

DOUGLAS COUNTY, NV **2020-954185**  
Rec:\$40.00  
\$40.00 Pgs=4 10/09/2020 11:27 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**APN: 1418-03-301-011**

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

*11001147-JL*

Pursuant to *NRS 239B.030*, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**MEMORANDUM OF LONG TERM LAND LEASE AGREEMENT**

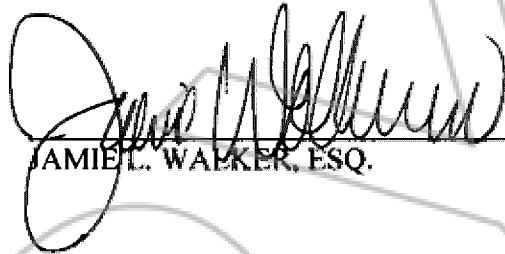
This MEMORANDUM OF AGREEMENT LONG TERM LAND LEASE AGREEMENT (this "Memorandum") is effective as of October 9, 2020, with respect to that real property commonly known as 2200 Lands End Drive, Glenbrook, Nevada 89413, Douglas County Assessor's Parcel Number 1418-03-301-011 (the "Property"). Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Agreement.

1. The Lessor, JUDY RODRIGUEZ FOR, BOKF, NA DBA BANK OF TEXAS, SUCCESSOR TRUSTEE OF THE RONALD K. RICHEY 1993 CHILDREN'S TRUST FBO CHRISTOPHER K. RICHEY, and Lessee, EDWARD G. POOLE AND LYNN A. POOLE, AS TRUSTEES OF THE POOLE FAMILY TRUST UTD MAY 24, 2005, are parties to that Long Term Land Lease Agreement ("the "Lease") dated September 3, 2020, as assigned pursuant to that Assignment of Long Term Land Lease (the "Assignment"), effective October 9, 2020, with respect to portion of certain real property located in Glenbrook, County of Douglas, State of Nevada, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Lease Premises").
2. Specific terms and conditions of the agreement between the Lessor and the Lessee are set forth in writing in the Lease, and Assignment thereof, which are executed and delivered as of the date of the recording hereof. All of the terms and conditions of the said Lease and Assignment thereof are incorporated herein by this reference.
3. The initial term of the Lease expires 99 years after September 3, 2020, unless earlier terminated, as set forth in the Lease; the lease also provide an option to renew for an additional 99 year term.
4. The Lease and Assignment are held a the office of the law firm of Alling & Jillson, Ltd., at 276 Kingsbury Grade, Suite 3000, Lake Tahoe, Nevada, 89449.

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5. The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Memorandum.

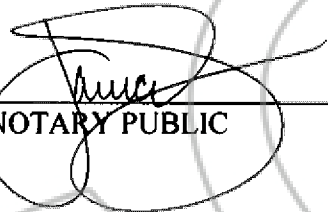
DATED this 8 day of October, 2020

  
\_\_\_\_\_  
JAMIE L. WALKER, ESQ.

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 8<sup>th</sup> day of October 2020, by Jamie L. Walker, Esq.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



# EXHIBIT A

August 14, 2020  
20078

## DESCRIPTION 1 1/2 Acre Parcel

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

All that portion of Section 3, Township 14 North, Range 18 East, M.D.M.;  
Being all that portion of Parcel 1 per that Grant, Bargain, Sale Deed,  
recorded July 1, 2019 per Document Number 2019-931215, being more  
particularly described as follows:

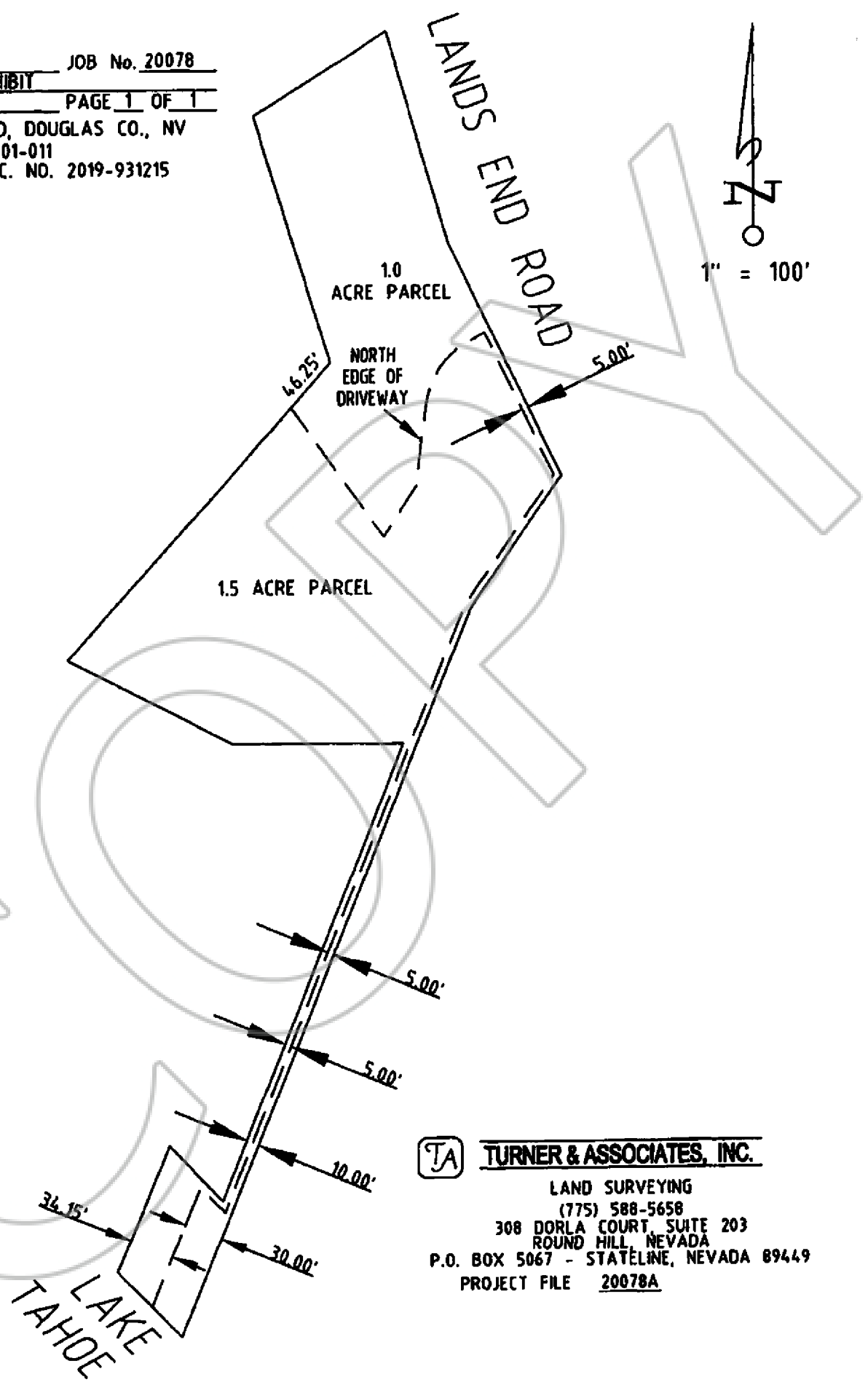
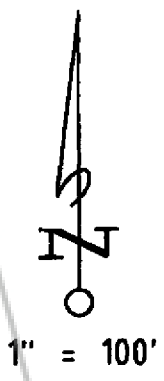
Beginning at the West most corner of said Parcel 1 per that Grant, Bargain,  
Sale Deed per Document Number 2019-931215,

thence North 41°43'46" East 259.75 feet;  
thence South 36°05'52" East 124.51 feet;  
thence North 32°37'57" East 47.21 feet;  
thence North 07°09'49" East 55.65 feet;  
thence along a non-tangent curve concave to the South, having a  
radius of 73.07 feet, an arc length of 60.18 feet and a central angle of  
47°11'09", the chord of said curve bears North 26°48'18" East 58.49 feet;  
thence North 61°04'15" East 22.17 feet;  
thence South 25°36'16" East 122.61 feet;  
thence South 34°05'04" West 121.85 feet;  
thence South 22°01'00" West 501.08 feet;  
thence North 44°23'00" West 27.28 feet;  
thence South 22°01'00" West 99.54 feet;  
thence North 44°23'00" West 37.26 feet;  
thence North 22°01'00" East 105.00 feet;  
thence South 44°23'00" East 59.09 feet;  
thence North 22°01'00" East 379.02 feet;  
thence WEST 133.82 feet;  
thence North 63°11'46" West 143.16 feet to the Point of Beginning.

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

DATE 8/2020 JOB No. 20078  
PROJECT EXHIBIT  
BY SW PAGE 1 OF 1  
2200 LANDS END, DOUGLAS CO., NV  
A.P.N. 1418-03-301-011  
PARCEL PER DOC. NO. 2019-931215



**TA** **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 20078A