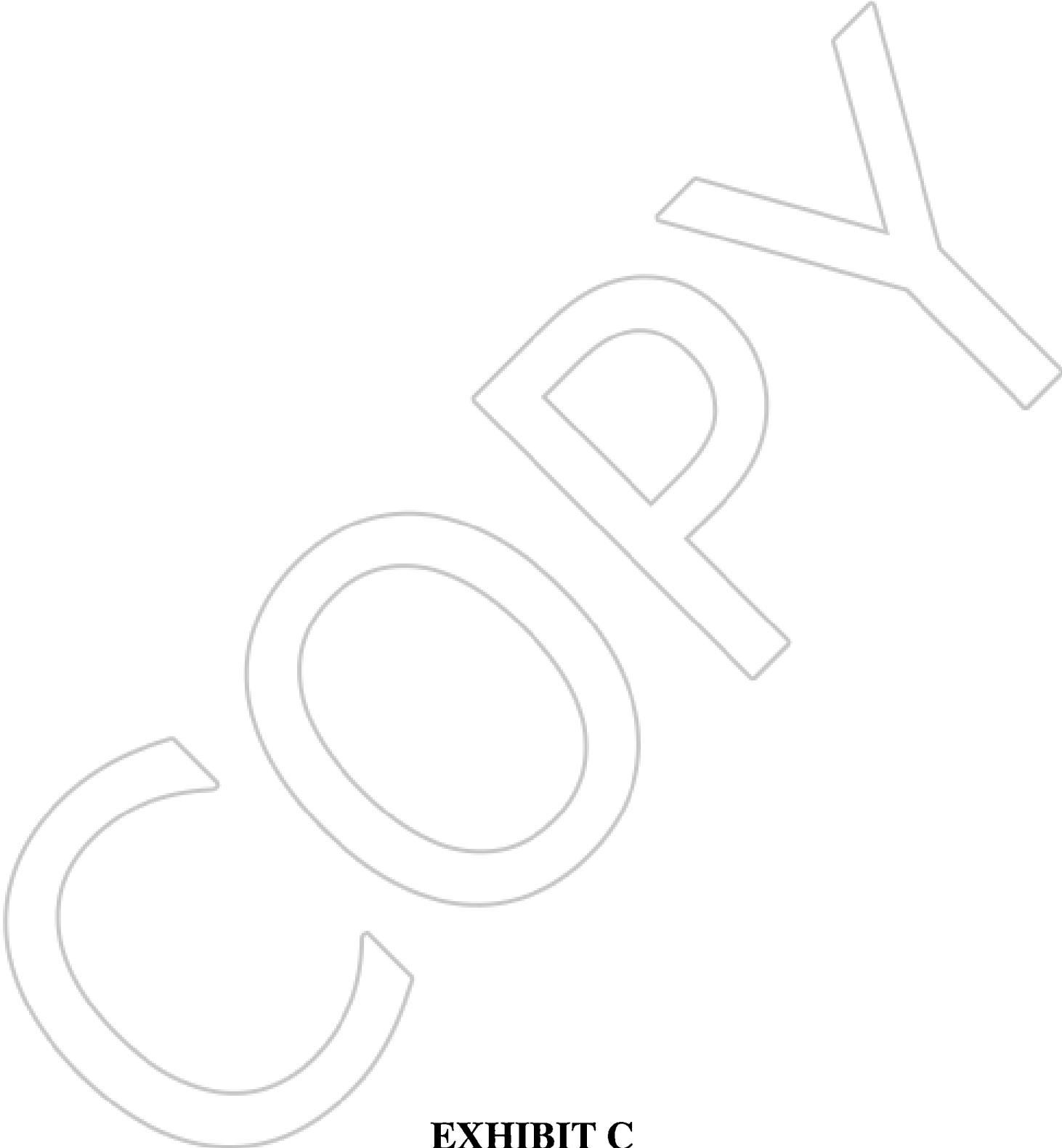
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APN 1318-09-810-111

**EXHIBIT C**



**EXHIBIT C**

July 1, 2015  
15107

DESCRIPTION  
Parking Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Lot 5, Block C of Zephyr Cove Properties Amended No. 2, filed for record on August 5, 1929, as Document No. 267, Douglas County Official Records, more particularly described as follows:

Commencing at the Northwest corner of said Lot 5; thence South  $84^{\circ} 45' 00''$  East 1.71 feet to the Point of Beginning:

thence South  $84^{\circ} 45' 00''$  East 35.13 feet;

thence South  $44^{\circ} 25' 19''$  West 47.99 feet;

thence North  $64^{\circ} 56' 59''$  East 10.89 feet;

thence North  $20^{\circ} 34' 34''$  East 24.75 feet;

thence North  $01^{\circ} 19' 35''$  West 9.71 feet to the Point of Beginning.

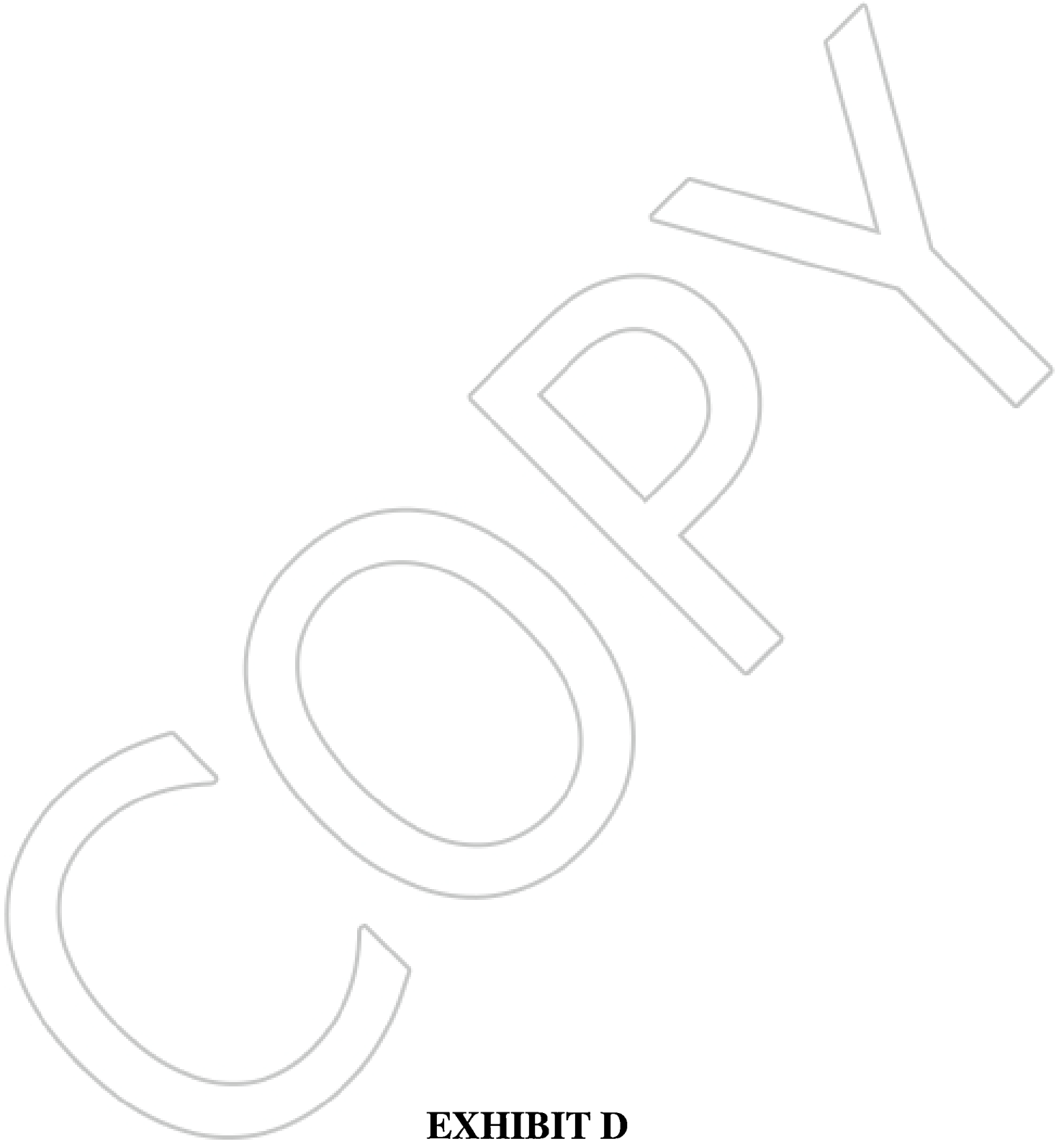
Containing 790 square feet.

The Basis of Bearing for this description is the above referenced Zephyr Cove Properties Amended No. 2.

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

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

**EXHIBIT D**



**EXHIBIT D**



1" = 10'

DATE 6/2015 JOB No. 15107

PROJECT EXHIBIT

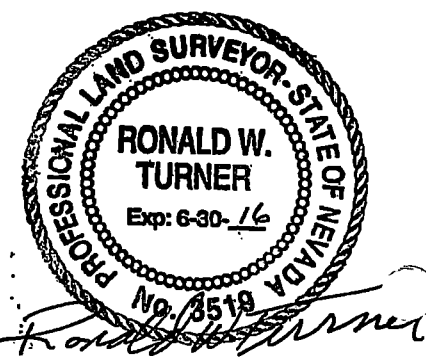
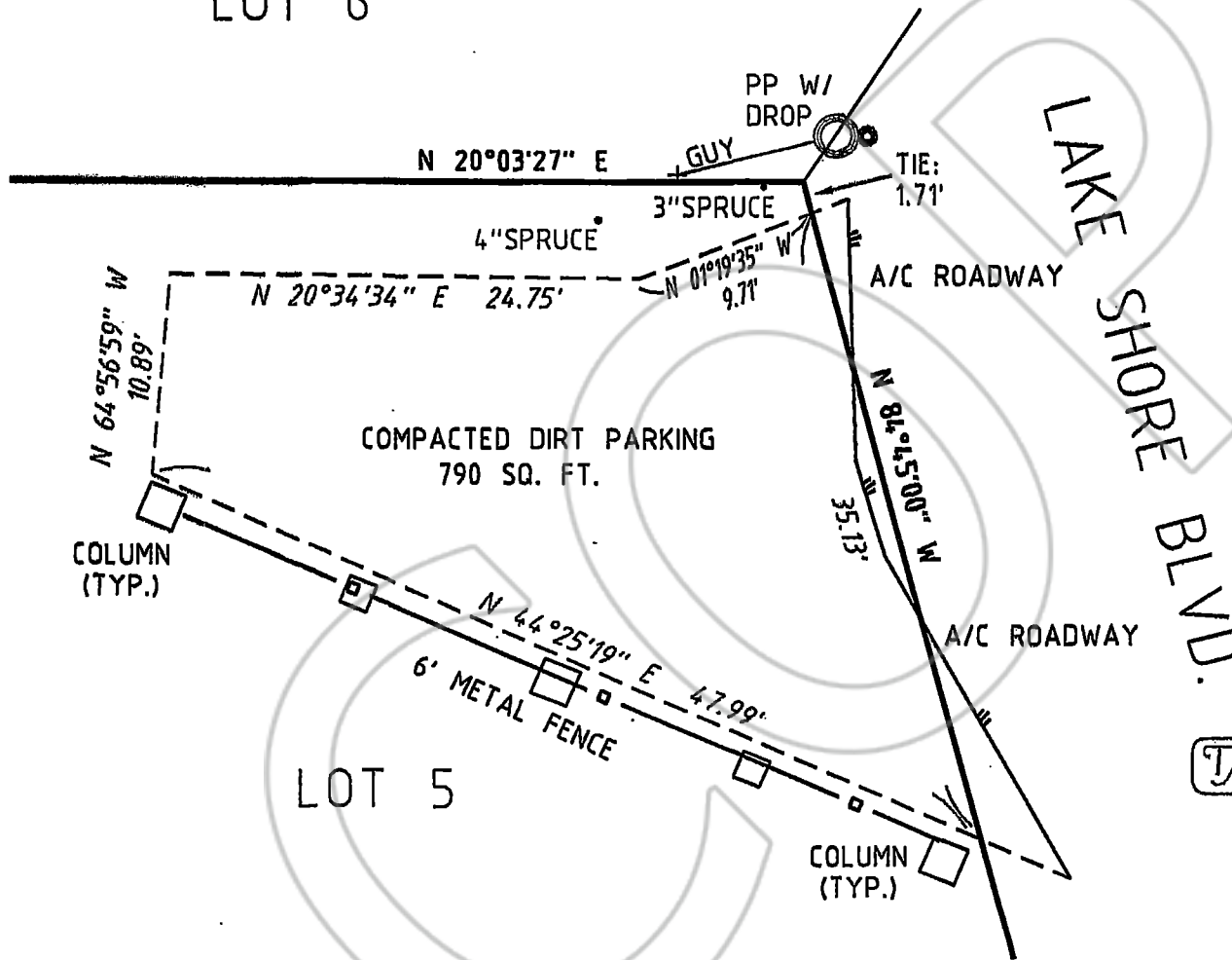
BY SW PAGE 1 OF 1

648 LAKE SHORE BLVD., DOUGLAS CO., NV

A.P.N. 1318-09-810-114

LOT 5, BLK. C, ZEPHYR COVE PROPERTIES #2

LOT 6



**TURNER & ASSOCIATES, INC.**

LAND SURVEYING

(775) 588-5658

308 DORLA COURT, SUITE 203  
ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJECT FILE 15107