

APN: 1318-23-401-026



00135547202109680710030034

KAREN ELLISON, RECORDER

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

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

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.

**NOTICE OF NON-RESPONSIBILITY**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that KINGSBURY SQUARE, LLC, c/o Alling & Jillson, Ltd., Post Office Box 3390, Lake Tahoe, NV 89449, is the owner of certain real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

1. KINGSBURY SQUARE has obtained knowledge that TAHOE BAGEL COMPANY, JUSTIN KAPLAN and JEFFREY KAPLAN of 1018 Al Tahoe Boulevard, South Lake Tahoe, California, 96150, are about to commence construction of tenant improvements in Suite A108 of the aforesaid premises.

2. That three (3) days have not elapsed since KINGSBURY SQUARE obtained this knowledge.

3. That KINGSBURY SQUARE will not be responsible for the construction materials or labor used or to be used on the aforesaid premises.

4. That the street address of said property is 276 Kingsbury Grade, Suite A107, Stateline, Douglas County, Nevada, and that TAHOE BAGEL COMPANY, JUSTIN KAPLAN and JEFFREY KAPLAN have leased said property.

5. That KINGSBURY SQUARE has notified TAHOE BAGEL COMPANY, JUSTIN KAPLAN and JEFFREY KAPLAN in writing of its obligation to comply with the provisions of Nevada Revised Statutes 108.2403, et seq.

DATED this 13<sup>th</sup> day of May 2021.

KINGSBURY SQUARE, LLC

By   
RONALD D. ALLING  
Manager

State of Nevada        )  
                                  ss.  
County of Douglas     )

This instrument was acknowledged before me on May 13,, 2021, by RONALD D. ALLING, as Manager of KINGSBURY SQUARE, LLC.

  
NOTARY PUBLIC



**PARCEL 1):**

A parcel of land wholly within the Southeast 1/4 of the Southwest 1/4 of Section 23, and the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. &M., and more particularly described as follows:

**COMMENCING** at the 1/4 corner common to Sections 23 and 26 in said Township; thence along the Section line common to said Section 23 and 26, North  $89^{\circ} 41' 40''$  West, 491.40 feet to the **TRUE POINT OF BEGINNING**; thence parallel to the North-South centerline of Section 23 North  $00^{\circ} 02' 29''$  West, 531.88 feet to the Southerly boundary of Ponderosa Park Subdivision, as recorded under File No. 47249, Official Records of Douglas County, Nevada; thence along said boundary North  $89^{\circ} 41' 40''$  West, 327.60 feet; thence South  $00^{\circ} 02' 36''$  East, 531.88 feet to the Section line common to Sections 23 and 26; thence South  $00^{\circ} 12' 20''$  West, 0.26 feet to a point in a curve on the centerline of State Route 19, said curve being concave to the Southwest and from which the center bears South  $01^{\circ} 36' 34''$  West, 1,000.00 feet; thence Southeasterly along said curve through a central angle of  $14^{\circ} 28' 38''$ , an arc distance of 225.68 feet; thence tangent to said curve South  $73^{\circ} 54' 48''$  East, 81.57 feet; thence leaving said centerline North  $00^{\circ} 12' 20''$  East, 59.88 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to Douglas County by deed recorded March 20, 1958, in Book D-1 of Deeds, page 130, Douglas County Records, for the roadway now known as State Route 207 Kingsbury Grade.

This legal description was previously recorded 3/26/03, Book 0303, Page 12621, Document 571374.