

NOV 15 1973

CASE NO. 22961

DEPT. I

J. THALER

IN THE NINTH JUDICIAL DISTRICT COURT
IN AND FOR THE COUNTY OF DOUGLAS STATE OF NEVADA

IRON MOUNTAIN ACQUISITION
COMPANY, INC.,

Plaintiff,

vs.

LIS PENDENS

KARSTEN REALTY ADVISORS and
SOUTHERN NEVADA CULINARY
AND BARTENDERS PENSION TRUST,

Defendants.

COMES NOW, Plaintiff, by and through MICHAEL SMILEY
ROWE, ESQ., and hereby gives notice of the pendency of the
action captioned above. Plaintiff is IRON MOUNTAIN
ACQUISITION COMPANY INC., in care of MICHAEL SMILEY ROWE,
ESQ., 1638 Esmeralda Street, Minden, Nevada 89423. Defendants
are KARSTEN REALTY ADVISORS and THE SOUTHERN NEVADA CULINARY
AND BARTENDERS PENSION TRUST, in care of KARSTEN REALTY
ADVISORS, 12121 Wilshire Boulevard, Suite 900, Los Angeles,
California 900025.

The object of the action is to seek a decree
directing that Defendants convey real property to Plaintiff by
good and sufficient grant deed subject only to those
exceptions which are set forth in a preliminary title report,

MICHAEL SMILEY ROWE
Attorney at Law
P. O. Box 2080 • Minden, NV 89423
(702) 782-8141

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and directing Defendants to enter escrow giving Plaintiff sufficient time to apply for a Master Plan Amendment and Change of Land Use for the property described in the Complaint. In the alternative, Plaintiff prays for damages which Plaintiff alleges it has sustained as a result of the Defendants refusal to convey the property to Plaintiff.

The Defendants' property which is the subject of the action for specific performance and for damages is that certain property identified in Exhibit "1", which is a legal description of the property in dispute. Said Exhibit is attached hereto and incorporated in full as if set forth in full.

DATED this 14th day of February, 1990.

Michael Smiley Rowe
MICHAEL SMILEY ROWE, ESQ.
1638 Esmeralda
P. O. Box 2080
Minden, Nevada 89423
(702) 782-8141
Attorney for Plaintiff

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

SEAL

DATE: *February 15, 1990*
W. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By *2 J. Thaler* Deputy

EXHIBIT "A"

THE SOUTHERN NEVADA CULINARY AND
BARTENDER'S PENSION TRUST
APN 29-010-01 REMAINDER
LEGAL DESCRIPTION

1/24/89

A parcel of land located within the Northeast one-quarter of Section 22 and the West one-half of the West one-half of Section 23, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the North one-quarter corner of said Section 22, being a 2 inch iron pipe in concrete marked RLS 1635, as shown on Record of Survey Map, Document No. 70249 of the Douglas County Recorder's Office;

thence S. 89°55'57" E., 1326.99 feet to a 2 inch iron pipe marked S.W. COR., SE 1/4, SE 1/4, Sec. 15 RLS 1688;

thence S. 00°11'14" E., 30.00 feet;

thence S. 89°56'10" E., along the Southerly line of a 30 foot wide roadway, 1326.80 feet to a point on the East line of said Section 22;

thence S. 00°05'56" E., along said East line, 1293.37 feet to the Northwest corner of the Southwest one-quarter of the Southwest one-quarter of said Section 23, being a 5/8 inch rebar tagged RLS 3579;

thence S. 89°53'01" E., 1329.96 feet to a 2 inch iron pipe marked N.W. COR., SE 1/4, NW 1/4, Sec 23, RLS 1688;

thence S. 00°02'20" E., 1321.90 feet to a 2 inch iron pipe marked S.E. COR., SW 1/4, NW 1/4, Sec. 23, RLS 1688;

thence S. 00°07'49" E., 1323.82 feet to a 2 inch iron pipe marked S.W. COR., NE 1/4, SW 1/4, Sec. 23, RLS 1688;

thence N. 89°57'40" W., 1325.19 feet to the Southwest corner of the Northwest one-quarter of the Southwest one-quarter of said Section 23, being a 5/8 inch rebar tagged RLS 3579;

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thence N. 00°16'35" W., 1324.36 feet to the West one-quarter corner of said Section 23, being a 60-D spike in a rock mound;
thence S. 89°56'27" W., along the South line of the Northeast one-quarter of said Section 22, 1434.18 feet;
thence N. 00°16'35" W., 210.00 feet;
thence S. 89°56'27" W., 1211.36 feet to a point on the West line of the Northeast one-quarter of said Section 22;
thence N. 00°16'51" W., along said West line, 1116.28 feet to a 5/8 inch rebar tagged RLS 3907;
thence N. 00°16'32" W., along said West line, 1326.07 feet to the POINT OF BEGINNING.

Containing 235.097 acres more or less.



A parcel of land located within the Southeast one-quarter of Section 22, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 22, being a 5/8 inch rebar tagged RLS 3579, as shown on Record of Survey Map, Document No. 70249 of the Douglas County Recorder's Office;

thence S. 89° 47'13" W., 2646.11 feet to the South 1/4 corner of said Section 22, being a 5/8 inch rebar in a rock mound;

thence N. 00°15'52" W., along the West line of said Southeast one-quarter, 798.72 feet to a point on the Southerly line of Lot 962 of Gardnerville Ranchos Subdivision, Unit No. 7;

thence N. 77°06'00" E., along said Southerly line, 17.34 feet to the Southwest corner of Lot 961 of said subdivision;

thence N. 79°54'00" E., along the Southerly line of said Lot 961, 66.95 feet;

thence along the Easterly line of said subdivision, the following 15 courses:

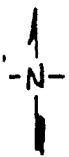
- 1) N. 08°42'00" W. 130.00 feet;
- 2) 28.80 feet along the arc of a curve to the right, having a central angle of 01°06'00" and a radius of 1500.00 feet, (chord bears N. 81°51'00" E., 28.80 feet);
- 3) N. 07°36'00" W., 60.00 feet;
- 4) 7.26 feet along the arc of a curve to the left, having a central angle of 00°16'00" and a radius of 1560.00 feet, (chord bears S. 82°16'00" W., 7.26 feet);
- 5) N. 07°52'00" W., 125.58 feet;
- 6) S. 80°14'00" W., 21.58 feet;

- 7) N. 08°36'00" W., 130.00 feet;
- 8) 31.68 feet along the arc of a curve to the right, having a central angle of 01°00'00" and a radius of 1815.00 feet, (chord bears N. 81°54'00" E., 31.68 feet);
- 9) N. 07°36'00" W., 50.00 feet;
- 10) 17.36 feet along the arc of a curve to the right, having a central angle of 00°32'00" and a radius of 1865.00 feet, (chord bears N. 82°40'00" E., 17.36 feet);
- 11) N. 07°04'00" W., 128.67 feet;
- 12) S. 82°16'00" W., 9.33 feet;
- 13) N. 07°44'00" W., 130.00 feet;
- 14) N. 82°16'00" E., 10.00 feet;
- 15) N. 07°44'00" W., 50.00 feet to the Northerly line of Jill Drive;
thence N. 82°16'00" E., 140.30 feet;
thence 282.20 feet along the arc of a curve to the right having a central angle of 07°31'13" and a radius of 2150.00 feet, (chord bears N. 86°01'37" E., 281.99 feet);
thence N. 89°47'13" E., 766.10 feet;
thence N. 00°16'35" W., 998.72 feet to the North line of said Southeast one-quarter;
thence N. 89°56'27" E., 1434.18 feet to the East one-quarter corner of said Section 22;
thence S. 00°16'35" E., along the East line of said Southeast one-quarter, 2648.71 feet to the POINT OF BEGINNING.

Containing 132.143 acres more or less.



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2 RB IN CONC

VALLEY ROAD
LONG

N 89°56'14" W
320.45

SNC & BPT
33.16.24
DRESSLERVILLE RD

SNC & BPT 4.552 AC

SNC
9
BPT

5/8 RB W/TAG
RLS 3379
N 89°55'57" W

2 1/2 P MARKED NE
COR SE 1/4, SE 1/4
EC 15 RLS 1688

N 89°59'50" W 331.01
N 89°57'54" W 331.48

50' ROAD DEDICATION

2 1/2 P MARKED
RLS 1688

2 1/2 P IN CONC
RLS 1635

5/8 RB
RLS 1307

235.097 AC.
"TRUST PROPERTY"

5/8 RB W/TAG RLS 35

NEW LOT LINE
421.36

500 SPIKE IN
ROCK MOUND

5/8 RB RLS 1435

OLD LOT LINES

PARCEL
1123

NEW LOT LINES
766.10

ALL THIS PROPERTY IS
SNC & BPT 33.16.24

132.143 AC.
"TRUST PROPERTY"

B L M

21 22
28 27
N 89°57'18" W
1322.34

22 23
27 26
N 89°47'13" E
2646.11

5/8 RB
A/TAG
3579

5/8 RB
A/TAG 1579

SNC & BPT
88.12 AC.

SEE
DETAIL

5/8 RB
A/TAG 3579

5/8 RB
A/TAG 3579

5/8 RB W/TAG 3579

1913.75
1307.59
N 89°55'47" E

1324.40
N 00°10'22" W

1323.25
N 89°59'54" W

B L M

N 89°52' W 798.72

B L M

B L M

5/8 RB W/TAG 3579

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MAP FOR EXHIBIT "A"

PK NAIL IN STONE

EXHIBIT "B"

SOUTHERN NEVADA CULINARY AND BARTENDER'S
PENSION TRUST
NEW SCHOOL SITE PARCEL
LEGAL DESCRIPTION

1/3/89

A parcel of land located within the Northeast one-quarter and the South one-half of Section 22, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Northeast one-quarter of Section 22, being a 5/8 inch rebar tagged RLS 1635 as shown on Record of Survey Map, Document No. 70249 of the Douglas County Recorder's Office;

thence N. 00°16'51" W., along the West line of said Northeast one-quarter, 210.00 feet;

thence N. 89°56'27" E., 1211.36 feet;

thence S. 00°16'35" E., 1208.72 feet;

thence S. 89°47'13" W., 766.10 feet;

thence 282.20 feet along the arc of a curve to the left having a central angle of 07°31'13" and a radius of 2150.00 feet, (chord bears S. 86°01'37" W., 281.99 feet;

thence S. 82°16'00" W., 140.30 feet to the Easterly boundary of Gardnerville Ranchos Subdivision, Unit No. 7;

thence along said Easterly boundary, the following 16 courses:

- 1) S. 82°16'00" W., 185.00 feet;
- 2) 302.07 feet along the arc of a curve to the left having a central angle of 98°54'00" and a radius of 175.00 feet, (chord bears S. 32°49'00" W., 265.94 feet);
- 3) S. 16°38'00" E., 13.15 feet;
- 4) S. 73°22'00" W., 161.59 feet;

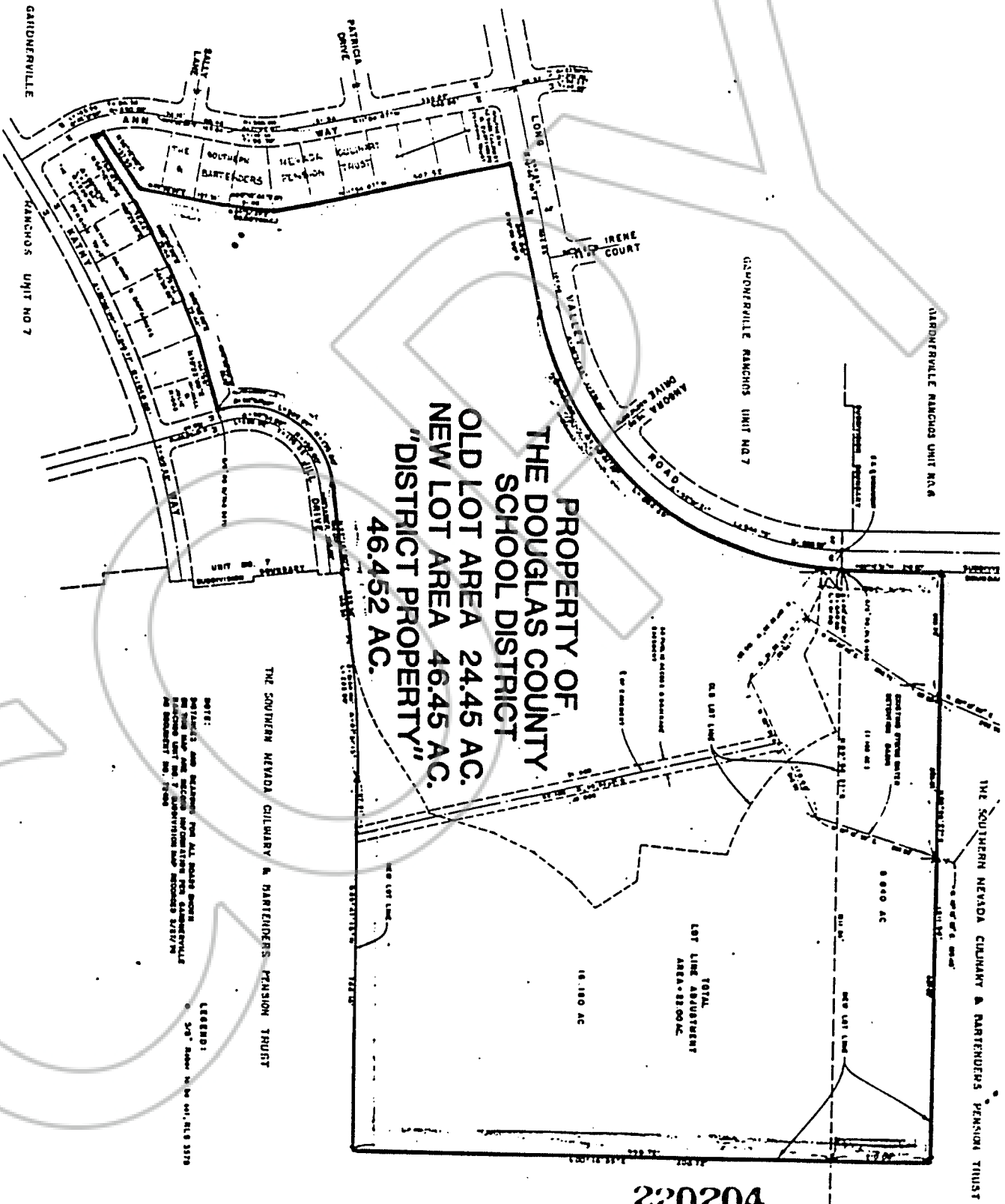
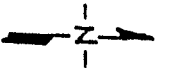
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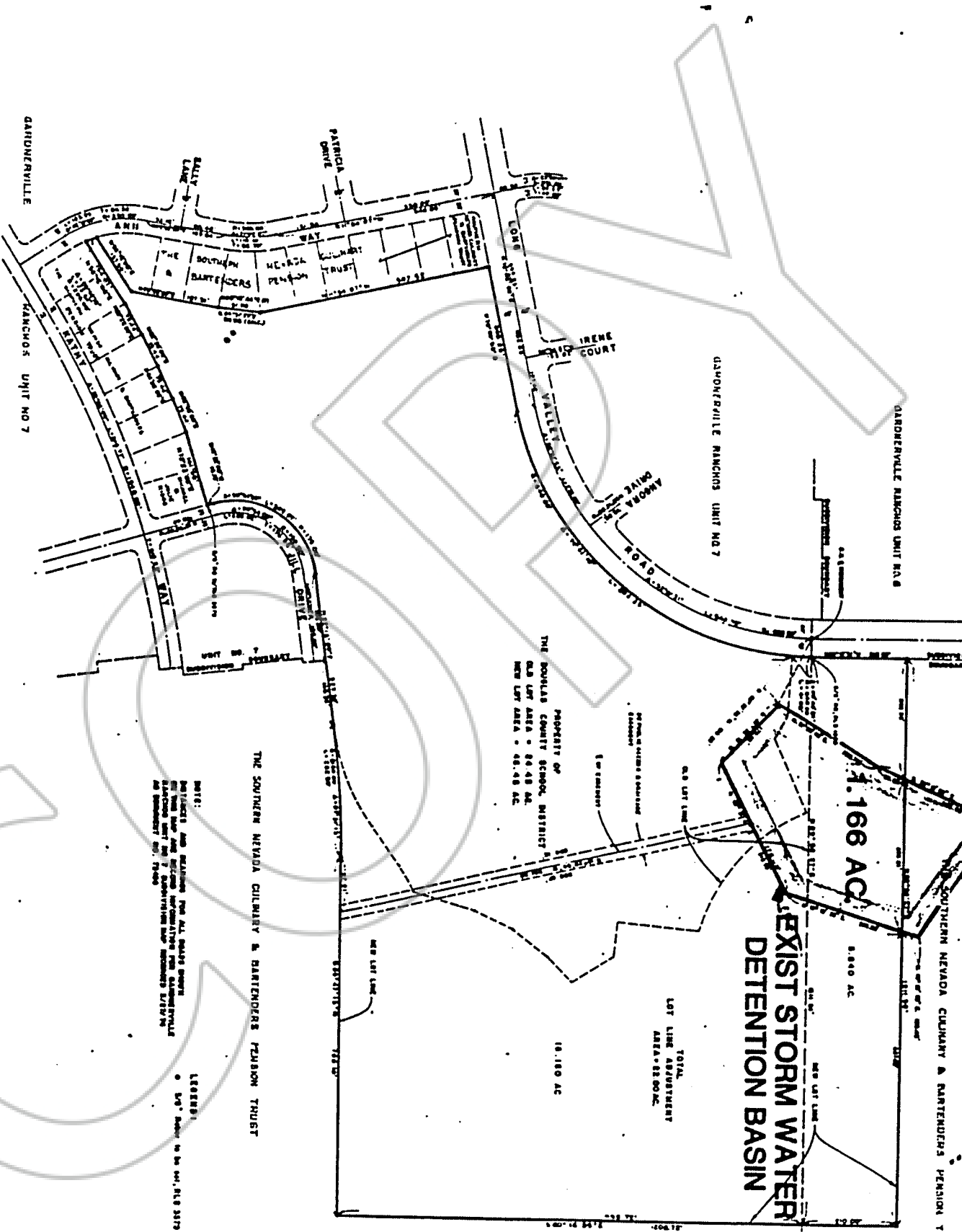
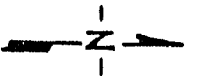
- 5) S. $66^{\circ}55'00''$ W., 75.44 feet;
- 6) S. $64^{\circ}45'00''$ W., 75.44 feet;
- 7) S. $62^{\circ}35'00''$ W., 75.44 feet;
- 8) S. $60^{\circ}25'00''$ W., 75.44 feet;
- 9) S. $56^{\circ}12'08''$ W., 154.67 feet;
- 10) 25.62 feet along the arc of a curve to the right having a central angle of $06^{\circ}40'16''$ and a radius of 220.00 feet (chord bears N. $21^{\circ}21'57''$ W., 25.60 feet);
- 11) N. $56^{\circ}12'08''$ E., 137.59 feet;
- 12) N. $09^{\circ}08'00''$ E., 187.74 feet;
- 13) N. $04^{\circ}51'29''$ E., 90.98 feet;
- 14) N. $11^{\circ}54'07''$ W., 507.52 feet;
- 15) N. $78^{\circ}05'53''$ E., 308.29 feet;
- 16) 375.28 feet along the arc of a curve to the left having a central angle of $78^{\circ}21'33''$ and a radius of 640.00 feet, (chord bears N. $38^{\circ}55'07''$ E., 808.65 feet), to the POINT OF BEGINNING.

Containing 46.452 acres more or less.





MAP FOR EXHIBIT "B"



NOTE:
 ALL LOTS AND BLK'S FOR ALL BLDG'S SHOWN
 IN THIS MAP ARE SUBJECT TO THE DANOVERVILLE
 MANCHOS UNIT NO. 7 SUBDIVISION MAP RECORDED 5/15/78
 IN DISTRICT NO. 71400

LEGEND:
 • 1/4" = 100' AS SHOWN ON THE PLAN

THE SOUTHERN NEVADA CULINARY & BAKERS' PENNSION TRUST

PROJECT OF
 THE DOUGLAS COUNTY SCHOOL DISTRICT
 OLD LOT AREA - 26.48 AC.
 NEW LOT AREA - 28.48 AC.

EXIST STORM WATER
 DETENTION BASIN

1.166 AC.

TOTAL
 LOT LINE APPOINTMENT
 AREA = 21.00 AC.

18.180 AC

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MAP FOR EXHIBIT "C"

EXHIBIT "C"

THE SOUTHERN NEVADA CULINARY AND
BARTENDER'S PENSION TRUST
STORM WATER DETENTION BASIN
LEGAL DESCRIPTION

1/24/89

A parcel of land for storm water storage purposes located within a portion of the East one-half of Section 22, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of the Storm Water Detention Basin which bears S. 63°32'35" E., 155.25 feet from a street monument at the centerline of Long Valley Road on the Northerly boundary line of Gardnerville Ranchos Unit No. 7 as shown on Sheet 24 of the Gardnerville Ranchos Unit No. 7 Subdivision Map, Document No. 72456 of the Douglas County Recorder's Office;

thence N. 31°29'45" E., 252.76 feet;

thence N. 22°15'59" E., 362.61 feet;

thence S. 55°55'47" E., 296.49 feet;

thence S. 16°18'33" W., 375.63 feet;

thence S. 62°31'41" W., 313.59 feet;

thence N. 47°32'16" W., 178.02 feet, to the POINT OF BEGINNING.

Containing 1.166 acres more or less.



REQUESTED BY
Michael Smiley Rowe
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 FEB 15 AIO:41

220204

SUZANNE BEAUDREAU
RECORDER

BOOK 290 PAGE 1985

\$16⁰⁰ PAID *Bh* DEPUTY