

1 AGREEMENT AND CONVEYANCE OF
2 EASEMENTS AND WATER RIGHTS

3 DATE: May 10, 1978

4 PARTIES: JOHN B. ANDERSON and EDITH ANDERSON, husband and
5 wife (hereinafter referred to as "Anderson");
6 and

7 NEVIS INDUSTRIES, INC., a Nevada corporation
8 (hereinafter referred to as "Nevis").

9 RECITALS:

10 1. Anderson and Nevis have acquired substantially all
11 of the stock of H. F. Dangberg Land & Live Stock Company, a
12 Nevada corporation (hereinafter referred to as "Dangberg
13 Company").

14 2. On March 30, 1978, Dangberg Company completely
15 dissolved, liquidated and distributed almost substantially all of
16 its land and water rights to Anderson and Nevis.

17 3. Anderson and Nevis by other agreements and deeds
18 have divided the land among themselves.

19 4. The land which Anderson and Nevis have acquired
20 and which was formerly owned by the Dangberg Company is described
21 in Exhibit "A" which is attached hereto and made a part hereof
22 (hereinafter referred to as the "Dangberg Land"). The Dangberg
23 Land has historically been irrigated as a unit from waters of
24 the Carson River and from wells.

25 5. The parties wish to transfer all water rights to
26 the owner of the property to which those water rights have been
27 historically appurtenant, to convey all easements necessary for
28 the use of such water and water rights, and to insure the
29 continued delivery and drainage of irrigation water through the
30 common irrigation system located upon the Dangberg Land in
31 accordance with historic custom and usage.

32 6. Anderson has or will be deeded the real property

1 described in Exhibit "B" which is attached hereto and made a
2 part hereof (hereinafter referred to as the "Anderson Real
3 Property"). Nevis has or will be deeded the real property
4 described in Exhibit "C" hereto which is made a part hereof
5 (hereinafter referred to as the "Nevis Real Property").

6 7. The parties intend that all easements and rights
7 granted to Nevis herein shall be appurtenant to the Nevis Real
8 Property and shall run with and attach to title to the Nevis
9 Real Property and shall benefit Nevis and his successors in
10 interest to the Nevis Real Property. The parties intend that
11 all easements and rights granted to Anderson shall be appurtenant
12 to the Anderson Real Property and shall run with and attach to
13 the Anderson Real Property and shall benefit Anderson and his
14 successors in interest in and to the Anderson Real Property.

15 AGREEMENTS:

16 In consideration of the mutual covenants contained
17 herein, the parties agree as follows:

18 ARTICLE I. RESERVOIR RIGHTS AND RELATED EASEMENTS

19 Section 1.01. Allerman Reservoirs. Nevis hereby
20 grants to Anderson permanent rights and easements to store water
21 in, convey water through, and to beneficially use water from
22 those three reservoirs known as Allerman No. 1 (located in the
23 North 1/2 of Section 35 and the South 1/2 of Section 26, T. 13
24 N., R. 20 E., M.D.B. & M.), Allerman No. 2 (located in the West
25 1/2 of the West 1/2 of Section 26, T. 13 N., R. 20 E., M.D.B. &
26 M.), and Allerman No. 4 (located in the West 1/2 of Section 14
27 and the Northwest 1/4 of the Northwest 1/4 of Section 23, T. 13
28 N., R. 20 E., M.D.B. & M.).

29 Section 1.02. Right to Flood. To carry out the rights
30 and easements granted by Section 1.01 hereof, Nevis grants to
31 Anderson permanent rights, and easements to, at any time, flood,
32 overflow, and cover the land described below with water:

1 (A) Allerman No. 1. All lands located below 4849
2 feet, mean sea level datum, or the actual elevation of the
3 highwater mark of such reservoir whichever is higher within the
4 SW 1/4 of the NE 1/4, SE 1/4 of the NW 1/4, the NE 1/4 of the NW
5 1/4, and the NW 1/4 of the NW 1/4 of Section 35, T. 13 N., R. 20
6 E., M.D.B. & M. and the SE 1/4 of the SW 1/4 and the NE 1/4 of
7 the SW 1/4 of Section 26, T. 13 N., R. 20 E., M.D.B. & M., which
8 are currently utilized to store water in Allerman No. 1.

9 (B) Allerman No. 2. All lands located below 4849
10 feet, mean sea level datum, or the actual elevation of the
11 highwater mark of such reservoir whichever is higher within the
12 SW 1/4 of the SW 1/4, NW 1/4 of the SW 1/4, the NE 1/4 of the SW
13 1/4 and the SW 1/4 of the NW 1/4 of Section 26, T. 13 N., R. 20
14 E., M.D.B. & M., which are currently used to store water in
15 Allerman No. 2.

16 (C) Allerman No. 4. All lands located below 4849
17 feet, mean sea level datum, or the actual elevation of the
18 highwater mark of such reservoir whichever is higher within the
19 NW 1/4 of the NW 1/4 of Section 23, T. 13 N., R. 20 E., M.D.B. &
20 M., and portions of the W 1/2 of Section 14, T. 13 N., R. 20 E.,
21 M.D.B. & M., which are currently utilized to store water in
22 Allerman No. 4.

23 Section 1.03. Map. A map showing the approximate
24 locations of the Allerman reservoirs is attached hereto as
25 Exhibit "D" and made a part hereof. Each reservoir is marked
26 1, 2, and 4.

27 Section 1.04. Right of Entry. Nevis hereby grants
28 to Anderson the right to enter the real property upon which the
29 Allerman reservoirs are located, and all land within a one
30 hundred (100) foot distance from the highwater mark of such
31 reservoir property for the purpose of operating, maintaining,
32 repairing, and replacing such reservoirs. Nevis further grants

1 to Anderson the right to enter all real property located between
2 Allerman No. 1 and Allerman No. 2 as shown on the map attached
3 hereto as Exhibit "D", notwithstanding the fact that portions
4 of such real property may exceed the one hundred (100) feet
5 from the highwater mark of such reservoir property.

6 Section 1.05. Maintenance of Dams, Dikes, Levies,
7 Gates, and Other Artificial Structures. As a part of the
8 easements granted in this Article and in exercising the rights
9 granted herein, Anderson may continue to maintain on the real
10 property adjacent to the Allerman reservoirs, the existing
11 dams, dikes, banks, levees, gates, and other appurtenant struc-
12 tures, and may replace and rebuild these structures and any other
13 structures necessary to allow continued use of the Allerman
14 reservoirs for the storage, conveyance, and diversion of water
15 for the benefit of the Anderson Real Property. Nevis hereby
16 grants to Anderson an easement upon the Nevis Real Property
17 adjacent to such reservoirs such easement to cover such area as
18 is necessary (including area beyond the one hundred (100) foot
19 distance set forth in Section 1.04 hereof) not to exceed 300
20 feet to operate the machinery and equipment necessary to main-
21 tain or replace the aforementioned dams, dikes, banks, levees,
22 gates, and other artificial and appurtenant structures.

23 Section 1.06. Removal of Shrubs, Vegetation, and
24 Silt. As a part of the easements and rights granted by this
25 Article, Anderson shall have the right to carry out such
26 maintenance activities within such easements as are necessary
27 for proper and efficient use of the Allerman reservoirs, in-
28 cluding, but not limited to, removal of trees, shrubs, and
29 other vegetation, silt and other debris from the Allerman reser-
30 voirs, and the storage of such materials within the easements as
31 are described in this Article.

32 Section 1.07. Fences. Anderson or Nevis at their

1 own expense may at any time fence all or a portion of the
2 reservoirs; provided, that any such fencing shall be placed on
3 the exterior boundaries of the easements described in Section
4 1.04 and shall include all gates required for access to the
5 reservoirs and easement space. Nevis hereby grants to Anderson
6 the right and easement to temporarily remove any such fence
7 built by Nevis if such removal is necessary to carry out his
8 rights granted by this Article so long as Anderson replaces
9
10 such fence within a reasonable period at his expense. Notwith-
11 standing the foregoing, Anderson may fence all or a portion of
12 the Allerman reservoirs at any location within the exterior
13 boundaries of the easements described in this Article and any
14 such fencing within such boundaries shall not be construed or
15 held to be a waiver of any of Anderson's rights or easements
16 granted hereunder and Anderson shall have the right at all times
17 to relocate the fence on the exterior boundaries of such ease-
18 ments.

19 Section 1.08. Non-Exclusive. The easements granted
20 by this Article to Anderson are non-exclusive as between the
21 parties and Nevis shall retain the right to pass over and other-
22 wise use the real property included in the easements so long as
23 such use does not interfere with the rights or easements granted
24 and the uses permitted by this Article.

25 Section 1.09. Indemnity. Anderson agrees to hold
26 and save Nevis harmless from any and all claims, damages, or
27 costs resulting from Anderson's use and maintenance of the
28 Allerman reservoirs. Nevis agrees to hold and save Anderson
29 harmless from any and all claims, damages, or costs resulting
30 from Nevis's use of the easement area granted by this Article.

31 Section 1.10. Gott Reservoir. The easement and
32 storage rights granted by this Article shall include all rights

1 to the storage of water in Gott Reservoir to the extent such
2 storage rights have or are determined to have been transferred to
3 the Allerman reservoirs.

4 Section 1.11 Roads. Included in this grant of easement
5 and right is the right of Anderson to reasonable access to the
6 Allerman reservoirs and artificial structures presently located
7 adjacent thereto or to be constructed by Anderson in the future
8 adjacent thereto over existing roads; provided, that Nevis shall
9 have the right to abandon, relocate, or modify such roads upon
10 the condition that it first provides at its expense suitable
11 access roads of equal quality and width and grants to Anderson
12 and his successors in interest, in recordable form, an easement
13 in the Nevis Real Property identical in scope to the easement
14 granted hereby over any such replacement roads.

15 ARTICLE II. HEENAN LAKE

16 Section 2.01. Grant of Rights. Nevis hereby quit-
17 claims, releases to, and grants to Anderson all its interest in
18 water rights which authorize the diversion, use, and storage of
19 water in Heenan Lake, located in Alpine County, California, and
20 which authorize the rediversion of such water to beneficially use
21 on the Dangberg Land. The rights granted hereunder include, but
22 are not limited to, all rights created by California Water Rights
23 License No. 2020 (issues pursuant to Application No. 3611, Permit
24 No. 1679).

25 Section 2.02 Burnside Lake Reservoir. Nevis quit-
26 claims, releases to, and grants to Anderson, all its interest in
27 its interest in water rights which authorize the diversion, use,
28 and storage of water in Burnside Lake Reservoir, located in
29 Alpine County, California, and which authorize the rediversion of
30 such water to beneficially use on the Dangberg Land.

31 ARTICLE III. SURFACE WATER RIGHTS AND RELATED EASEMENTS

32 Section 3.01. Pine Nut Creek and Buckeye Creek.

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1 Nevis covenants and agrees that he will allow the flow of Buckeye
2 Creek and Pinenut Creek to discharge into the Allerman Canal and
3 the Allerman Reservoirs as has historically occurred.

4 Section 3.02 Mutual Recognition of Water Rights.

5 Anderson grants to Nevis all of Andersons's interest in the
6 following rights to divert and beneficially use water from the
7 east fork of the Carson River upon the following portions of the
8 Nevis Real Property:

9 (A) All rights which authorize the diversion
10 of water for the benefit of and use on the
11 S 1/2 of the N 1/2 and the S 1/2 of the S 1/2
12 of the N 1/2 of the N 1/2, Section 27 T. 13 N.,
13 R. 20 E., M.D.B. & M., all lying westerly of
14 the Allerman Canal diversion ditch as established,
15 situate and existing in 1978; the N 1/2 of the
16 SW 1/4 and SE 1/4 of the SW 1/4 of Section 27,
17 T.13 N., R.20 E., M.D. B. & M.

18 (B) All rights which authorize the diversion of
19 water, the use of return flows, the use of water
20 conveyed from the Haybourne Ditch, and any other
21 rights to use water derived from the east fork of
22 the Carson River for the benefit of and use on the
23 North 1/2 of the NE 1/4 of Section 31, the North
24 1/2 of the NW 1/4 of Section 32, the SE 1/4 of
25 Section 30, the SW 1/4 of Section 29, and the
26 SW 1/4 of the SE 1/4 of Section 20, all in T.
27 14 N., R. 20 E., M.D.B. & M.

28 (C) All rights which authorize the diversion
29 of water for the benefit of and use on Section
30 8 of T. 14, N. R. 20 E., M.D.B. & M. and the
31 NW 1/4 of the NE 1/4 of Section 17 of T. 14, N.
32 R. 20 E., M.D.B. & M.

1 (D) All rights which authorize the diver-
2 sion of water for the benefit of and use
3 on the property described in Exhibit "E"
4 attached hereto.

5 Nevis grants to Anderson all of its interest and rights to
6 divert, redivert, and use water from the Carson River except for
7 Nevis's interest in such rights which are appurtenant to the
8 Nevis Real Property and described in Subparagraphs (A), (B), (C),
9 and (D) above. It is the intent of the parties under this
10 Section to transfer to Anderson all east fork Carson River water
11 rights which are appurtenant to and all Carson River water rights
12 which have been historically used on the Dangberg Land, except
13 for those rights which are specifically reserved to Nevis pur-
14 suant to Subparagraphs (A), (B), (C) and (D).

15 Section 3.03. Covenant of Historic use. It is the
16 intent of the parties to this Agreement that the rights granted
17 under Section 3.02 above is intended to confirm unto Anderson and
18 to transfer to him all water rights which are or may be appur-
19 tenant to the Anderson Real Property and to confirm upon Nevis
20 and transfer to him all water rights which are or may be appur-
21 tenant to the Nevis Real Property, whether such right may be
22 derived from permits from the Nevada State Engineer, Court
23 decrees, historic^{practice} use or custom, California water rights permits,
24 or any other means of acquiring water rights. It is further
25 the intent of the parties that these water rights be recognized
26 and continued whether they be based on direct diversion from
27 surface streams, reuse of tail water or drainage flow, or ground
28 water pumping. This Agreement shall not be interpreted as con-
29 stituting an exclusive or all inclusive compilation of the water
30 rights inuring to the benefit of the parties hereto and any other
31 rights which are later determined to be appurtenant to the real
32 property of either party hereto shall be deemed to have been

1 transferred and confirmed upon the owner of that property by this
2 Agreement.

3 Each party covenants with the other that they shall
4 do all acts necessary to preserve the historic diversion, irri-
5 gation, rediversion, flooding and drainage of water upon the
6 Dangberg Land so that the manner of application, amount of,
7 time of and place of usage of water upon the Dangberg Land
8 shall continue and remain in accordance with historic custom practice,
9 and usage within the existing water system of the Dangberg
10 Land. Each party covenants with the other that they shall do
11 nothing to interfere with the use of water upon the Anderson
12 Real Property and the Nevis Real Property in accordance with
13 the historic and customary time of, amount of, place of and
14 manner of application, usage, and drainage of water upon the
15 Dangberg Land.

16 Section 3.04. Water Rights Litigation. The parties
17 to this Agreement recognize that the nature and extent of some
18 of the water rights appurtenant to the Dangberg Land are subject
19 to dispute and involved in litigation in the case of The United
20 States of America v. Alpine Land and Reservoir Company, et al.,
21 Case No. D-183 BRT in the United States District Court for the
22 District of Nevada. The grant of reservation of water rights in
23 this document shall not be interpreted as an agreement or warr-
24 anty that such a water right exists. Each party hereto shall be
25 responsible for protecting and defining the water rights appur-
26 tenant to the property to which that party has received title.

27 ARTICLE IV. GRANTS OF DITCH, CANAL, AND SURFACE WATER EASEMENTS

28 Section 4.01. Allerman Canals. Nevis hereby grants
29 to Anderson a perpetual easement to operate, maintain, repair,
30 and replace those certain water conveyance facilities known as
31 the Upper Allerman Canal and the Lower Allerman Canal and
32 Allerman division ditches at their present location in Sections

1 11 and 2, T. 12 N., R. 20 E., and Sections 34, 35, 26, 27, 23,
2 22, 15 and 14, T. 13 N., R. 20 E., M.D.B. & M., and all struc-
3 tures appurtenant to said canals and diversion ditches. Said
4 canals, ditches, and structures shall hereinafter be referred to
5 as the "Allerman Canals." Said easements shall be Fifty (50)
6 feet in width on both sides of the centerlines of the Lower
7 Allerman Canal, the Upper Allerman Canal and each diversion ditch
8 at its present location for total widths of 100 feet. Said
9 easements shall also include all of that portion of the Nevis
10 Real Property situated between the Lower Allerman Canal and the
11 Upper Allerman Canal and located in Sections 11 and the South 1/2
12 of the South 1/2 of Section 2, T. 12 N., R. 20 E., M.D.B. and M.
13 Anderson may utilize the area within the easements which are not
14 utilized for the conveyance of water, for access to the Allerman
15 Canals, operation of construction and maintenance equipment,
16 storage of waste materials removed from the sections of the
17 Allerman Canals, and all other activities reasonably required to
18 efficiently use, maintain, repair, replace and rebuild the Aller-
19 man Canals for water conveyance and distribution purposes. Nevis
20 further grants to Anderson the right of reasonable access to the
21 Allerman Canals over existing roads located upon the Nevis Real
22 Property; provided, that Nevis shall have the right to abandon
23 relocate, or modify such roads upon the condition that he first
24 provides at his expense suitable access roads of equal quality
25 and width and grants to Anderson in recordable form easements
26 identical to the easements reserved hereby over such replacement
27 roads.

28 Section 4.02. Other Easements. Nevis grants to
29 Anderson easements to operate, maintain, repair, and replace
30 all existing water conveyance canals and appurtenant structures
31 located upon the Nevis Real Property in Section 14, T. 13 N.,
32 R. 20 E., and in Sections 23, 26, 27, 34 and 35, T. 13 N., R. 20

1 E., M.D.B. & M., including without limitation, the following:

2 (A) A 100 foot easement (50 feet on each side of the
3 existing centerline) for the canal which runs west and northwest
4 from Allerman No. 1 Reservoir as described in Exhibit "D" hereto
5 across the Northwest 1/4 of the NW 1/4 of Section 35, T. 13 N.,
6 R. 20 E., M.D.B. & M.

7 (B) A 100 foot easement (50) feet on each side of
8 the existing centerline) for the canal which runs generally
9 west from Allerman No. 4 Reservoir as described in Exhibit "D"
10 hereto across Section 14, T. 13 N., R. 20 E., M.D.B. & M., just
11 South of the midline of that Section.

12 (C) A 100 foot easement (50) feet on each side of
13 the existing centerline) for the canal which runs generally
14 southwest from Allerman No. 4 Reservoir as described in Exhibit
15 "D" hereto across the NW 1/4 of the SW 1/4 of Section 14, T. 13
16 N., R. 20 E., M.D.B. & M. (this canal is located just South of
17 the easement described in Sub-paragraph (B) above).

18 (D) A 100 foot wide easement (50 feet on each side of
19 the existing centerline) for the canal which runs generally north
20 from Allerman No. 1 to Allerman No. 4 as described in Exhibit "D"
21 hereto through the West 1/2 of Section 26 and the West 1/2 of
22 Section 23, T. 13 N., R. 20 E., M.D.B. & M.

23 The rights granted with respect to the uses of the
24 easements described in this Section shall be identical to the
25 uses and rights described for the Allerman Canal in Section
26 4.01 above and the general uses and rights granted by this
27 Article:

28 Section 4.03. Upper New Virginia and Lower Old
29 Virginia Canals. Nevis hereby grants to Anderson:

30 (A) A 100 foot easement (50 feet on each side of
31 the existing centerline) for all Virginia Canals and Virginia
32 diversion ditches which traverse Sections 27, 28 and 34 of T.

1 13 N., R. 20 E. M.D.B. & M.

2 The rights granted with respect to the uses
3 of the easements described in this Section shall be identical
4 to the uses and rights described for the Allerman Canal in
5 Section 4.01 above and the general uses and rights granted by
6 this Article.

7 Section 4.04. Klauber Pond. Nevis hereby grants to
8 Anderson a right and easement to store water in, convey water
9 through, and to beneficially use water from the Klauber Pond
10 located in the NW 1/2 of the NW 1/4 of Section 30, ^{AND the 3/2 of the S 1/2 of the SW 1/4 of Section 19,} T. 13 N.,
11 R. 20 E., M.D.B. & M. To carry out the right and easement
12 granted by this Section, Nevis grants to Anderson a permanent
13 right, and easement to, at any time, flood overflow, and cover
14 all or any portion of the Nevis Real Property located below the
15 existing highwater mark of said pond.

16 Nevis hereby grants to Anderson the right to enter the
17 real property upon which the Klauber Pond is located, and all
18 land within a one hundred (100) foot distance from the existing
19 highwater mark of said pond for the purpose of operating, main-
20 taining, repairing and replacing such pond. Included in this
21 easement is the right of reasonable access to the Klauber Pond
22 over existing roads located upon the Nevis Real Property; pro-
23 vided, that Nevis shall have the right to abandon, relocate, or
24 modify such roads upon the condition that he first provides at
25 his expense suitable access roads of equal quality and width and
26 grants to Anderson in recordable form an easement identical to
27 the easement reserved hereby over such replacement roads.

28 Section 4.05. Easements Near East Fork of Carson River
29 Nevis hereby grants to Anderson perpetual easements to operate,
30 maintain, repair, and replace all irrigation and other ditches,
31 canals, water works, sloughs, streams, and all appurtenant
32 devices presently existing upon the real property described in

1 Exhibit "E" hereto and used to convey irrigation and other
2 water across such real property to the Anderson Real Property,
3 including but not limited to the Cottonwood Slough, the Martin
4 Slough, the diversion ditch running northerly along the west side
5 of U.S. 395 and the extension thereof from U.S. 395 to Klauber
6 Pond. Nevis also grants to Anderson the right to maintain,
7 repair, and reconstruct diversion facilities within the bed of
8 the Carson River as necessary to permit diversion of water into
9 the ditches, canals and streams for which easements are granted
10 herein. Nevis also grants to Anderson the right of reasonable
11 access to the aforementioned ditches, canals, water works,
12 sloughs, streams and other devices over existing roads located
13 upon such real property; provided, that Nevis shall have the
14 right to abandon, relocate, or modify such roads upon the con-
15 dition that it first provides at his expense suitable access
16 roads of equal quality and width and grants to Anderson an ease-
17 ment in recordable form identical to the easement granted hereby
18 over such replacement roads. The easements granted hereby are
19 100 feet in width (50 feet on each side of the existing center-
20 lines), upon each side of the centerlines of all existing ditches,
21 canals, sloughs, and streams located upon the real property
22 described in Exhibit "E" which are used to convey irrigation and
23 other water across such properties. Those portions of the ease-
24 ments granted herein not used to convey water, may be used by
25 Anderson for the purpose of ditch cleaning, the storage of silt,
26 debris, and other materials removed from such ditches, canals,
27 streams, and sloughs, and the use, operation, maintenance,
28 relocation, and other activities and work connected with such
29 ditches, canals, water works, sloughs, streams, and water faci-
30 lities.

31 Section 4.06. Easements on Other Lands. It is a
32 acknowledged that there currently exist rights of way, easements,

1 licenses, and other rights, both written and of a prescriptive
2 nature upon the lands of third parties and appurtenant to the
3 Dangberg Land and which have been used by the Dangberg Company
4 for the diversion, conveyance, and transport of water across such
5 real property owned by third parties (including the diversion of
6 water from the Carson River) and for road purposes. Such rights
7 shall hereinafter be referred to as "Third Party Easements".

8 Anderson hereby releases, quitclaims, confirms unto and grants
9 Nevis all Third Party Easement rights in the St. Louis Straight
10 Ditch. Nevis hereby releases, quitclaims, confirms unto and
11 grants to Anderson any and all other Third Party Easements,
12 including the sole right to divert water from the Carson River
13 subject to Anderson's continued delivery of water to and through
14 Nevis Real Property in accordance with historic custom and usage.

15 Section 4.07. Ground Water Rights of Anderson.

16 Nevis releases, quitclaims, confirms upon, and grants to Anderson
17 all of his interest to the rights to extract and beneficially
18 use water from those wells described in the following permits
19 issued by the Nevada State Engineer:

- 20 (A) 8616
- 21 (B) 8617
- 22 (C) 20531
- 23 (D) 20532
- 24 (E) 20533
- 25 (F) 20534
- 26 (G) 20535
- 27 (H) 20536
- 28 (I) 20537

29 Section 4.08. Ground Water Rights of Nevis. Anderson

30 grants to Nevis all of his interest in the rights to extract
31 and beneficially use water from those wells described in the
32 following permits issued by the Nevada State Engineer except

1 those rights to tail water and drainage from water from such
2 wells, which Anderson expressly retains for the benefit of the
3 Anderson Real Property:

4 (A) 12026

5 (B) 11853

6 Section 4.09. Costs of Maintenance, Replacement,
7 Repairs, and Other Work. Anderson shall maintain, at his cost
8 and expense, all ditches, canals, reservoirs, ponds, sloughs,
9 streams, roads, and all structures, improvements, and water
10 facilities appurtenant thereto located upon Third Party Ease-
11 ments or upon the Anderson Real Property; provided, however,
12 that Nevis shall reserve the right to maintain, repair, or
13 replace the Third Party Easement portion of the Cottonwood
14 Slough and the St. Louis Straight ditches at his expense and
15 cost.

16 Anderson may maintain, at his cost and expense, all
17 ditches, canals, reservoirs, ponds, sloughs, streams, roads,
18 structures, improvements and water facilities appurtenant thereto
19 located upon the Nevis Real Property from which is used to convey
20 water to the Anderson Real Property.

21 Section 4.10. Removal of Shrubs, Vegetation, and Silt.

22 As part of the easements and rights granted by this Article,
23 Anderson shall have the right to carry out such maintenance
24 activities within such easements as are necessary for proper
25 and efficient use of the ditches, canals, ponds, and water
26 facilities covered by such easements, including, but not limited
27 to removal of trees, shrubs, and other vegetation, removal of
28 silt and other debris from such facilities and the storage of
29 such materials within the easements as are described in this
30 Article.

31 Section 4.11 Fences. Anderson or Nevis at their own
32 expense, may at any time fence all or a portion of any of the

1 easements granted under this Article, provided, that any such
2 fencing shall be placed on the exterior boundaries of the
3 easements described in this Article and shall include all gates
4 required for access to the easements. Nevis hereby grants to
5 Anderson the right and easement to temporarily remove any such
6 fence if such removal is necessary to carry out his rights
7 granted by this Article so long as Anderson replaces such fence
8 within a reasonable time at his expense. Notwithstanding the
9 foregoing, Anderson may fence all or a portion of the easements
10 granted under this Article at any location within the exterior
11 boundaries of the easements described in this Article and any
12 such fencing within such boundaries shall not be construed or
13 held to be a waiver of any of Anderson's rights or easements
14 granted hereunder, and Anderson shall have the right at all times
15 to relocate the fence on the exterior boundaries of such ease-
16 ments.

17 Section 4.12. Non-Exclusive. The easements granted
18 by this Article upon the Nevis Real Property are non-exclusive
19 as between the parties and Nevis shall retain the right to pass
20 over and otherwise use the real property included in the ease-
21 ments so long as such use does not interfere with the rights or
22 easements granted and the uses permitted by this Article.

23 Section 4.13. Indemnity. Anderson agrees to hold
24 and save Nevis harmless from any and all claims, damages, or
25 costs resulting from Anderson's use and maintenance of the
26 easements granted pursuant to this Article. Nevis agrees to
27 hold and save Anderson harmless from any and all claims, damages,
28 or costs resulting from Nevis' use of the easement areas granted
29 by this Article.

30 ARTICLE V. MISCELLANEOUS

31 Section 5.01. Binding Effect. As used herein, the term
32 "Anderson" includes JOHN B. ANDERSON and EDITH ANDERSON, their

1 heirs, assigns, and successors in interest to any portion or
2 all of the Anderson Real Property. As used herein, the term
3 "Nevis" includes NEVIS INDUSTRIES, INC., its successors in
4 interest and assigns to any portion or all of the Nevis Real
5 Property. The covenants, rights, and obligations contained in
6 this Agreement are permanent, shall run in perpetuity, shall
7 inure to the benefit of, and bind all future assigns, successors
8 in interest, and transferees of both the Nevis Real Property and
9 the Anderson Real Property (also "parties" shall include succes-
10 sors and assigns of Anderson and Nevis).

11 Section 5.02. Appurtenant Easement. All easements
12 and rights granted to Nevis herein shall be appurtenant to the
13 Nevis Real Property and shall run with and attach to title to the
14 Nevis Real Property and shall benefit Nevis and his successors
15 in interest to the Nevis Real Property. All easements and rights
16 granted to Anderson shall be appurtenant to the Anderson Real
17 Property and shall run with and attach to the Anderson Real
18 Property and shall benefit Anderson and his successors in
19 interest in and to the Anderson Real Property.

20 Section 5.03. Severability. The invalidity or
21 illegality of any provision of this Agreement shall not affect
22 the remainder of this Agreement.

23 Section 5.04. Attorney's Fees. In the event of any
24 controversy, claim, or dispute relating to this instrument or
25 the breach thereof, the prevailing party shall be entitled to
26 recover from the losing party reasonable expenses, attorney's
27 fees, and costs.

28 Section 5.05. Remedies. Each party's obligations
29 under this agreement are unique. If either party should violate
30 its covenants given hereunder or breach this agreement, the
31 parties acknowledge that it would be extremely impracticable to
32 measure the resulting damages; accordingly, the non-defaulting

1 party, in addition, to any other available rights or remedies,
2 may sue in equity for specific performance or injunctive relief,
3 and the parties each expressly waive the defense that a remedy
4 in damages will be adequate.

5 Section 5.06. Parties in Interest. Nothing in this
6 agreement, whether express or implied is intended to confer any
7 rights or remedies under or by reason of this agreement in any
8 person other than the parties to it and their respective succes-
9 sors and assigns, nor is anything in this agreement intended to
10 relieve or discharge the obligations or liability of any third
11 persons to any party to this agreement, nor shall any provisions
12 give any third person the right of subrogation or action against
13 any party to this agreement.

14 Section 5.07. Governmental Applications, etc. If
15 to carry out the purposes and intent of this Agreement, either
16 party deems it necessary to make any application to any govern-
17 mental agency, court or administrative agency for any order, dec-
18 ree, or ruling consistent with the terms hereof, the other party
19 agrees to join in and cooperate with such party in making such
20 application and not oppose the same.

21 Section 5.08. Roads. Included in all grants of
22 easements and rights in this agreement is the right of Anderson
23 to reasonable access to all of such easements and the canals,
24 ditches, streams, sloughs, and artificial structures covered
25 thereby together with artificial structures to be constructed
26 by Anderson in the future within such easements, over existing
27 roads; provided, that Nevis shall have the right to abandon,
28 relocate, or modify such roads upon the condition that he first
29 provides at his expense suitable access roads of equal quality
30 and width and grants to Anderson and his successors in interest,
31 an easement in the Nevis Real Property identical in scope to the
32 easement granted hereby over any such replacement roads.

1 Anderson shall also have the right to maintain at his expense
2 any access roads which he utilizes and shall repair any damage
3 to such access roads resulting from such use and maintenance
4 activities. Also included within all reservoir and ditch ease-
5 ments crested by this agreement is the right to construct and
6 maintain roadways within the easement areas.

7 Section 5.09. Further Assurances. It is the intent
8 of the parties to transfer all necessary easement rights to one
9 another to allow continued irrigation of all lands being acquired
10 by the parties hereto. To the extent this Agreement fails to
11 transfer to the proper party an easement or easements required
12 to allow irrigation to continue in its historic manner, such an
13 easement will be deemed to have been created by this agreement
14 and the parties shall execute a supplemental deed confirming
15 the easement rights. Each party agrees to execute such further
16 easements, rights of way, deeds, and documents as may be reason-
17 ably requested by the other to more effectively transfer or
18 define the easements granted pursuant to this Article.

19 Section 5.10. Bridges. No bridges or other crossings
20 shall be constructed over or across any ditches, canals, streams,
21 or sloughs which would unreasonably interfere with the use,
22 operation or maintenance of any such facilities. At least 10
23 days prior to the construction of any such bridge or crossing,
24 the party so constructin shall notify the easement holder of
25 his intent to so construct and furnish said party with the
26 plans for such bridge or crossing.

27 Section 5.11. Modification. This agreement may only
28 be modified by an agent, in writing executed by the parties
29 hereto after the date of this agreement.

30 ---
31 ---
32 ---

1 IN WITNESS WHEREOF the parties hereto have executed this
2 agreement on the date first above referenced.
3

4 
5 JOHN E. ANDERSON

6 
7 EDITH ANDERSON

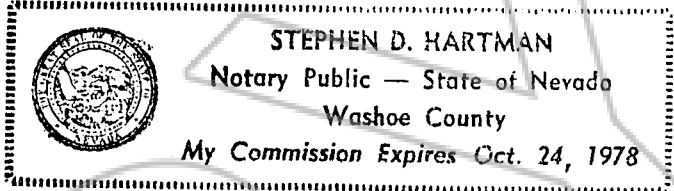
NEVIS INDUSTRIES, INC.

8 
9 By THOMAS E. NEVIS, President

1 STATE OF NEVADA)
2 CARSON CITY) ss


3 On this 10th day of May, 1978, personally
4 appeared before me, a Notary Public, THOMAS E. NEVIS, known to
5 me to be the President of Nevis Industries, Inc., and who
6 acknowledged that he executed the foregoing instrument on behalf
7 of said corporation.

8
9 
10 Notary Public



11
12
13
14
15 STATE OF NEVADA)
16 COUNTY OF Carson City) ss

17 On this 10th day of May, 1978, personally
18 appeared before me, a Notary Public, JOHN B. ANDERSON and
19 EDITH ANDERSON, who each acknowledged that they executed the
20 foregoing instrument.

21
22 
23 Notary Public

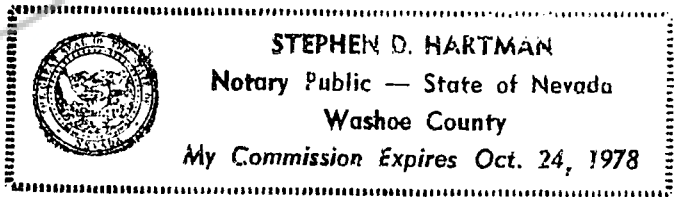


EXHIBIT "A"DESCRIPTION

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL No. 1:

A parcel of land in the TOWN OF MINDEN, North of Highway 395 and East of Buckeye Lane (Sixth Street) and also being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Buckeye Lane (Sixth Street extended) from which the Minden Town Monument bears South 52°37'28" East, 651.52 feet. The Town Monument being located South 89°18'25" East, 4,649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from the said Point of Beginning, running South 63°25' East, 522.10 feet; thence on a curve to the right with a radius of 618.23 feet, through an angle of 4°26'20" for a length of 47.90 feet; thence North 26°25' East, 241.76 feet; thence on a curve to the right from a tangent bearing of South 80°21'23" West, with a radius of 548.00 feet, through an angle of 36°13'37" for a distance of 346.49 feet; thence North 63°25' West, 246.14 feet; thence South 26°35' West, 134.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to BENTLY NEVADA CORPORATION, a Nevada corporation, by Deed recorded September 24, 1975, in Book 975, Page 929, and Book 975, Page 926, Official Records of Douglas County, Nevada.

PARCEL NO. 2:

A parcel of land in the TOWN OF MINDEN, North of Highway 395, and West of Buckeye Lane (Sixth Street) and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane and Highway 395 from which the Minden Town Monument bears South 58°06'23" East, 713.05 feet. The Town Monument being located South 89°18'25" East, 4649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from said Point of Beginning, running along the Northerly side of Highway 395, North 63°25' West, 1,423.40 feet; thence North 26°35' East, 120.00 feet; thence South 63°25' East 690.00 feet; thence North 79°00' East, 114.27 feet; thence South 63°25' East, 642.45 feet; thence South 26°35' West, 190.00 feet along the Westerly side of Buckeye Lane to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 21, 1965, in Book 33, Page 143, Official Records of Douglas County, Nevada.

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(continued)

EXHIBIT "A" - DESCRIPTION (CONT.):PARCEL NO. 2 (CONT.):

EXCEPTING that portion conveyed to the DOUGLAS COUNTY SCHOOL DISTRICT by Patent recorded August 10, 1966, in Book 43, Page 11, as File No. 33307, Official Records of Douglas County, more particularly described as follows:

BEGINNING at a point on the Northerly side of the State Highway right-of-way line, North 63°25' West, 146 feet from the Southeast corner of the Wool Warehouse lot, said Point of Beginning further described as bearing North 58°58'40" West, 855.32 feet from the established Town Monument of the said TOWN OF MINDEN; thence North 63°25' West, along the Highway right-of-way line 60 feet to a point; thence North 26°35' East, 55 feet, to a point; thence South 63°25' East, parallel with the railroad spur track, 60 feet to a point; thence South 26°35' West, 55 feet to the POINT OF BEGINNING; all within Section 29, Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING that portion conveyed to JOHN L. JOHNSON and wife, recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land in the TOWN OF MINDEN, NEVADA, lying in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., being further described as follows:

BEGINNING on the Northerly right-of-way line of Highway 395, at the Southwesterly corner of that certain parcel as described to U. S. BUREAU OF LAND MANAGEMENT, in Book Y of Deeds, Page 463, and recorded August 16, 1948, Douglas County, Nevada, records; thence along the right-of-way line of U. S. Highway 395, North 63°25'00" West, 44.00 feet to the Easterly line of Seventh Street extended; thence along said extension North 26°35'00" East, 125.00 feet; thence parallel to Highway 395, South 63°25'00" East, 44.00 feet to the Westerly line of aforesaid Bureau of Land Management parcel extended; thence along said extension South 26°35'00" West, 125.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to GERALD L. BELANGER and wife, recorded February 5, 1969, in Book 65, Page 38, File No. 43658, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land situate in the TOWN OF MINDEN, NEVADA, and being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., and being further described as follows:

COMMENCING at a point in the Northerly right-of-way line of Railroad Avenue, at the intersection of the centerline of Ninth Street, produced;

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EXHIBIT "A" - DESCRIPTION (CONT.):

PARCEL NO. 2 (CONT.):

thence along the Northerly right-of-way line of Railroad Avenue, North 63°25'00" West, 57.00 feet to the True Point of Beginning; thence continuing North 63°25'00" West, 75.00 feet to a 1/2" rebar; thence normal to said right-of-way line North 26°35'00" East, 120.00 feet to a 1/2" rebar; thence parallel to said right-of-way line South 63°25'00" East, 75.00 feet to a 1/2" rebar; thence South 26°35'00" West, 120.00 feet to a 1/2" rebar at the POINT OF BEGINNING.

FURTHER EXCEPTING that portion described in the Deed to LAWRENCE E. JACOBSEN, et ux, recorded May 27, 1970, as File No. 48237, Official Records of Douglas County, Nevada

PARCEL NO. 3:

A parcel of land on the East side of Railroad Avenue at MINDEN, being located in the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Railroad Avenue, which is also the Easterly right-of-way line of U. S. Highway 395, in the TOWN OF MINDEN, from which the Town Monument, located approximately at the intersection of Railroad Avenue and Fourth Street, bears North 46°01' West, 320.00 feet; thence along the Easterly side of Railroad Avenue, North 31°22' West, 50.00 feet; thence North 58°38' East, 149.20 feet; thence South 31°36' East, 50.00 feet; thence South 58°38' West, 149.40 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 23, 1965, in Book 33, Page 135, File No. 28899, Official Records of Douglas County, Nevada.

EXHIBIT "A" - DESCRIPTION (CONT.)

PARCEL NO. 6:

TOWNSHIP 14 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 16: Northeast 1/4 of the Southwest 1/4.

Section 23: Northeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Southeast 1/4.

Section 25: Northwest 1/4 of the Northeast 1/4.

TOWNSHIP 14 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 15: Northeast 1/4 of the Northwest 1/4; Northeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Southwest 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of the Northwest 1/4.

Section 16: Southwest 1/4 of the Northwest 1/4; Northwest 1/4 of the Southeast 1/4.

Section 20: Northwest 1/4 of the Northwest 1/4.

Section 22: Northwest 1/4 of the Northeast 1/4; Northeast 1/4 of the Northwest 1/4.

Section 30: Northeast 1/4 of the Southeast 1/4.

TOWNSHIP 14 NORTH, RANGE 23 EAST, M.D.B. & M.

Section 20: Northwest 1/4 of the Northwest 1/4.

PARCEL NO. 7:

TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M.

Section 7: The Southeast 1/4 of the Northeast 1/4; East 1/2 of the Southeast 1/4.

EXCEPTING THEREFROM that portion reserved for FEDERAL HIGHWAY under the Act of November 9, 1921 (42 Stat. 212) as set forth in Patent recorded April 23, 1945, in Book 3 of Patents, Page 259, Douglas County, Nevada, records.

(continued)

EXHIBIT "A"- DESCRIPTION (CONT.)PARCEL NO. 7: Township 14 North, Range 20 East, M.D.B. & M. (CONT.)

Section 8: The South 1/2 of the Northeast 1/4; West 1/2 of the Southwest 1/4; South 1/2 of the Northwest 1/4; East 1/2 of the Southwest 1/4; West 1/2 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4.

EXCEPTING THEREFROM that portion of the East 1/2 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of said Section 8, lying East of the Minden Branch of the Virginia and Truckee Railroad, as conveyed by the H. F. DANGBERG LAND AND LIVESTOCK COMPANY by instrument recorded September 10, 1910, in Book O of Deeds, Page 80, to the STATE OF NEVADA, Douglas County, Nevada, records.

Section 16: West 1/2.

Section 17: All.

Section 18: Northeast 1/4 of the Northeast 1/4; Northeast 1/4 of the Southeast 1/4; Southwest 1/4 of the Southeast 1/4; Southeast 1/4 of the Southeast 1/4.

EXCEPTING THEREFROM that portion of the Southwest 1/4 of the Southeast 1/4 of said Section 18 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded in Book R of Deeds, Page 105, on March 7, 1921, Douglas County, Nevada, records.

EXCEPTING THEREFROM that portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of Section 18 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded in Book S of Deeds, Page 352, on January 6, 1928, Douglas County, Nevada, records.

FURTHER EXCEPTING THEREFROM that portion of the Southwest 1/4 of the Southeast 1/4 of said Section 18 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded in Book 5, Page 213. on February 16, 1961, Official Records of Douglas County, Nevada.

Section 19: East 1/2.

EXCEPTING THEREFROM that portion of the West 1/2 of the East 1/2 of said Section 19 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded March 7, 1921 in Book R of Deeds, Page 105, and recorded January 6, 1928, in Book S, Page 352 of Deeds, Douglas County, Nevada, records.

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EXHIBIT "A" - DESCRIPTION (CONT.)

PARCEL NO. 7: Township 14 North, Range 20 East, M.D.B. & M. (CONT.)

Section 20: All.

Section 21: West 1/2; Southwest 1/4 of the Southeast 1/4.

EXCEPTING THEREFROM that portion of the Southwest 1/4 of the Southeast 1/4 of said Section 21 conveyed to H. E. McKAY and wife, by instrument recorded May 8, 1946, in Book X of Deeds, Page 473, Douglas County, Nevada, records, described as follows:

A plot of ground situated in the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 14 North, Range 20 East, M.D.B. & M., further described as follows:

BEGINNING at a point North 12°05' East, 476.4 feet from the 1/4 corner on the South boundary of said Section 21; thence North 854 feet, parallel to and 100 feet East of the present fence; thence East 820 feet; thence South 854 feet; thence West 820 feet to the POINT OF BEGINNING.

Section 28: Northwest 1/4.

Section 29: All.

Section 30: East 1/2.

EXCEPTING THEREFROM that portion of the West 1/2 of the East 1/2 of said Section 30 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded on March 7, 1921, in Book R of Deeds, Page 105, and recorded January 6, 1928, in Book S of Deeds, Page 352, Douglas County, Nevada, records.

Section 31: North 1/2 of the Northeast 1/4.

EXCEPTING THEREFROM that portion of the Northwest 1/4 of the Northeast 1/4 of said Section 31 conveyed to the STATE OF NEVADA for highway purposes by instrument recorded March 7, 1921, in Book R of Deeds, Page 105, and recorded October 10, 1927, in Book S of Deeds, Page 301, and recorded January 6, 1928, in Book S of Deeds, Page 352, Douglas County, Nevada, records.

Section 32: North 1/2 of the Northwest 1/4; East 1/2.

EXCEPTING THEREFROM that portion of the South 40 feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of

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EXHIBIT "A" - DESCRIPTION (CONT.)PARCEL NO. 7: Township 14 North, Range 20 East, M.D.B. & M. (CONT.)

Section 32: (cont.)

said Section 32 as conveyed to DOUGLAS COUNTY for roadway purposes by instrument recorded in Book C-1, Page 182, on September 17, 1956, Douglas County, Nevada, records.

Section 33: Southwest 1/4.

EXCEPTING THEREFROM the South 40 feet of the South 1/2 of the South 1/2 of the Southwest 1/4 of said Section 33, as conveyed to DOUGLAS COUNTY for roadway purposes by instrument recorded September 17, 1956, in Book C-1, Page 182, Douglas County, Nevada, records.

PARCEL NO. 8:TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M.

Section 13: South 1/2.

Section 14: Southeast 1/4; East 1/2 of the Southwest 1/4.

EXCEPTING THEREFROM the portion of the East 1/2 of the Southwest 1/4 conveyed to CARL KIDMAN and wife, by Deed recorded May 16, 1951, in Book Z, Page 468, described as follows:

BEGINNING at a point 6,118.40 feet East and 872 feet North from the Section corner common to Sections 21, 22, 27 and 28, Township 13 North, Range 19 East M.D.B. & M., the line runs South 89°18' East, 1,225.00 feet to a point; thence North 1,965.00 feet to a point; thence North 66°26' West, 227.80 feet to a point; thence North 2°35' West, 1,053.00 feet to a point; thence West 195.60 feet to a point; thence North 4°57' East, 1,326.00 feet to a point; thence East, 397.00 feet to a point; thence North 2,646.00 feet to a point on the one-quarter Section line running East and West through Section 14, said point being heretofore described in Deed as Marquardt Fence; thence West along the one-quarter Section line, 822.50 feet to a point; at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 14; thence North along the subdivision line 2,640.00 feet, more or less, to a point on the Section line between Sections 11 and 14; said point being the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 14; thence West along the Section line between Sections 11 and 14, 2,640.00 feet more or less,

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EXHIBIT "A" - DESCRIPTION (CONT.)PARCEL NO. 8: Township 13 North Range 19 East M.D.B. & M. (CONT.)

Section 14: (cont.)

to a point at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 15; thence North along the subdivision line one-quarter mile, to a point at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 10; thence West along the subdivision line one-eighth mile to a point; thence South one-half mile to a point; thence West five-eighths mile to a point on the Section line between Sections 15 and 16, at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 15; thence South along the Section line one-quarter mile to the Section corner between Sections 15 and 16; thence East along the one-quarter Section line one-half mile to the center of Section 15; thence South one-quarter mile to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 15; thence East one-quarter mile to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 15; thence South along the subdivision line, on the East side of the Valley Springs property line, one-half mile to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 22; thence West one-quarter mile to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 22; thence South one-quarter mile to the center of Section 22; thence East, 1,293 feet, more or less, to the West boundary of that portion of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 13 North, Range 19 East, conveyed by E. L. WYATT to MARY F. WYATT, his wife, by Deed dated April 20, 1939, recorded in Book V, Page 337, Deed records; thence North 450 feet to a point; thence South 89°08' East along the North line of the property conveyed by the aforementioned Deed, 1958 feet; thence South 6°11' East, 2,220.20 feet to the POINT OF BEGINNING.

Section 23: East 1/2.

EXCEPTING THEREFROM that portion conveyed to HERMAN H. HERB and wife, recorded November 21, 1964, in Book 27, Page 513, Official Records of Douglas County, Nevada, described as follows:

BEGINNING at a point 7,343.0 feet East and 869.0 feet North from the Section corner common to Sections 21, 22, 27 and 28, Township 13 North, Range 19 East, M.D.B. & M.

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EXHIBIT "A" - DESCRIPTION (CONT.):PARCEL NO. 8: Township 13 North, Range 19 East, M.D.B. & M. (CONT.)

Section 23: (cont.)

according to the official map, the line runs South 89°18' East, 2,117.0 feet; thence North 3,120.0 feet; thence West, 1,320.0 feet; thence North 1,320.0 feet to Section line between Sections 14 and 23; thence West on said Section line, 1,114.3 feet; thence South 4°57' West, 1,326.0 feet; thence East, 195.6 feet; thence South 2°35' East, 1,053.0 feet; thence South 66°26' East, 227.8 feet; South, 1,965 feet to the POINT OF BEGINNING.

ALSO that portion of 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, described as follows:

That certain tract heretofore conveyed by JAMES W. HAINES and wife, to ABRAHAM KLAUBER, by Deed dated February 17, 1866, and recorded in Book C of Deeds, Pages 290-291, Douglas County, Nevada, records, which said tract is therein described as: BEGINNING at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26, Township 13 North, Range 19 East, M.D.B. & M., according to the official map; thence North along the quarter Section line to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 23; thence West along said quarter quarter Section line 9 chains to Henry Vansickle's East line; thence South to J. W. Hains' East line of fence and along said fence to the South line of the said Northeast 1/4 of the Northwest 1/4 of said Section 26; thence East along said quarter quarter Section line to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to HERMAN H. HERB and wife, recorded November 21, 1964, in Book 27, Page 513, Official Records of Douglas County, Nevada.

FURTHER EXCEPTING THEREFROM that portion conveyed to the STATE OF NEVADA for highway purposes by instrument recorded June 10, 1946, in Book X of Deeds, Page 511, Douglas County, Nevada, records.

Section 24: All.

EXCEPTING THEREFROM that portion conveyed to the STATE OF NEVADA for highway purposes, recorded June 10, 1946, in Book X of Deeds, Page 511, Douglas County, Nevada, records.

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EXHIBIT "A" - DESCRIPTION (CONT.):PARCEL NO. 3: Township 13 North, Range 19 East, M.D.B. & M. (CONT.)

Section 25: All.

Section 26: East 1/2; East 1/2 of the Southwest 1/4; Southeast 1/4 of the Northwest 1/4.

FURTHER EXCEPTING that portion conveyed to ERNEST BARTLES recorded December 24, 1923, in Book R of Deeds, Page 429, Douglas County, Nevada, records, more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 19 East, M.D.B. & M., running thence Easterly along the North line of the South 1/2 of the Northwest 1/4 of said Section 26, 31 chains; thence Southerly 6.15 chains to the Southeast corner of the enclosed lands of Second Party thence Westerly along the South fence of said enclosed land 31 chains to the Section line between Sections 26 and 27, said Township and Range; thence Northerly on said Section line 6.24 chains to THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion conveyed to WALTER MULLER and wife, recorded March 25, 1963, in Book 58, Page 101, Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the fence corner at the Northeast corner of the property, on the subdivision line between the North 1/2 and the South 1/2 of the Southwest 1/4 of Section 26, Township 13 North, Range 19 East, M.D.B. & M., said Point of Beginning being further described as bearing South 61°25'30" East, 8,314.00 feet from the corner common to Sections 21, 22, 27 and 28 of said Township and Range; thence from said Point of Beginning South 0°30' West, along the fence line, 434.90 feet to a point; thence South 89°27' East, along the fence line, 204.00 feet to a point near the East side of the West Carson River; thence South 0°50' West, along the fence line, 210.90 feet to a point; thence South 76°44' East, along the fence line, 177.00 feet to a point on the East bank of the river; thence South 10°48' East, along the fence line, 601.20 feet to a point on the West bank of the river; thence South 82°12' East, along the fence line 124.60 feet to a point; thence South 0°15' West, along

(continued)

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EXHIBIT "A" - DESCRIPTION (CONT.)PARCEL NO. 8: Township 13 North, Range 19 East, M.D.B. & M. (CONT.)

Section 26: (cont.)

the fence line and 1/4 Section line running South through Section 35, a distance of 613.80 feet to the Southeast corner of the property; thence South 70°47' West, along the fence line, 2,193.00 feet to the Southwest corner of the property; thence North 0°40' East, along the fence line, 2,183.50 feet to a point; thence North 89°27' West, along the fence line, 115.50 feet to a point; thence North 0°16' East, along the fence line, 450.00 feet to the Northwest corner of the property; thence South 89°52' East, along the subdivision and fence line, 1,555.70 feet more or less to the POINT OF BEGINNING.

FURTHER EXCEPTING that portion described in the Deed to P. W. VANSICKLE, recorded June 11, 1867, in Book C of Deeds, Page 448, Douglas County, Nevada, records.

FURTHER EXCEPTING that portion conveyed to MILTON EDWARD BACON, recorded March 27, 1951, in Book Z of Deeds, Page 432, Douglas County, Nevada, records, more particularly described as follows:

All that portion of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 13 North, Range 19 East, M.D.B. & M., further described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4 of the Southwest 1/4 of Section 26; running thence South along the West line of the Northeast 1/4 of the Southwest 1/4 of Section 26, 13.30 chains to a stake; thence North 71 1/4° East, 11.70 chains to a stake; thence North 9.54 chains to the 1/4 Section line; thence West along said 1/4 Section line to the POINT OF BEGINNING.

EXCEPTING ALSO that portion of the South 1/2 of the Northwest 1/4 of Section 26, Township 13 North, Range 19 East, M.D.B. & M., more particularly described as follows:

COMMENCING at a point on the Section line between Sections 26 and 27 of said Township and Range, 6.24 chains South of the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 26; running thence East 31 chains; thence South 13.85 chains, more or less, to the 1/4 Section line running East and West

(continued)

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EXHIBIT "A" - DESCRIPTION (CONT.)PARCEL NO. 8: Township 13 North, Range 19 East, M.D.B. & M. (CONT.)

Section 26: (cont.)

through the center of Section 26; thence West on said line, 31 chains, more or less, to the 1/4 Section corner between Sections 26 and 27 of said Township and Range; thence North 13.76 chains, more or less, along the Section line between Sections 26 and 27 aforesaid, to the POINT OF BEGINNING.

Section 35: East 1/2.

Section 36: All.

ALSO EXCEPTING THEREFROM the following described parcel from H. F. DANBERG LAND AND LIVESTOCK COMPANY to J. B. DANBERG LAND COMPANY, a Nevada corporation, more particularly described as follows:

A parcel of land located in a portion of Sections 23, 25, 26, 35 and 36, Township 13 North Range 19 East, M.D.B. & M., in Douglas County, Nevada, and further described as follows:

BEGINNING at the Southwest corner of the said property, which is the South 1/4 corner of said Section 35; thence along the Township line on the South boundary of Section 35, South 89°56'00" East, 2,639.27 feet to the Section corner common to Sections 35, 36, 2 and 1; thence North 89°59'11" East, 2,639.46 feet to the South 1/4 corner of said Section 36; thence North 0°00'44" East, 3,528.63 feet; thence North 89°53'44" West, 1,925.81 feet; thence North 0°54'12" East, 2,607.09 feet; thence North 89°31'28" West, 1,482.00 feet; thence North 2°57'02" West, 4,078.30 feet; thence South 89°47'29" West, 297.03 feet; thence North 28°01'53" West, 1,028.29 feet; thence North 32°08'01" West, 331.04 feet to the South right-of-way line of Muller Lane; thence along said right-of-way line North 89°28'33" West, 1,323.63 feet; thence South 0°08'45" West, 2,569.75 feet; thence South 0°26'49" West, 2,688.15 feet; thence South 89°54'48" East, 204.76 feet, crossing the West Fork of the Carson River to the East Bank; thence along the East Bank of the said river, South 0°50'12" West, 198.17 feet; thence South 80°26'18" East, 183.39 feet; thence South 7°34'38" East, 208.18 feet; thence South 44°07'18" East, 35.86 feet; thence South 5°24'38" East, 227.26 feet; thence South 25°50'48" East, 98.17 feet; thence South 79°39'28" East, 118.93 feet; thence leaving the East Bank of the West Fork and crossing the River and running South 0°07'34" West, 5,365.91 feet to the South 1/4 corner of said Section 35 and the POINT OF BEGINNING.

(continued)

PARCEL 9

TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

- Section 2: SW 1/4 of the SW 1/4
- Section 3: W 1/2; W1/2 of the NE 1/4; SE 1/4
Excepting that portion conveyed to Leonard S. Yallaly and wife, recorded March 8, 1968, in Book 57, Page 678, as File No. 40347, described as follows:

Portions of lots 1 and 2 of the Northwest 1/4 of Section 3 Township 13 North, Range 20 East, M.D.B. & M, more particularly described as follows: The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 (of Lot 1 of the Northwest 1/4) and the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 (of Lot 2 of the Northwest 1/4)
- Section 4: All
Excepting the NE 1/4 of the SE 1/4 of the NE 1/4 conveyed to Earl R. Ifland and wife, recorded February 11, 1969, in Book 65, Page 103, as File No. 43694, described as follows:

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 13 North, Range 20 East., M.D.B. & M. Douglas County, Nevada.
- Section 5: E 1/2; Excepting the portion conveyed to the State of Nevada for highway purposes.
- Section 8: NW 1/4 of the NE 1/4.
- Section 9: E 1/2 of the E 1/2.
- Section 10: All
- Section 11: W 1/2 of the NW 1/4; SW 1/4 W 1/2 of the SE 1/4; SE 1/4 of the SE 1/4.
- Section 12: S 1/2 of the S 1/2.
- Section 13: E 1/2 of the NW 1/4; NW 1/4 of the NW 1/4.
- Section 14: W 1/2; W 1/2 of the NE 1/4; NE 1/4 of the NE 1/4; S 1/2 of the SE 1/4.
- Section 15: All
- Section 16: E 1/2 of the E 1/2; SW 1/4 of the SE 1/4 SE 1/4 of the SW 1/4
W 1/2 of the SW 1/4.
- Section 17: S 1/2
- Section 18: All. Excepting that portion conveyed to the State of Nevada for highway purposes by deeds recorded February 28, 1919 Book Q of Deeds, Page 98; March 10, 1937 in Book U of Deeds Page 389; May 27, 1937 in Book U, Page 436 and amended

(continued)

PARCEL 9 continued

Section 18:
continued August 30, 1937 in Book U, Page 498, March 17, 1930 in Book T of Deeds, Page 106 and February 16, 1961 in Book 5, Page 216, Further excepting that portion conveyed to Fred A. Thaheld and wife, in Book C-1, Page 368, described as follows:

That certain tract beginning at the corner common to Sections 7, 8, 17 and 18, Township 13 North, Range 20 East line running South 0°06' East, 1163 feet; thence North 88°29' West 380 feet; thence North 0°07' West 1153 feet; thence due East 3 feet to the point of beginning.

FURTHER excepting that portion conveyed to Arthur Arnold Settelmeyer and wife, recorded April 28, 1965 in Book 30 Page 726, described as follows:

All that portion of the W 1/2 of Section 18 lying West of Nevada State Highway Route 3 (U.S. 395) and North of the following described right of way for Nevada Federal Aid Secondary Highway 553 (Genoa Lane): Beginning at the point of intersection of the Western right of way and fence line for Nevada State Highway Route 3 (U. S. 395) and the Northern right of way and fence line for said Secondary Highway Route 553; which point bears South 81°43'30" West, a distance of 2696.4 feet from the Northeast corner of said Section 18; thence North 89°26'30" West, along said Northern right of way line a distance of 2500 feet, more or less, to the Western boundary of said Section 18.

Section 19: All, except that portion conveyed to the State of Nevada highway purposes by Deeds recorded February 28, 1919, in Book Q of Deeds, Page 98, March 17, 1930 in Book T of Deeds Page 106; May 27, 1937 in Book U, Page 431 and amended August 30, 1937 in Book U of Deeds, Page 498, August 26, 1919 in Book Q of Deeds, Page 166, January 12, 1920 in Book Q of Deeds, Page 256; and on June 10, 1946 in Book X of Deed: Page 511.

Section 20: All

Section 21: All

Section 22: All

Section 23: All

Section 24: N 1/2 of the SW 1/4; SE 1/4

Section 25: E 1/2

Section 26: S 1/2 of the SE 1/4; W 1/2, except that portion of the W 1/2 conveyed to Sierra Pacific Power Company by Deed recorded March 14, 1962, in Book 10, Page 790, as File No. 19713, described as follows:

(continued)

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Parcel 9 continued

Section 26:
continued

A portion of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of Section 26, Township 13 North, Range 20 East, M.D.B. & M., and being more particularly described as follows:

BEGINNING at a point marked by an iron pin in the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of said Section 26, Township 13 North, Range 20 East, M.D.B. & M. from which point the Southeast Section corner to Section 26 Township 13 North, Range 20 East, M.D.B. & M., bears South 23°52' East, 9202.1 feet, more or less, and running thence North 89°33'31" West 660.92 feet to a point marked by an iron pin; thence North 0°26'29" East 659.86 feet to a point marked by an iron pin; thence South 89°33'31" East, 660.92 feet to a point marked by an iron pin; thence South 0°26'29" West, 659.86 feet to the point of beginning.

Section 27: All

Section 28: All

Section 29: E 1/2, and all that portion of the SE 1/4 of the SW 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., lying Easterly of the following Line A, described as follows: (and Southerly of Line B below)

(Line A)

Beginning at the Northwest corner of Block 4 of the North Addition to the Town of Minden according to the Official Map thereof on file in the office of the Douglas County Recorder; thence South 63°24' East, 320 feet; thence South 26°35' West, 108 feet; thence South 53°08'30" East, 477.20 feet; thence South 26°35' West, 281 feet; thence South 63°25' East, 89.22 feet; thence following a curve to the left from a tangent bearing South 5°36' West on a radius of 293.42 feet for a distance of 170.51 feet to the point of ending.

And Southerly of Line B.

(Line B)

Beginning at the Northwest corner of the parcel described in the deed to Henry F. Seeman, et ux, recorded October 15, 1946, in Book Y of Deeds, page 145; thence South 0°10' West, 1716.00 feet; thence from a tangent which is the last described course, curving to the right with a radius of 613.00 feet; through an angle of 64°57'10", for a distance of 694.92 feet to the point of ending.

Section 30: W 1/2 except that portion conveyed to the State of Nevada for highway purposes by deeds recorded February 28, 1919 Book Q of Deeds, Page 38, April 21, 1919 in Book Q of Deeds Page 164 and May 27, 1937 in Book U of Deeds, Page 436 and amended August 30, 1937 in Book U of Deeds, Page 498.

(continued)

Parcel 9 continued

Section 30:
Continued

EXCEPTING THEREFROM: A parcel of land, located in the SW 1/4 of Section 30, T13N, R20E, M.D.B. & M., according to the official map, more particularly described as follows:

COMMENCING at the southwest corner of Section 31, T13N R20 E., M.D.B. & M., proceed N. $17^{\circ}57'04''$ E., 8,213.56 feet, the True Point of Beginning, which is the northeast corner of the parcel, and lies on the westerly right-of-way line of Nevada State Highway "B" 6+83.78 P.O.T.="L" 0+00.00; proceed thence S. $0^{\circ}49'W.$, 1,737.82 feet, along said westerly right-of-way line, to a point which is the southeast corner of the parcel; thence N. $89^{\circ}20'23W.$, 1,000.00 feet, to the southwest corner of the parcel; thence N. $0^{\circ}49'02''$ E., 1,747.22 feet, to the northwest corner of the parcel; thence S. $88^{\circ}48'05''$ E., 1,000.00 feet, to the Point of Beginning.

Section 31:

W 1/2 except that portion conveyed to the State of Nevada for highway purposes.

Section 32:

That portion of the NE 1/4 of the NW 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., lying Easterly of the following described line:

COMMENCING at a point where the East side of Fourth Street in the Town of Minden, extended would intersect the North right of way line of U.S. Highway 395 and being North $26^{\circ}35'$ East, 53.51 feet from the town monument; thence continuing North $26^{\circ}35'$ East, 137.49 feet to a point thence South $63^{\circ}25'$ East, 239.22 feet to a fence which was the East boundary of the Old V & T Right of Way and the true point of beginning; thence following the curve to the left from a tangent bearing of South $5^{\circ}36'$ West, on a radius of 293.42 feet for a distance of 170.51; thence South $31^{\circ}36'$ East a distance of 200.00 feet to a point; thence South $31^{\circ}22'$ East, a distance of 651.27 feet to the point of ending.

And that portion of the NE 1/4 of Section 32, described as follows:

BEGINNING at the East 1/4 corner of said Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North $89^{\circ}57'$ West, 303.00 feet to a point which is the Southeast corner of what certain parcel conveyed to Henry Seeman and wife by Deed recorded April 14, 1944, in Book W of Deeds, Page 572; thence around said parcel the following courses and distances:

NORTH 120.30 feet; thence North $54^{\circ}05'$ West, 328.80 feet; thence North $46^{\circ}12'$ West, 429.50 feet; thence North $0^{\circ}19'$ West, 1159 feet; thence South $89^{\circ}36'$ West, 1397.30 feet, more or less, to the Northeast corner of the parcel described in the Deed to Standard Oil Company, a corporation,

(continued)

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Parcel 9 continued

Section 32: recorded June 10, 1952, in Book P of Deeds, page 288 thence continued South 89°32' West, 176.23 feet; thence North 31°22' West, 255 feet, more or less, to the North - South 1/4 section line of said Section 32; thence North along said North-South Section line to the North 1/4 corner of said Section 32; thence East along the North line of said Section 32 to the Northeast corner thereof; thence South along the East line of said Section 32 to the East 1/4 corner and the true point of beginning.

EXCEPTING therefrom that portion lying within Zerolene Road

Section 33:

N 1/2

Section 34:

N 1/2; SE 1/4; E 1/2 of SW 1/4

Section 35:

W 1/2; W 1/2 of the E 1/2.

Section 36:

SE 1/4 of the NE 1/4; E 1/2 of the SE 1/4.

PARCEL 10

TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 7:

Lot 4 of the SW 1/4. (SW 1/4 of the SW 1/4)

Section 15:

SW 1/4; S 1/2 of the NW 1/4.

Section 16:

S 1/2 of the NE 1/4; SE 1/4

Section 21:

NE 1/4

Section 24:

SW 1/4 of the SE 1/4.

Section 36:

NE 1/4 of the NE 1/4

TOWNSHIP 13 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 8:

SW 1/4 of the SE 1/4

Section 9:

SE 1/4 of the NW 1/4.

Section 12:

NE 1/4 of the NW 1/4.

Section 18:

S 1/2 of the SE 1/4; S 1/2 of the SW 1/4.

Section 19:

N 1/2 of the NE 1/4; Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)

Section 20:

SE 1/4; E 1/2 of the SW 1/4; S 1/2 of the NW 1/4; E 1/2 of the NE 1/4.

TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 22:

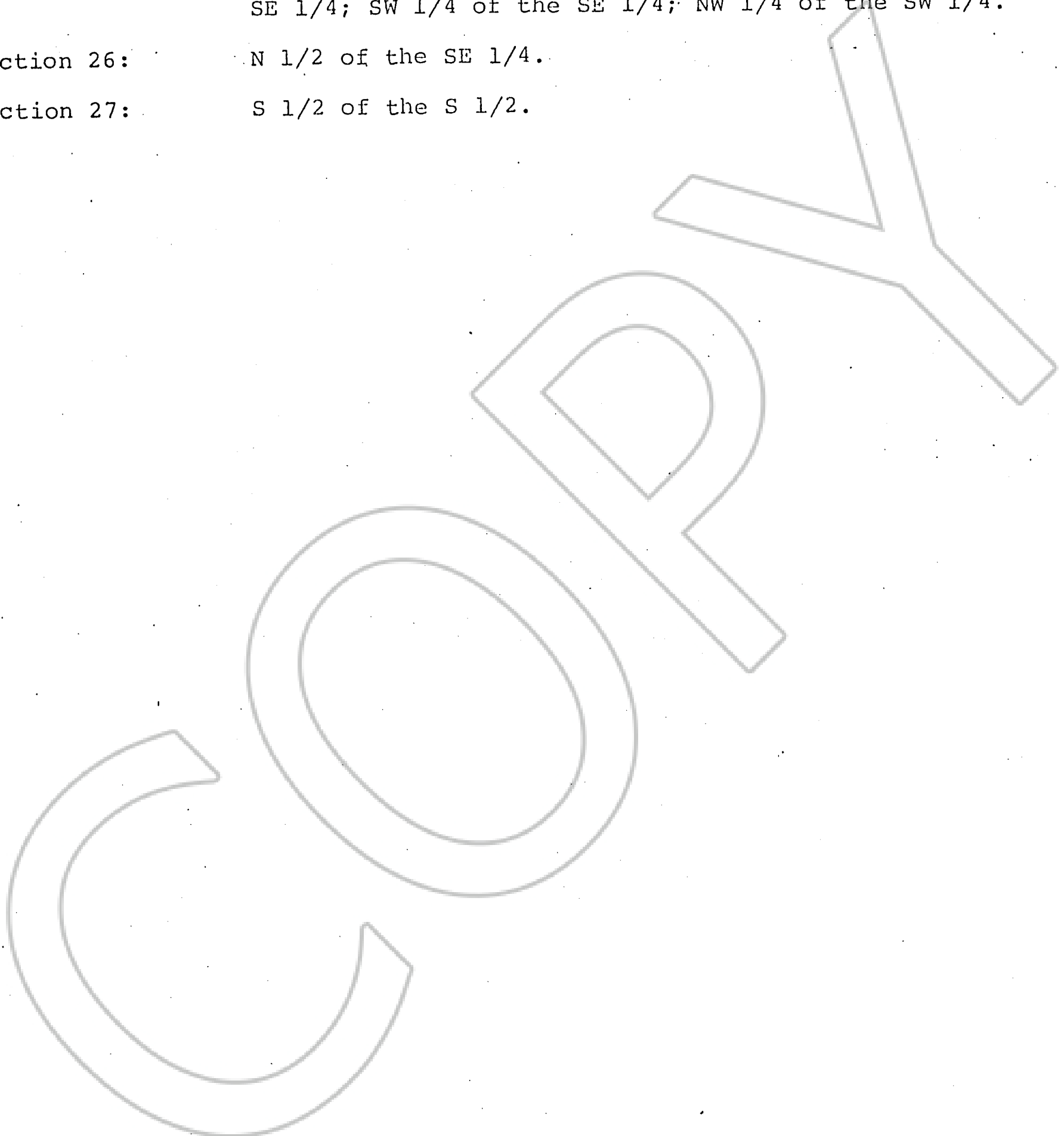
E 1/2 of the SE 1/4.

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Parcel 10 Continued

- Section 23: NW 1/4 of the SW 1/4
- Section 25: W 1/2 of the NE 1/4; SE 1/4 of the NE 1/4; E 1/2 of the SE 1/4; SW 1/4 of the SE 1/4; NW 1/4 of the SW 1/4.
- Section 26: N 1/2 of the SE 1/4.
- Section 27: S 1/2 of the S 1/2.



PARCEL 10 continued

- Section 34: N 1/2; SE 1/4, NE 1/4 of the SW 1/4
Section 35: SE 1/4 of the NW 1/4, SE 1/4 of the SW 1/4
Section 36: NE 1/4, N 1/2 of the SE 1/4 SE 1/4 of the SE 1/4

PARCEL 11

TOWNSHIP 12 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 4: Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
- Section 5: S 1/2 of the NE 1/4, Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
- Section 7: NE 1/4 of the SE 1/4
- Section 8: SW 1/4 of the NE 1/4
- Section 9: NW 1/4 of the NW 1/4
- Section 16: SW 1/4 of the SW 1/4
- Section 17: S 1/2 of the NW 1/4 NW 1/4 of the SE 1/4 E 1/2 of the SE 1/4.
- Section 18: N 1/2 of the NE 1/4
- Section 20: E 1/2 of the E 1/2, S 1/2 of the NW 1/4 SW 1/4 of the NE 1/4.
- Section 21: W 1/2 of the W 1/2
- Section 28: NW 1/4 of the NW 1/4
- Section 29: All except the NE 1/4 of the SE 1/4
- Section 30: E 1/2 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4, E 1/2 of the SW 1/4 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4)
Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
- Section 31: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4)
Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
E 1/2 of the SW 1/4, S 1/2 of the SE 1/4.
- Section 32: NW 1/4 N1/2 of the NE 1/4, SE 1/4 of the SW 1/4 SW 1/4 of the SE 1/4.
- Section 33: N 1/2 of the NW 1/4, E 1/2 of the NE 1/4.

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TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M.

Section 1: N 1/2 of the SE 1/4, N 1/2 SW 1/4.

Section 2: E 1/2, E 1/2 of the W 1/2.

Excepting that portion of the E 1/2 of the W 1/2 conveyed to Henry Godecke and Edward Godecke by the H. F. Dangberg Land and Livestock Company by deed recorded December 28, 1917 in Book P, Page 476, described as follows:

BEGINNING at a point South 0 degrees, 02 minutes West, 16 feet from the Northeast corner of Section 3, Township 12 North, Range 20 East, M.D.B. & M., and running thence West 1006.7 feet; thence South 22 degrees 38 minutes West 1376 feet; thence South 12 degrees 43 minutes East, 1642.8 feet thence South 76 degrees 46 minutes West 54.6 feet; thence South 13 degrees, 14 minutes East, 2409.8 feet; thence South 39 degrees 51 minutes East, 1047.3 feet; thence South 53 degrees 31 minutes East, 450.6 feet; thence South 31 degrees 24 minutes East, 291.0 feet; thence East 1105.9 feet; thence North 0 degrees 06 minutes East, 2639.1 feet thence North 3 degrees 45 minutes West 718.7 feet; thence North 38 degrees 06 minutes East, 502.4 feet, thence North 7 degrees, 21 minutes West, 171.4 feet; thence North 34 degrees 29 minutes West 45.1 feet; thence 89 degrees 58 minutes West 39.4 feet; thence North 34 degrees 29 minutes West, 169.4 feet; thence North 28 degrees, 02 minutes West, 179.3 feet; thence North 1 degree 57 minutes West 361.9 feet thence North 1 degree 21 minutes East, 660.7 feet; thence North 1271.9 feet; thence West 1620.0 feet to the place of beginning.

FURTHER excepting: That portion described in the Deed to Edward Godecke, et ux, recorded November 5, 1946, in Book Y of Deeds, Page 51, described as follows:

Section 2: Beginning at a point marked by a rock set in the ground the fence corner which is 3672.6 feet West and 16.5 feet South 0°08' West, from the Northeast corner of Section 2 Township 12 North, Range 20 East, M.D.B. & M., and running thence West 3502.0 feet; thence South 12°43' East, 5387 feet to a steel pipe driven in the ground from which the Northeast corner of Section 10, Township 12 North, Range East, bears East 671.4 feet; thence South 39°39' East, 1045.6 feet to a post from which the Northeast corner of Section 10, Township 12 North, Range 20 East, bears North 0°02' East, 802.3 feet; thence South 59°18' East, **373.2** feet; thence South 28°50' East, 296.5 feet; thence South 89°48' East, 1155.4 feet this course running parallel to and 35 feet North of the present fence; thence North 0°2' East, 2382.8 feet; thence North 4°07' West, 904.7 feet; thence North 38°06' East, 502.4 feet; thence North 7°21' West, 171.4 feet; thence North 34°29' West, 45.1 feet; thence North 33°23' West, 52.7 feet thence North 28°51' West, 264.5 feet thence North 9°12' West 118.2 feet; thence North 7°30' West, 279.4 feet; thence North 10°26' East, 353.1 feet; thence West 40.0 feet to a fence corner thence North 0°51' West, 352.5 feet; thence North 0°28' East, 771.3 feet; thence North 11°12' East, 289.9 feet; thence North 21°47' West, **2064.8**

PARCEL 11 continued

Section 2: 142.6 feet; thence North 0°28' East, 69.1 feet to the
Cont. point of beginning.

Section 11: N 1/2 of the NE 1/4, SW 1/4 of the NE 1/4, NE 1/4 of the SE 1/4; E 1/2 of the NW 1/4; NW 1/4 of the SE 1/4. Excepting that portion of the NE 1/4 of the NW 1/4 conveyed to Henry Godecke and Edward Godecke by the H. F. DAngberg Land & Livestock Company by Deed recorded December 28, 1917 in Book P, Page 476, described as follows:

BEGINNING at a point South 0 degrees 02 minutes West 16 from the Northeast corner of Section 3, Township 12 North Range 20 East. M.D.B. & M., and running thence West, 1006 feet thence South 22 degrees 38 minutes West 1376.1 feet thence South 12 degrees 43 minutes East, 1642.8 feet; thence South 76 degrees 46 minutes West 54.5 feet; thence South 13 degrees 14 minutes East 2409.8 feet; thence South 39 degrees 51 minutes East 1047.3 feet; thence South 53 degrees 31 minutes East 450.6 feet; thence South 31 degrees 24 minutes East 291.0 feet; thence East 1105.9 feet; thence North 0 degrees 06 minutes East 2639.1 feet; thence North 3 degrees 45 minutes West 718.7 feet; thence North 38 degrees 06 minutes East 502.4 feet; thence North 7 degrees 21 minutes West, 171.4 feet; thence North 34 degrees 29 minutes West 45.1 feet; thence North 89 degrees 58 minutes West 39.4 feet; thence North 34 degrees 29 minutes West 169.4 feet; thence North 28 degrees 02 minutes West 179.3 feet; thence North 1 degree 57 minutes West 361.9 feet; thence North 1 degree 21 minutes East 660.7 feet; thence North 1271.9 feet; thence West 1620.0 feet to the place of beginning.

FURTHER excepting: That portion described in the Deed to Edward Godecke, et ux, recorded November 5, 1946, in Book Y of Deeds, Page 51, described as follows:

BEGINNING At a point marked by a rock set in the ground in the fence corner which is 3672.6 feet West and 16.5 feet South 0°02' West, from the Northeast corner of Section 2, Township 12 North, Range 20 East, M.D.B. & M., and running thence West 3502.0 feet; thence South 12°43' East, 5387.5 feet to a steel pipe driven in the ground from which the Northeast corner of Section 10, Township 12 North, Range East, bears East 671.4 feet; thence South 39°39' East, 1045.6 feet, to a post from which the Northeast corner of Section 10, Twonship 12 North, Range 20 East, bears North 0°02' East, 802.3 feet; thence South 59°18' East, 373.2 feet; thence South 28°50' East, 296.5 feet; thence South 89°48' East, 1155.4 feet; this course running parallel to and 35 feet North of the present fence; thence North 0°23' East, 2382.8 feet; thence North 4°07' West, 904.7 Feet; thence North 38°06' East, 502.4 feet; thence North 7°21' West, 171.4 feet; thence North 34°29' West 45.1 feet; thence North 33°23' West, 52.7 feet; thence North 28.51' West 264.5

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Parcel 11 continued

Section 11
continued:

feet; thence North $9^{\circ}12'$ West, 118.2 feet; thence North $7^{\circ}30'$ West 279.4 feet; thence North $10^{\circ}26'$ East, 353.1 feet; thence West 40.0 feet to a fence corner thence North $0^{\circ}51'$ West, 352.5 feet; thence North $0^{\circ}28'$ East 771.3 feet; thence North $11^{\circ}12'$ East, 289.9 feet; thence North $21^{\circ}47'$ West, 142.6 feet; thence North $0^{\circ}28'$ East, 69.1 feet to the point of beginning.

FURTHER excepting that portion of the SE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of the SE 1/4 conveyed to Wayne C. Matley and wife, by Deed recorded November 15, 1963 in Book 20, Page 557, described as follows:

BEGINNING At a post on the East side of the Buckeye Ditch and on the North line of the Southwest quarter of the Northwest quarter of Section 11, Township 12 North, Range 20 East M.D.B. & M., which is 514.2 feet East of the North west corner, thereof and running thence East 1105.9 feet to a post; thence South 750 feet to a post; thence South $63^{\circ}57'$ East 314.1 feet to a post; thence North $88^{\circ}02'$ East 100 feet to a post on the South bank of Allerman Ditch thence South $8^{\circ}33'$ East 68 feet to a post; thence South $70^{\circ}23'$ East, 546.9 feet to a post; thence South $33^{\circ}53'$ East, 465.4 feet to a post; thence South $24^{\circ}50'$ East 292 feet to a post; thence South $33^{\circ}37'$ East 430.8 feet to a post; thence South $22^{\circ}31'$ East 465.7 feet to a post; thence South $89^{\circ}41'$ West 2100 feet to a post on the East bank of the Buckeye Ditch; thence North $37^{\circ}38'$ West, 467.2 feet; thence North $25^{\circ}42'$ West, 687.9 feet, thence North $1^{\circ}08'$ East, 1345 feet; thence North $31^{\circ}24'$ West, 294.4 feet to the point of beginning.

Section 14:

SE 1/4 of the SE 1/4
Excepting that portion conveyed to D.W. Park by the Dangberg Land & Livestock Company by Deed recorded October 26, 1933, in Book T, page 468, described as follows

BEGINNING at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 14, Township 12 North, Range 20 East, M.D.B. M. or from a point that bears North 45 degrees 00' West, one thousand eight hundred sixty six and seventy six hundredths (1866.76) feet from the Section corner common to Sections 13, 14, 23, and 24, Township 12 North, Range 20 East, and running South 9 degrees 22' East, five hundred twenty and forty eight hundredths (520.48) feet; thence East two hundred and ten hundredths (200.10) feet; thence North 16 degrees 02' East, five hundred seventy and twenty five hundredths (570.25) feet; thence West four hundred forty eight (448) feet; thence North 9 degrees 22' East, thirty five (35) feet to the point of beginning.

(continued)

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BOOK 578 PAGE 991

PARCEL 11 continued

Section 14:
continued Further excepting that portion conveyed to Arnold Settlemeyer by the H. F. Dangberg Land & Livestock Company by Deed recorded April 3, 1906, in Book N of Deeds, Page 64, described as follows:

COMMENCING at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 23, Township 12 North, Range 20 East, M.D.B. & M., thence East 522 feet; thence North 5°52' West, 600 feet; thence West 132 4/10 feet; thence North 5°52' West, 970 feet; thence North 9°22' West, 1098 5/10 feet to the Northwest corner of the Southeast quarter of the Southeast 1/4 of Section 14; thence South 2646 feet to the place of commencement.

FURTHER EXCEPTING: That portion described in the deed to Sierra Pacific Power Company recorded December 26, 1972, in Book 1272, page 642, Official Records.

Section 23: NE 1/4 of the NE 1/4

Further excepting that portion conveyed to Arnold Settlemeyer by the H. F. Dangberg Land & Livestock Company by deed recorded April 3, 1906, in Book N of Deeds, Page 64, described as follows:

Commencing at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 23, Township 12 North, Range 20 East M.D. B. & M., thence East 522 feet; thence North 5°52' West, 600 feet; thence West 132 4/10 feet; thence North 5°52' West, 970 feet; thence North 9°22' West, 1098 5/10 feet to the Northwest corner of the Southeast quarter of the Southeast 1/4 of Section 14; thence South 2646 feet to the place of commencement.

Section 24: NW 1/4 of the NW 1/4
TOWNSHIP 11 NORTH, RANGE 23 EAST, M.D.B. & M.

Section 5: E 1/2 of the NE 1/4.
TOWNSHIP 11 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 4: SW 1/4 of the NW 1/4 SW 1/4.

Section 5: S 1/2 of the SW 1/4; SW 1/4 of the SE 1/4 S1/2 of the NE 1/4; SE 1/4 of the NW 1/4;
Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

Section 6: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
Lot 5 of the NW 1/4 (SW 1/4 of the NW 1/4)
Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4;

(continued)

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PARCEL 11 continued

Section 6:
continued SW 1/4 of the NE 1/4; NW 1/4 of the SE 1/4;
S 1/2 of the SE 1/4.

Section 7: E 1/2; E 1/2 of the W 1/2

Section 8: W 1/2; SE 1/4; NW 1/4 of the NE 1/4.

Section 12: NW 1/4 of the NE 1/4.

Section 21: NE 1/4 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 1: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
SE 1/4 of the NE 1/4 also the NE 1/4 of the SE 1/4

Section 2: S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4.

Section 10: SE 1/4 of the SW 1/4.

Section 12: S 1/2 of the NW 1/4; E 1/2 of the NE 1/4; SW 1/4 of the
NE 1/4.

Section 13: NW 1/4 of the NW 1/4.

Section 36: SE 1/4 of the SW 1/4; SW 1/4 of the SE 1/4.
Excepting that portion of the SE 1/4 of the SW 1/4 conveyed
to the State of Nevada by deeds recorded May 24, 1926, and
February 24, 1941, in Book S of Deeds, Page 88, Book W,
Page 1.

TOWNSHIP 10 NORTH, RANGE 22 EAST. M.D.B. & M.

Section 6: SE 1/4 of the SW 1/4; NE 1/4 of the SW 1/4.
Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
Lot 7 of the SW 1/4 (SW 1/4 of the SW 1/4)
Excepting that portion of the SW 1/4 of the SW 1/4 conveyed
to the State of Nevada by Deed recorded April 4, 1928 in
Book S, Page 403 and February 24, 1941 in Book W, Page 1.

Section 7: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4)
Excepting that portion conveyed to the State of Nevada by
Deed recorded February 24, 1941, in Book W, Page 1 and by
Deed recorded February 16, 1961, in Book 5, Page 211.

TOWNSHIP 10 NORTH, RANGE 21 LAST, M.D.B. & M.

Section 1: E 1/2; NE 1/4 of the NW 1/4
Excepting that portion of the E 1/2 conveyed to the State
of Nevada in Deed recorded May 24, 1926 in Book S of Deeds

(continued)

Section 1:
Continued

Page 88 and in Deed recorded February 24, 1941 in Book W of Deeds, Page 1. and further excepting that portion conveyed to Lois Springmeyer by Deed recorded January 6, 1964 in Book 21, Page 289, described as follows:

BEGINNING AT a point at the Southeasterly corner of the parcel, on the Westerly right of way line of U. S. Highway 395, said point being described as bearing North 28° 54' 20" West, a distance of 2049.90 feet from the Southeast corner of Section 1, Township 10 North, Range 21 East, thence South 63°41' West, a distance of 300.00 feet to the South westerly corner of the parcel; thence North 26°19' West, a distance of 727.00 feet to the Northwesterly corner of the parcel; thence North 63°41' East, a distance of 300.00 feet to the Northeasterly corner of the parcel, at a point on the Westerly right of way line of said Highway 395, thence from a tangent which bears South 24° 13'50" East, curving to the left along the highway right of way line with a radius of 10,075.00 feet through an angle of 4°08'1" an arc distance of 727.20 feet to the point of beginning.

Section 12:

E 1/2 of the NE 1/4; SW 1/4 of the NE 1/4.

Section 23:

That portion of the SE 1/4 of the NE 1/4 lying in Douglas County, State of Nevada.

Section 24:

That portion of the NW 1/4 of the SW 1/4 lying in Douglas County, State of Nevada.

PARCEL 12

Lots 1, 2 and 3 in the SE 1/4 of the NE 1/4 of Section 23, and Lot 1 in Section 24, Township 10 North, Range 21 East, M.D.B. & M., lying in the State of Nevada and being designated as tracts 45 and 46, according to the U. S. Department of the Interior, Bureau of Land Management. Filed in Washington, D. C. on August 23, 1956.

EXCEPTING THEREFROM any portion of the following described land lying within the State of California

EXCEPTING THEREFROM all that portion lying within the high water line of Carson River (East and West Fork)

EXCEPTING THEREFROM the following attached Schedule "A"

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SCHEDULE "A"

EXCEPTING THEREFROM the following described land:

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

Section 2: The Southwest 1/4 of the Southwest 1/4.

Section 3: The West 1/2; West 1/2 of the Northeast 1/4; Southeast 1/4 EXCEPTING that portion conveyed to Leonard S. Yallaly and wife, recorded March 8, 1968, in Book 57, Page 678, as File No. 40347, described as follows:

Portions of Lots 1 and 2 of the Northwest 1/4 of Section 3, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows: The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 (of Lot 1 of the Northwest 1/4) and the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 (of Lot 2 of the Northwest 1/4).

Section 4: All.
EXCEPTING the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 conveyed to Earl R. Ifland and wife, recorded February 11, 1969, in Book 65, Page 103, as File No. 43694, described as follows:

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.

Section 5: The East 1/2 of the East 1/2.

Section 9: The East 1/2 of the East 1/2.

Section 10: All.

Section 11: The West 1/2 of the West 1/2; the East 1/2 of the Southwest 1/4; West 1/2 of the Southeast 1/4; and the Southeast 1/4 of the Southeast 1/4.

Section 12: The Southwest 1/4 of the Southwest 1/4.

Section 15: All.

Section 16: The East 1/2 of the East 1/2; the Southwest 1/4 of the Southeast 1/4; the Southeast 1/4 of the Southwest 1/4.

Section 21: The Northeast 1/4; the East 1/2 of the Northwest 1/4.

Section 22: The North 1/2.

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EXCEPTING THEREFROM the following described land:

That portion of the South East One-Quarter (SE $\frac{1}{4}$) of the North East One-Quarter (NE $\frac{1}{4}$) of Section 25, Township 13 North, Range 19 East, and the West One-Half (W $\frac{1}{2}$) of Section 30, and the North East One-Quarter (NE $\frac{1}{4}$) North West One-Quarter (NW $\frac{1}{4}$) Section 31 in Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

COMMENCING at the Southwest corner of Section 31, Township 13 North, Range 20 East, M.D.B. & M., thence North 22° 24' 33" East, 6,587.70 feet to the POINT OF BEGINNING a 3/4 inch iron pipe tagged RLS 2983 on the Westerly Right-Of-Way line of Nevada State Highway 88 which is shown on an unrecorded record of survey by Kenneth F. Barrow dated June 17, 1974 to be the South-East corner of a parcel of land owned by the Douglas County School District; thence South 00° 49' West along said Westerly Right-Of-Way line, 1099.48 feet; thence North 58° 00' West, 1112.87 feet; thence North, 255.91 feet; thence North 68° 09' West, 468.82 feet; thence North 35° 09' West, 68.00 feet; thence North 45° 37' 32" West, 221.10 feet; thence North 33° 30' 32" West, 220.39 feet; thence North 43° 55' 32" West, 274.23 feet; thence North 32° 55' 32" West, 159.90 feet; thence North 20° 30' 32" West, 202.10 feet; thence North 04° 40' 32" West, 225.20 feet; thence North 22° 26' 36" West, 410.00 feet; thence North 07° 05' 32" West, 319.10 feet; thence North 18° 48' 32" West, 210.40 feet; thence North 47° 48' 32" West, 326.90 feet; thence North 38° 48' 32" West, 239.30 feet; thence North 08° 23' 32" West, 208.40 feet; thence North 73° 14' 37" East, 452.20 feet; thence North 14° 59' 32" West, 725.61 feet; thence North 76° 42' 28" East, 29.34 feet; thence North 00° 15' 03" East, 594.99 feet; thence South 89° 26' 57" East, 1733.48 feet; thence South 00° 18' West, 717.44 feet; thence South 82° 03' 03" East, 809.24 feet to a point on the Westerly Right-Of-Way line of UNITED STATES HIGHWAY 395; thence South 18° 00' West on said Westerly Right-Of-Way line of U. S. 395 1417.09 feet to a 3/4 inch iron pipe tagged RLS 2983 as shown on the said unrecorded record of survey by Kenneth F. Barrow the North East corner of a parcel of land owned by the Douglas County School District; thence North 88° 47' 55" West along the Northerly property line of the parcel of land owned by the Douglas County School District, 1009.85 feet as shown on said unrecorded record of survey; thence South 00° 49' West, 1747.00 feet along the Westerly property line of parcel of land owned by Douglas County School District as shown on said unrecorded record of survey; thence South 89° 20' 23" East, 1000.00 feet, along the southerly property line of parcel of land owned by Douglas County School District as shown on said unrecorded record of survey to the POINT OF BEGINNING.

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BOOK 578 PAGE 996

EXHIBIT "B"

1. Parcel 7 of the H. F. Dangberg Livestock Company Land
Division map recorded on May 4, 1978 at Book 578, Page 298
as Document 20315 , Douglas County Records, Douglas County,
Nevada.

2. Parcel 7 of the H. F. Dangberg Livestock Company Land
Division Map No. 3 _____
_____, Douglas County Records, Douglas County,
Nevada.

3. Parcel B of the H. F. Dangberg Livestock Company Land
Division map _____
_____, Douglas County Records, Douglas County,
Nevada.

EXHIBIT "C"

1. Parcels 1, 2, 3, 4, 5, 6, 8 of the H. F. Dangberg Livestock Company Land Division map recorded on May 4, 1978 at Book 578, Page 298, Document 20315, Douglas County Records, Douglas County, Nevada.

2. Parcels 1, 2, 3, 4, 5, 6, 8, 9, 10 of the H. F. Dangberg Livestock Company Land Division Map No. 3,

Douglas County Records, Douglas County, Nevada.

3. Parcel C of the H. F. Dangberg Livestock Company Land Division map

_____, Douglas County Records, Douglas County, Nevada.

EXHIBIT "C"
DESCRIPTION Cont'

PARCEL NO. 1:

TOWNSHIP 14 North, RANGE 21 EAST, M.D.B. & M.

- Section 16: Northeast 1/4 of the Southwest 1/4.
Section 23: Northeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Southeast 1/4.
Section 25: Northwest 1/4 of the Northeast 1/4.

TOWNSHIP 14 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 15: Northeast 1/4 of the Northwest 1/4; Northeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Southwest 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of the Northwest 1/4.
Section 16: Southwest 1/4 of the Northwest 1/4; Northwest 1/4 of the Southeast 1/4.
Section 20: Northwest 1/4 of the Northwest 1/4.
Section 22: Northwest 1/4 of the Northeast 1/4; Northeast 1/4 of the Northwest 1/4.
Section 30: Northeast 1/4 of the Southeast 1/4.

TOWNSHIP 14 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 20: Northwest 1/4 of the Northwest 1/4.

TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

- Section 24: North 1/2 of the Southwest 1/4; Southeast 1/4.
Section 25: East 1/2.
Section 27: S 1/2 of the N 1/2; S 1/2 of the S 1/2 of the N 1/2 of the N 1/2, all lying westerly of the Allerman Canal diversion ditch as established, situate and existing in 1978; the N 1/2 of the SW 1/4 and SE 1/4 of the SW 1/4.

TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M.

- Section 7: Lot 4 of the Southwest 1/4. (Southwest 1/4 of the Southwest 1/4).
Section 15: Southwest 1/4; South 1/2 of the Northwest 1/4.
Section 16: South 1/2 of the Northeast 1/4; Southeast 1/4.
Section 21: Northeast 1/4.
Section 24: Southwest 1/4 of the Southeast 1/4.

Section 36: NE 1/4 of the NE 1/4

TOWNSHIP 13 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 8: SW 1/4 of the SE 1/4

Section 9: SE 1/4 of the NW 1/4.

Section 12: NE 1/4 of the NW 1/4.

Section 18: S 1/2 of the SE 1/4; S 1/2 of the SW 1/4.

Section 19: N 1/2 of the NE 1/4; Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)

Section 20: SE 1/4; E 1/2 of the SW 1/4; S 1/2 of the NW 1/4; E 1/2 of the NE 1/4.

TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 22: E 1/2 of the SE 1/4

Section 23: NW 1/4 of the SW 1/4

Section 25: W 1/2 of the NE 1/4; SE 1/4 of the NE 1/4; E 1/2 of the SE 1/4; SW 1/4 of the SE 1/4; NW 1/4 of the SW 1/4.

Section 26: N 1/2 of the SE 1/4.

Section 27: S 1/2 of the S 1/2.

Section 34: N 1/2, SE 1/4, NE 1/4 of the SW 1/4.

Section 35: SE 1/4 of the NW 1/4, SE 1/4 of the SW 1/4

Section 36: NE 1/4, N 1/2 of the SE 1/4, SE 1/4 of the SE 1/4

TOWNSHIP 12 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 4: Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

Section 5: S 1/2 of the NE 1/4, Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4.

Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)

Section 7: NE 1/4 of the SE 1/4

- Section 8: SW 1/4 of the NE 1/4
- Section 9: NW 1/4 of the NW 1/4
- Section 16: SW 1/4 of the SW 1/4
- Section 17: S 1/2 of the NW 1/4, NW 1/4 of the SE 1/4, E 1/2 of the SE 1/4.
- Section 18: N 1/2 of the NE 1/4
- Section 20: E 1/2 of the E 1/2, S 1/2 of the NW 1/4, SW 1/4 of the NE 1/4.
- Section 21: W 1/2 of the W 1/2
- Section 28: NW 1/4 of the NW 1/4
- Section 29: All except the NE 1/4 of the SE 1/4
- Section 30: E 1/2 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4, E 1/2 of the SW 1/4 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4) Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
- Section 31: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
 Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4)
 Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
 E 1/2 of the SW 1/4, S 1/2 of the SE 1/4.
- Section 32: NW 1/4, N 1/2 of the NE 1/4, SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4.
- Section 33: N 1/2 of the NW 1/4, E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 5: E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 4: SW 1/4 of the NW 1/4, SW 1/4.
- Section 5: S 1/2 of the SW 1/4; SW 1/4 of the SE 1/4, S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4;
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
- Section 6: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
 Lot 5 of the NW 1/4 (SW 1/4 of the NW 1/4)
 Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
 SE 1/4 of the NW 1/4: NE 1/4 of the SW 1/4)
- (continued)

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Exhibit C

Section 6:
continued SW 1/4 of the NE 1/4; NW 1/4 of the SE 1/4;
S 1/2 of the SE 1/4.

Section 7: E 1/2; E 1/2 of the W 1/2.

Section 8: W 1/2, SE 1/4; NW 1/4 of the NE 1/4.

Section 12: NW 1/4 of the NE 1/4.

Section 21: NE 1/4 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 1: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
SE 1/4 of the NE 1/4 also the NE 1/4 of the SE 1/4

Section 2: S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4.

Section 10: SE 1/4 of the SW 1/4.

Section 12: S 1/2 of the NW 1/4; E 1/2 of the NE 1/4; SW 1/4 of
the NE 1/4.

Section 13: NW 1/4 of the NW 1/4.

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TOWNSHIP 11 North, Range 21 East, M.D.B.&M.

Section 36: SE 1/4 of the SW 1/4; SW 1/4 of the SE 1/4.
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 88 and Book W of Deeds, Page 1.

TOWNSHIP 10 North, Range 22 East, M.D.B.&M.

Section 6: SE 1/4 of the SW 1/4; NE 1/4 of the SW 1/4.
Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
Lot 7 of the SW 1/4 (SW 1/4 of the SW 1/4)
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 403 and Book W of Deeds, Page 1.

Section 7: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4.
Except that portion conveyed to the State
of Nevada by Deed Recorded in Book W of Deeds,
Page 1 and Book 5 Official Records, Page 211.

TOWNSHIP 10 North, Range 21 East, M.D.B.&M.

Section 1: D 1/2; NE 1/4 of the NW 1/4.
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 88 and Book W of Deeds, Page 1; also that
portion conveyed to Lois Springmeyer in Deed
Recorded in Book 21 of Official Records, Page 289.

Section 12: E 1/2 of the NE 1/4; the SW 1/4 of the NE 1/4

Section 23: That portion of the SE 1/4 of the NE 1/4 lying
in Douglas County, State of Nevada.

Section 24: That portion of the NW 1/4 of the SW 1/4 lying
in Douglas County, State of Nevada.

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All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land in the TOWN OF MINDEN, North of Highway 395 and East of Buckeye Lane (Sixth Street) and also being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M. in Douglas County Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Buckeye Lane (Sixth Street extended) from which the Minden Town Monument bears South $52^{\circ}37'28''$ East, 651.52 feet. The Town Monument being located South $89^{\circ}18'25''$ East, 4,649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from the said Point of Beginning, running South $63^{\circ}25'$ East, 522.10 feet; thence on a curve to the right with a radius of 618.23 feet, through an angle of $4^{\circ}26'20''$ for a length of 47.90 feet; thence North $26^{\circ}25'$ East, 241.76 feet; thence on a curve to the right from a tangent bearing of South $80^{\circ}21'23''$ West, with a radius of 548.00 feet, through an angle of $36^{\circ}13'37''$ for a distance of 346.49 feet; thence North $63^{\circ}25'$ West, 246.14 feet; thence South $26^{\circ}35'$ West, 134.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to BENTLY NEVADA CORPORATION, a Nevada corporation, by Deed recorded September 24, 1975, in Book 975, Page 929, and Book 975, Page 926, Official Records of Douglas County, Nevada.

A parcel of land in the TOWN OF MINDEN, North of Highway 395, and West of Buckeye Lane (Sixth Street) and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M. in Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane and Highway 395 from which the Minden Town Monument bears South $58^{\circ}06'23''$ East, 713.05 feet. The Town Monument being located South $89^{\circ}18'25''$ East, 4649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from said Point of Beginning, running along the Northerly side of Highway 395, North $63^{\circ}25'$ West, 1,423.40 feet; thence North $26^{\circ}35'$ East, 120.00 feet; thence South $63^{\circ}25'$ East 690.00 feet; thence North $79^{\circ}00'$ East, 114.27 feet; thence South $63^{\circ}25'$ East, 642.45 feet; thence South $26^{\circ}35'$ West, 190.00 feet along the Westerly side of Buckeye Lane to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 21, 1965, in Book 33, Page 143, Official Records of Douglas County, Nevada.

EXCEPTING that portion conveyed to the DOUGLAS COUNTY SCHOOL DISTRICT by Patent recorded August 10, 1966, in Book 43, Page 11, as File No. 3330 Official Records of Douglas County, more particularly described as follows:

BEGINNING at a point on the Northerly side of the State Highway right-of-way line, North $63^{\circ}25'$ West, 146 feet from the Southeast corner of the Wool Warehouse lot, said Point of Beginning further described as bearing North $58^{\circ}58'40''$ West, 855.32 feet from the established Town Monument of the said TOWN OF MINDEN; thence North $63^{\circ}25'$ West, along the Highway right-of-way line 60 feet to a point; thence North $26^{\circ}35'$ East, 55 feet, to a point; thence South $63^{\circ}25'$ East, parallel with the railroad spur track, 60 feet to a point; thence South $26^{\circ}35'$ West, 55 feet to the POINT OF BEGINNING; all within Section 29, Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING that portion conveyed to JOHN L. JOHNSON and wife, recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land in the TOWN OF MINDEN, NEVADA, lying in the South $1/2$ of the Southwest $1/4$ of Section 29, Township 13 North, Range 20 East, M.D.B. & M., being further described as follows:

BEGINNING on the Northerly right-of-way line of Highway 395, at the Southwesterly corner of that certain parcel as described to U. S. BUREAU OF LAND MANAGEMENT, in Book Y of Deeds, Page 463, and recorded August 16, 1948, Douglas County, Nevada, records; thence along the right-of-way line of U. S. Highway 395, North $63^{\circ}25'00''$ West, 44.00 feet to the Easterl line of Seventh Street extended; thence along said extension North $26^{\circ}35'00''$ East, 125.00 feet; thence parallel to Highway 395, South $63^{\circ}25'00''$ East, 44.00 feet to the Westerly line of aforesaid Bureau of Land Management parcel extended; thence along said extension South $26^{\circ}35'00''$ West, 125.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to GERALD L. BELANGER and wife, recorded February 5, 1969, in Book 65, Page 38, File No. 43658, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land situate in the TOWN OF MINDEN, NEVADA, and being a portion of the Southwest $1/4$ of the Southwest $1/4$ of Section 29, Township 13 North, Range 20 East, M.D.B. & M., and being further described as follows:

COMMENCING at a point in the Northerly right-of-way line of Railroad Avenue, at the intersection of the centerline of Ninth Street, produced;

thence along the Northerly right-of-way line of Railroad Avenue, North 63°25'00" West, 57.00 feet to the True Point of Beginning; thence continuing North 63°25'00" West, 75.00 feet to a 1/2" rebar; thence normal to said right-of-way line North 26°35'00" East, 120.00 feet to a 1/2" rebar; thence parallel to said right-of-way line South 63°25'00" East, 75.00 feet to a 1/2" rebar; thence South 26°35'00" West, 120.00 feet to a 1/2" rebar at the POINT OF BEGINNING.

FURTHER EXCEPTING that portion described in the Deed to LAWRENCE E. JACOBSEN, et ux, recorded May 27, 1970, as File No. 48237, Official Records of Douglas County, Nevada

A parcel of land on the East side of Railroad Avenue at MINDEN, being located in the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Railroad Avenue, which is also the Easterly right-of-way line of U. S. Highway 395, in the TOWN OF MINDEN, from which the Town Monument, located approximately at the intersection of Railroad Avenue and Fourth Street, bears North 46°01' West, 320.00 feet; thence along the Easterly side of Railroad Avenue, North 31°22' West, 50.00 feet; thence North 58°38' East, 149.20 feet; thence South 31°36' East, 50.00 feet; thence South 58°38' West, 149.40 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 23, 1965, in Book 33, Page 135, File No. 28899, Official Records of Douglas County, Nevada.

Lots 6, 7, 8, 9, 10, 11 and 12, all in Block A, as shown on the AMENDED MAP OF WEST ADDITION TO THE TOWN OF MINDEN, Douglas County, Nevada, filed in the office of the County Recorder of Douglas County, Nevada, on April 5, 1915.

PARCEL #2

All that certain lot, piece or parcel of land situate in the Town of Minden, North of U.S. Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.M., in Douglas County, State of Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane (Sixth Street) and U.S. Highway 395, from which the Minden Town Monument bears South $58^{\circ} 06' 23''$ East 713.05 feet; the Town Monument being located South $89^{\circ} 18' 25''$ East 4,649.90 feet from the one-quarter corner common to Section 30 and 31, Township 13 North, Range 20 East; thence from the Point of Beginning, along the Northerly Right of Way line of U.S. Highway 395, North $63^{\circ} 25'$ West 146 feet to a point on the Easterly line of the Douglas County School District parcel; thence around the Douglas County School District parcel the following courses; North $26^{\circ} 35'$ East 55 feet; thence North $63^{\circ} 25'$ West 60 feet to a point on the Easterly boundary of that certain parcel of land described in Deed recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records; thence North $26^{\circ} 35'$ East 70 feet; thence South $63^{\circ} 25'$ East 206 feet to a point on the Westerly line of Buckeye Lane (Sixth Street); thence South $26^{\circ} 35'$ West 125 feet to the POINT OF BEGINNING.

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EXHIBIT "A" (CONT.)

PARCEL NO. 3:

A parcel of land, located in the North 1/2 of the North 1/2 of Section 32, and in the South 1/2 of the South 1/2 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Minden Town Monument located near the intersection of Fifth Street and Highway 395, proceed South $50^{\circ}13'34''$ East, a distance of 274.73 feet to the True Point of Beginning, which lies on the North-easterly right-of-way line of said Highway 395, and is also described as being South $31^{\circ}22'$ East, a distance of 82.38 feet, from a point 37 feet right of Highway Sta. "0" 71 + 72.19 PC; thence North $58^{\circ}38'$ East, a distance of 141.39 feet to a point; thence around a curve to the right, having a beginning tangent of North $28^{\circ}17'06''$ West, a central angle of $33^{\circ}39'50''$, a radius of 293.42 feet, and a length of 172.40 feet, to a point; thence North $63^{\circ}25'$ West, a distance of 89.22 feet to a point; thence North $26^{\circ}35'$ East, a distance of 281.00 feet, to a point; thence North $53^{\circ}08'30''$ West, a distance of 37.30 feet, to a point; thence around a curve to the left, having a beginning tangent of North $58^{\circ}59'31''$ East, a central angle of $30^{\circ}28'17''$, a radius of 613 feet, and a length of 326.01 feet, to a point; thence South $52^{\circ}54'55''$ East, a distance of 213.40 feet, to a point; thence South $81^{\circ}58'21''$ East, a distance of 432.72 feet, along a fence, to a point; thence South $1^{\circ}15'49''$ West, a distance of 79.34 feet, along a fence, to a point; thence South $21^{\circ}35'$ East, a distance of 219.44 feet, along a fence, to a point; thence South $30^{\circ}52'53''$ East, a distance of 208.57 feet, along a fence, to a point; thence South, a distance of 733.12 feet, to a point on a fence, which is the Southeast corner of the parcel; thence South $89^{\circ}32'49''$ West, a distance of 576.71 feet, along the fence and Northerly boundary of Zerolene Road, to a point which is the Southwest corner of the parcel; thence North $31^{\circ}22'$ West, a distance of 592.53 feet, parallel to and 142 feet Northeasterly of the Northeast right-of-way line of Highway 395, to a point; thence North $31^{\circ}36'$ West, a distance of 150.05 feet, to a point; thence South $58^{\circ}38'$ West, a distance of 141.59 feet, to a point; thence North $31^{\circ}22'$ West, a distance of 50.00 feet, along said Northeasterly right-of-way line of Highway 395, to the POINT OF BEGINNING.

TOGETHER WITH right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and North-westerly of the Nedderniep property, to Highway 395.

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Dangberg
Reservoir No. 4

Dangberg
Reservoir No. 3
(NOT IN EXISTENCE)

23

22

27

26

Dangberg
Reservoir No. 2

Dangberg
Reservoir No. 1

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34

35

Exhibit D

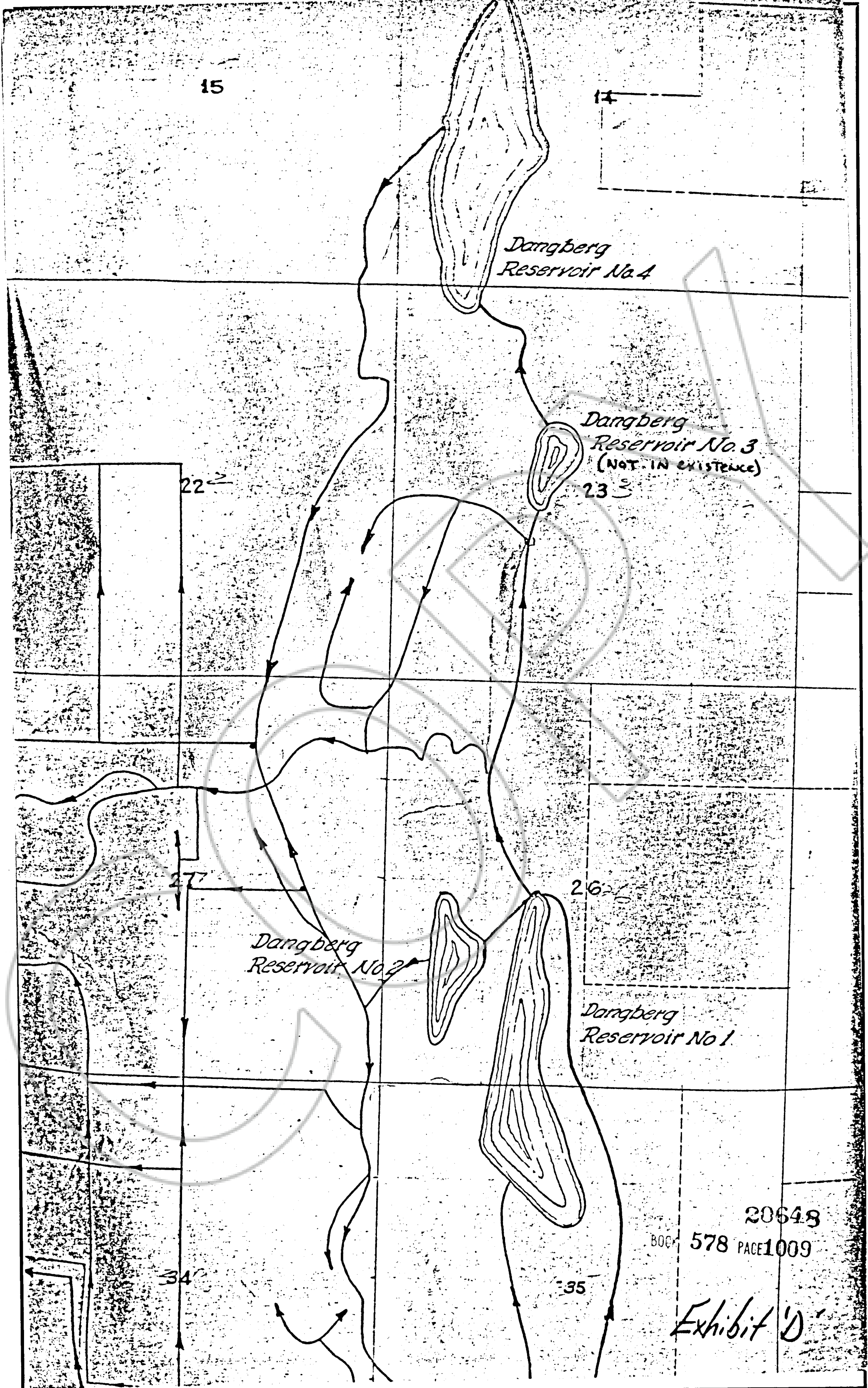


EXHIBIT "E"

Parcel B of the H. F. Dangberg Livestock Company
Land Division Map, _____
_____, Douglas County Records, Douglas
County, Nevada.

COPY

REQUESTED BY
LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

6400p

1978 MAY 12 PM 4:45

PATRICIA J. WILLIAMS
RECORDER

Conrad Juchter 20648
(KCP) BOOK 578 PAGE 1010