

1 MEMORANDUM OF AGREEMENT FOR SALE OF REAL PROPERTY

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On June 4, 1982, an AGREEMENT was executed by and between JOSEPH CONFORTE by and through his Attorney-in-Fact STANLEY H. BROWN, and SALLY CONFORTE, as Sellers, and SPECIALTY INDUSTRIES OF NEVADA, a Nevada corporation, as Purchaser, for the sale by Seller to Purchaser of the properties described in the exhibit attached hereto, upon the terms and conditions contained in that unrecorded AGREEMENT.

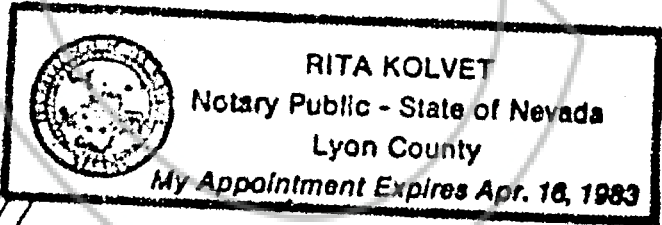
This MEMORANDUM OF AGREEMENT shall be effective to, and including, Tuesday, August 3, 1982, and shall be of no further purpose, force or effect thereafter, unless extended in writing by the parties.

SPECIALTY INDUSTRIES OF NEVADA

BY: Donald R. Clough  
Donald R. Clough, President

STATE OF NEVADA )  
COUNTY OF Washoe ) ss.

On this 4th day of June, 1982, personally appeared before me, a Notary Public, DONALD R. CLOUGH, the President of SPECIALTY INDUSTRIES OF NEVADA, a corporation, who acknowledged that he executed the above instrument on behalf of said corporation.



Rita Kolvet  
Notary Public

Specialty Ind. of Nev  
3300 Skyline # 373  
Reno, NV 89509

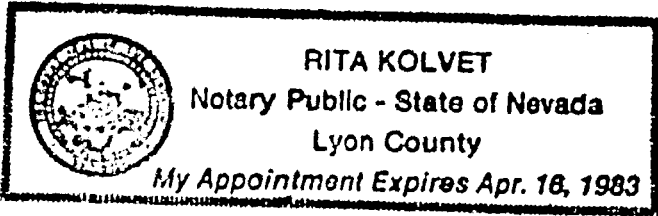
SPECIALTY INDUSTRIES OF NEVADA

BY: Francis A. Bonner, Jr.  
Secretary

SEAL

STATE OF NEVADA )  
COUNTY OF Washoe ) ss.

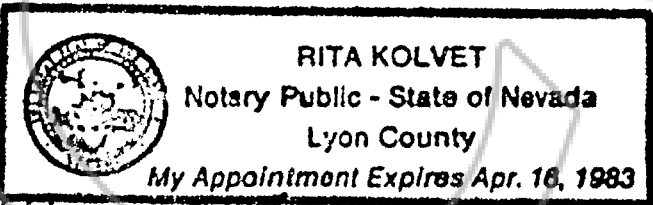
On this 4th day of June, 1982, personally appeared before me, a Notary Public, FRANCIS A. BONNER, JR., the Secretary of SPECIALTY INDUSTRIES OF NEVADA, a corporation, who acknowledged that he executed the above instrument on behalf of said corporation



Rita Kolvet  
Notary Public

STATE OF NEVADA )  
COUNTY OF Washoe ) ss.

On this 4th day of June, 1982, personally appeared before me, a Notary Public, SALLY CONFORTE, who acknowledged that she executed the above instrument.



Rita Kolvet  
Notary Public

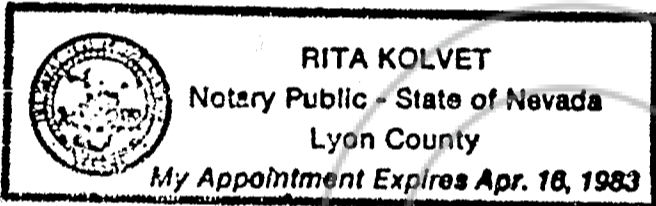
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1 Joseph Conforte  
Joseph Conforte  
2 by Stanley H. Brown, Esq., his  
3 Attorney-in-Fact

4 Stanley H. Brown  
5 Stanley H. Brown, Attorney-in-Fact

6 STATE OF NEVADA )  
7 COUNTY OF Washoe ) ss.

8 On this 4th day of June, 1982, personally  
9 appeared before me, a Notary Public, in and for Washoe County,  
10 STANLEY H. BROWN, known to me to be the person whose name is sub-  
11 scribed to the within instrument as the attorney-in-fact of  
12 JOSEPH CONFORTE and acknowledged to me that he subscribed the name  
13 of said JOSEPH CONFORTE thereto as principal, and his own name as  
14 attorney-in-fact, freely and voluntarily and for the uses and pur-  
15 poses therein mentioned.



19 Rita Kolvet  
20 Notary Public  
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EXHIBIT A

DESCRIPTIONS OF PROPERTIES

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68308

LIBER 682 PAGE 333

is hereby situated in the County of Washoe, State of Nevada:

Situate in a portion of Sections 30 and 31, Township 20 North, Range 20 East, M.D.N. & M., and being described as follows:

Commencing at the Section corner common to Sections 29, 30, 31 and 32 in said Township and Range; thence along the line common to said Sections 30 and 31, South  $89^{\circ}17'39''$  West 1,309.35 feet to the true point of beginning; said point being a 1/2 inch reinforcing bar marked RLS 2096; thence along the West line of the Southeast quarter of the Southeast quarter of said Section 30, North  $0^{\circ}24'15''$  East 397.3 feet; thence North  $89^{\circ}26'02''$  East 69.8 feet; thence North  $0^{\circ}23'02''$  East 501.2 feet to a point on the Southerly line of Sullivan Lane; thence along the Southerly and Westerly lines of Sullivan Lane, the following 6 courses and distances:

South  $62^{\circ}14'59''$  East 160.70 feet; thence along a curve to the right having a central angle of  $37^{\circ}17'30''$ , a radius of 720.00 feet through an arc length of 468.62 feet; South  $24^{\circ}47'29''$  East 1572.30 feet; thence along a curve to the right, having a central angle of  $51^{\circ}48'00''$ , a radius of 470.00 feet through an arc length of 424.92 feet; South  $26^{\circ}50'31''$  West 800.09 feet; thence along a curve to the left, having a central angle of  $90^{\circ}31'45''$ , a radius of 430.00 feet through an arc length of 370.36 feet to a point of intersection of the Westerly line of Sullivan Lane with the Southerly line of North McCarran Boulevard, a Nevada State Highway;

thence along said Southerly line, the following 5 courses and distances:

along a curve to the left, having a central angle of  $26^{\circ}58'51''$ , a radius of 1,500.00 feet through an arc length of 549.28 feet; North  $85^{\circ}43'24''$  West 438.79 feet; South  $64^{\circ}21'55''$  West 262.49 feet; South  $88^{\circ}11'32''$  West 704.01 feet; South  $82^{\circ}04'16''$  West 217.29 feet to a point;

thence leaving said Southerly line and proceeding North  $0^{\circ}18'04''$  East 1376.00 feet to a point on a curve to the left,

68308

LIBR 682nd 334

The tangent of which bears South 71°01'43" East; thence along said curve, having a central angle of 18°40'11", a radius of 1,312.00 feet, through an arc length of 477.54 feet; thence North 0°12'04" East 1,100.15 feet to a point on the line common to the Southeast quarter of said Section 30 and the Northeast quarter of said Section 31; thence along said line, North 89°18'13" East 889.75 feet to the true point of beginning.

**NOTE: OF BEARINGS:** Nevada State Coordinate System, West Zone Grid.

114.95  
Containing an area of ~~320-400~~ of land, more or less.

**EXCEPTING THEREFROM** all that portion of said land conveyed to the County of Washoe a Political subdivision by deed recorded October 7, 1976, in Book 1013, Page 479, Instrument No. 429338, Official Records and all that portion of said land taken by condemnation by the State of Nevada pursuant to Stipulation for Entry of Judgment of Condemnation entered in action no. R-78-167, SWR, in the United States District Court for the District of Nevada on April 23, 1980.

Approximately 114.95 acres of unimproved real property situate in Washoe County, Nevada, adjacent to the Wildcreek Golf Course, and next to the City of Sparks, Nevada, excepting therefrom that portion of land conveyed to Washoe County, Nevada, by Document No. 429338, Official Records; and that portion of land described in Order of Condemnation, filed of record in Washoe County, Nevada, as Document No. 681821, Official Records, Washoe County, Nevada.

That there shall be reserved to Sellers from the above described property 10 acres of land on the north portion of said parcel, adjacent to the "Harris Jensen Property". The Sellers shall select said parcel and it shall be responsibility of said Purchasers to cause a parcel map to be filed thereon and said description accomplished within one year from the date of conveyance to Purchaser.

68308

LIBER 682: 335

Property situated in the County of Washoe, State of Nevada:

Parcel 1

The South 1/2 of the Southeast 1/4 of Section 10, Township 19 North, Range 21 East, N.D.B. & M., EXCEPTING THEREFROM that portion of said South 1/2 of the Southeast 1/4, lying South of the South line of the Right of Way of the Southern Pacific Railroad Co. (formerly Central Pacific Railway Co.).

Parcel 2

The South 1/2 of the Southeast 1/4 of Section 10, Township 19 North, Range 21 East, N.D.B. & M., EXCEPTING THEREFROM that portion of said South 1/2 of the Southeast 1/4, lying North of the South line of the Right of Way of the Southern Pacific Railroad Co. (formerly Central Pacific Railway Co.). ALSO EXCEPTING THEREFROM that portion of said South 1/2 of the Southeast 1/4 lying South of the Truckee River.

Parcel 3

The Northwest 1/4 of the Northeast 1/4 of Section 15, Township 19 North, Range 21 East, N.D.B. & M. lying North of the Truckee River. EXCEPTING that portion of said Northwest 1/4 of the Northeast 1/4 which lies Northwesterly of a line which is parallel with and two hundred feet Southeasterly of the centerline of the main track of the Southern Pacific Railroad Company's (formerly Central Pacific Railway Company) reconstructed and now existing railroad.

in the County of Storey, State of Nevada, as follows:

Parcel 4

Township 19 North, Range 21 East, N.D.B. & M.:

Section 10: The Northeast 1/4 of the Southeast 1/4 and the South 1/2 of the Southeast 1/4 lying South of the Truckee River.

Section 11: South 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 lying South of the Truckee River and all of the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4.

68308

LIBER 682 PAGE 336

Section 15: All of the Northeast 1/4 of the Northeast 1/4 and that portion of the Northwest 1/4 of the Northeast 1/4 lying South of the Truckee River and 10 acres, more or less, in the Northeast 1/4 of the Northwest 1/4 lying Southeastly of the Truckee River.

An unsurveyed ranch, believed to consist of 420 acres, more or less, in Storey and Washoe Counties, Nevada, formerly known as the OLD AZCARATE HOME RANCH, the PARKER RANCH and more recently, the MUSTANG RANCH.

COPY



Lot 2 of the Northwest one quarter and the North one half of Lot 2 of the Southwest one quarter of Section 18, Township 14 North, Range 20 East, M.D.B. & M. Douglas County, Nevada, subject to an easement in favor of the Incline Village Utility District which easement traverses a portion of the southerly one half of said property, all as is more particularly shown on the Cont. Plats maintained in the State office of the Bureau of Land Management in Reno, Nevada.

97.84 acres of unimproved real property situate in Douglas County, Nevada.

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68308

LIBER 682 PAGE 338

Approximately five (5) acres to be delineated on a parcel map which shall contain trailer spaces, on level ground, on the following property: A portion of the Northeast quarter of the Northeast quarter (Lot 1) of Section 20 and a portion of the Northwest quarter of Section 21 (Lots 3 and 4) all in Township 19 North, Range 21 East, M.D.B.&M., containing two acres, more or less described as follows:

Beginning at a point on the North line of said Section 21, at a point which bears South  $88^{\circ}27'$  East, 208.71 feet from the Northwest corner of said Section 21, said corner identical with the Northeast corner of the hereinabove described Section 20. Thence South  $88^{\circ}27'$  East, 1,869.45 feet along the North line of said Section 21; thence South  $0^{\circ}01'$  East, 809.10 feet; thence North  $88^{\circ}27'$  West, 2208.16 feet along a line parallel to the North line of the hereinabove described Sections 20 and 21; thence North  $0^{\circ}01'$  West, 809.10 feet to a point on the North line of said Section 20; thence South  $88^{\circ}27'$  East 130.00 feet along said North line of said Section 20 to the Northeast corner thereof, identical with said Northwest corner of said Section 21; thence South  $0^{\circ}01'$  East, 208.8 feet along the East line of said Section 21; thence South  $88^{\circ}27'$  East, 208.71 feet; thence North  $0^{\circ}01'$  West, 208.8 feet to the place of beginning.

Specifically excluding the acre upon which is situate "the little yellow house" and one acre to the south known as the "gymnasium site", but including the property upon which is situate the water tower.

Property situate in the County of Storey, State of Nevada:

Lot 11 1/2 and Lot 12 in Block 6, Range "C", as shown on the official map of Gold Hill, Storey County, State of Nevada.

This is the property upon which is situate the Cabin-In-The-Sky restaurant.

COPY

Property situated in the Outside District, County of Storey,  
State of Nevada:

Portion East of River, NW 1/4 of NE  
1/4, Sec. 11, Twp. 19N, Range 21E.

An unsurveyed parcel of ground,  
purchased by Sellers at tax sale,  
adjacent to the MUSTANG RANCH.

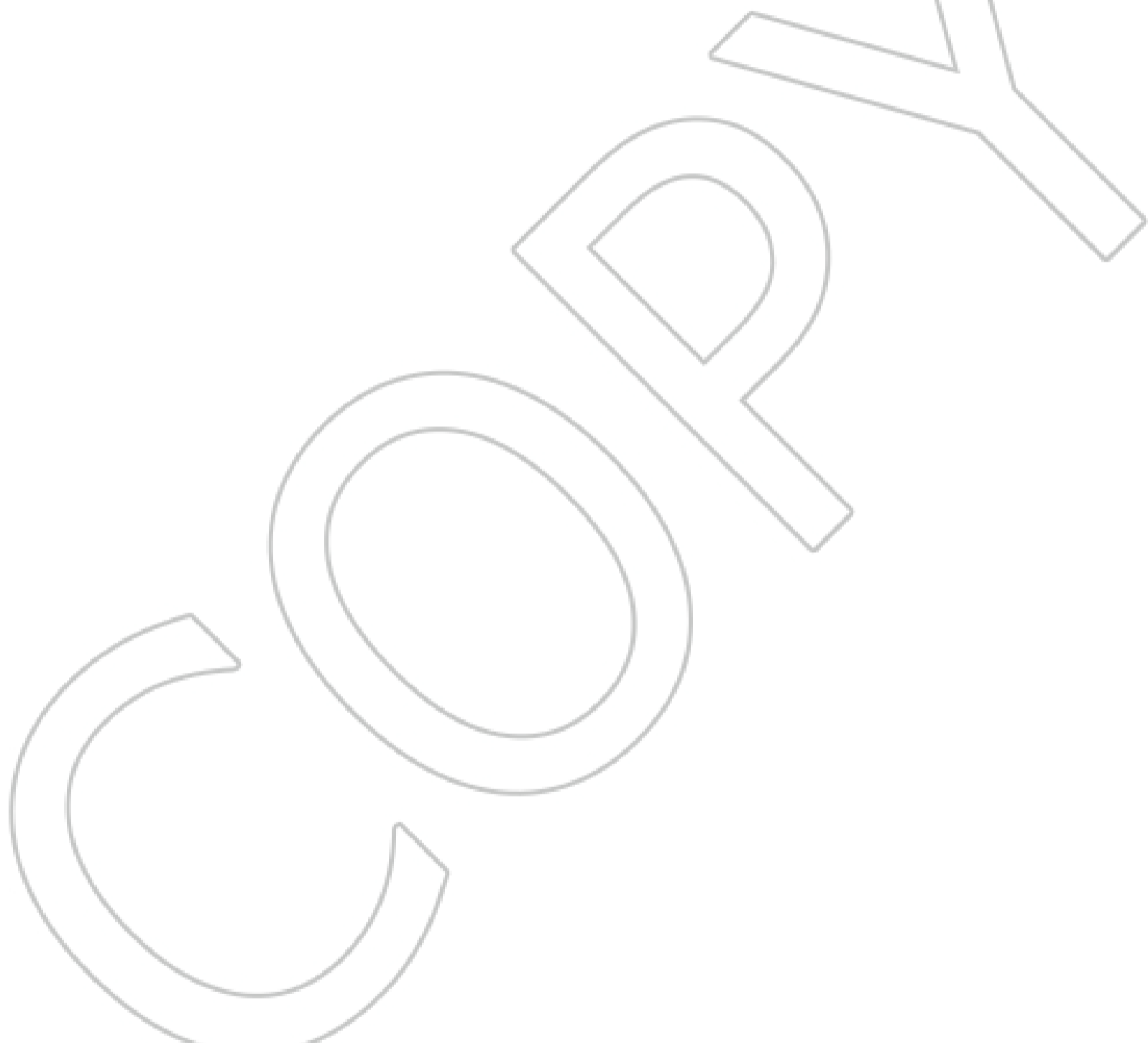
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68308

Situate in the Southwest quarter of the Southwest quarter of Section 16, Township 19 North, Range 21 East, M. D. B. & M., and being more particularly described as follows:

Beginning at the Southwest corner of said Section 16, a properly marked stone in place; thence along Section line North  $0^{\circ}48'$  East 289.8 feet; thence South  $86^{\circ}14'$  East 437.6 feet; thence North  $5^{\circ}26'$  East 182.6 feet; thence along South side of a fence and to point on hill, South  $86^{\circ}47'$  East 327.0 feet; thence North  $3^{\circ}01'$  East 207.4 feet; thence North  $56^{\circ}30'$  East 455.2 feet; thence North  $58^{\circ}28'$  East 245.34 feet; thence South 1054.2 feet to 1/16 corner on South line of said Section 16; and thence North  $88^{\circ}13'$  West 1384.8 feet along said Section line to the point of beginning.

18 acres, more or less, upon which is situate 23 small apartments and a trailer complex.



Property situated in the County of Lyon, State of Nevada:

The East Half of the Southeast Quarter  
of the Northwest Quarter of the Southwest  
Quarter of Section 30, Township 16  
North, Range 21, East, M. D. B. & M.

5 acres, more or less, in Lyon County,  
Nevada, formerly known as the "STARLITE  
RANCH".

COPY

REQUESTED BY  
*Specialty Industries of Nev.*

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

*\$17.00*  
1982 JUN -4 PM 4:10

SUZANNE BEAUDREAU  
RECORDER

68308

*Betty Nelson*  
Rep.

LIDER 682 PAGE 343