

ORIGINAL

X

RPTT 1,204-50
#M47730CA

1 WHEN RECORDED MAIL TO:

2 Michael Smiley Rowe, Esq.
3 Post Office Box 2080
Minden, NV 89423

4 MAIL TAX STATEMENTS TO:

5 San Juan Ventures, Inc.
6 P.O. BOX ONE
COVINA, CA. 91723

7 GRANT DEED

8
9 FOR A VALUABLE CONSIDERATION, receipt of which is hereby
10 acknowledged, SOUTHERN NEVADA CULINARY AND BARTENDERS PENSION
11 TRUST do hereby GRANT, BARGAIN, SELL and CONVEY unto SAN JUAN
INVESTMENTS, INC., a California corporation, the real property
situate in the County of Douglas, State of Nevada, commonly known
as set out in Exhibit "1," attached hereto.

12 TOGETHER WITH all of the rights, if any, associated with
13 water rights, permit application number 45900 for a permit to
14 appropriate the public waters of the State of Nevada, which such
application was approved by the State Engineer of Nevada on
January 19, 1987.

15 TOGETHER WITH all tenements, hereditaments and appurtenances
16 thereunto belonging or in anywise appertaining, and any
17 reversion, remainders, rents, issues or profits thereof.

18 The grantor expressly reserves to itself, its heirs,
19 executors, administrators, personal representatives and assigns
20 the right, privilege and easement to use and occupy, at its own
21 risk, temporarily during the completion of grading work for
22 Gardnerville Ranchos Unit No. 7 and during the excavation of up
23 to 100,000 cubic yards of earth from an area of the property
24 conveyed by this deed, a roadway or roads for the accommodation
of vehicles, construction equipment, materials and excavated
earth. Such roadway or roads will be located over and across a
portion of the real property conveyed by this deed as is more
particularly set forth on Exhibit "2" to this instrument. The
right, privilege and easement hereby reserved for construction
use of those portions of the above-described property shall cease
and terminate twelve (12) months following the recordation of
this deed.

25 The grantor hereby expressly reserve to itself, its heirs,
26 executors, administrators, personal representatives and assigns
27 the right, privilege and easement to use and occupy, at its own
28 risk and expense, for the completion of grading work for
29 Gardnerville Ranchos Unit No. 7, and for the accommodation of
30 construction equipment, materials and excavated earth, a borrow
31 source site on a portion of the property conveyed by this deed.
32 This site is as more particularly described and set forth on
Exhibit "3" attached hereto. This reservation shall also give to
grantor itself, its heirs, executors, administrators, personal
representatives and assigns the right and privilege to borrow and
permanently remove from the site up to 100,000 cubic yards of
earth and fill without the payment of any compensation for such
use and taking, or for such earth and fill from such borrow

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89445
TELEPHONE (702) 589-6876

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ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-6676

1 source site. The right, privilege and easement granted by this
2 instrument to take and permanently remove earth from those
3 portions of the above-conveyed property and the right to borrow
and take earth and fill from such area shall terminate twelve
(12) months from the date this instrument is recorded.

4 The grantor expressly reserves to itself, its heirs,
5 executors, administrators, personal representatives and assigns
6 the right, at its own risk and expense, to cross the undeveloped
7 real property conveyed by this instrument to grantee for purposes
8 of accessing an organic waste material dump site. Grantor
9 expressly reserves to itself, its heirs, executors,
10 administrators, personal representatives, contractors and assigns
11 the right to use and occupy during the completion of grading work
12 for Gardnerville Ranchos Unit No. 7 a waste material dump site in
13 the area set forth on Exhibit "4" attached to this instrument.
14 Grantor expressly reserves to itself, its heirs, executors,
15 administrators, personal representatives, contractors and assigns
16 the right to dump organic materials at such site in order to aid
17 in the completion of grading work for Gardnerville Ranchos Unit
18 No. 7, and for no other purpose. The right, privilege and
19 easement granted by this instrument for temporary access to and
20 use of a waste material dump site shall cease and terminate
21 twelve (12) months from the date that this instrument is
22 recorded, although grantor will never be under any obligation to
23 remove the materials dumped thereon.

24 The grantor expressly reserves to itself the right, at its
25 own risk and expense, to revegetate an existing older roadway on
26 the property hereby conveyed, but grantor has no duty to so
27 revegetate, nor shall grantee have any duty to maintain such
28 revegetated area.

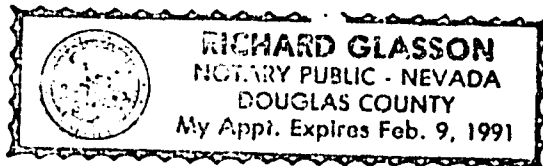
29 SOUTHERN NEVADA CULINARY AND
30 BARTENDERS PENSION TRUST, BY
31 KARSTEN REALTY ADVISORS, its
32 INVESTMENT MANAGER

By *Herbert L. Roth*
HERBERT L. ROTH

23 STATE OF NEVADA)
24 County of DOUGLAS) : ss.

25 On this 5th day of July, 1990, personally appeared
26 before me, the undersigned Notary Public in and for the County
27 and State aforesaid, HERBERT L. ROTH known to
28 me to be the person described in and who executed the foregoing
instrument, who acknowledged to me that HE executed the same
freely and voluntarily and for the uses and purposes therein
mentioned.

29 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
30 my official seal the day and year in this certificate first above
31 written.



Richard Glasson
NOTARY PUBLIC

deeds\grdeed.lg

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

The West 1/2 of the Southeast 1/4 of Section 15, Township 12 North, Range 20 East, M. D. B. & M., according to the official map thereof.

Together with the following property as described in document recorded August 21, 1985, Book 885, Page 2172, as Document No. 121873.

Commencing at the center 1/4 corner of Section 15, Township 12 North, Range 20 East, M. D. B. & M., as shown on the Official Plat of the Gardnerville Ranchos Subdivision, Unit #4 and recorded as Document No. 35915, Douglas County, Nevada, Recorder's Office; thence along the Easterly right-of-way of Dresslerville Road as described in the Deed of Dedication of Dresslerville Road and recorded as Document No. 19840, Douglas County, Nevada, Recorder's Office, South $00^{\circ}00'30''$ West, 823.87 feet to the Point of Beginning; thence continuing South $00^{\circ}00'30''$ West, 140.23 feet; thence along the arc of a curve to the left, tangent to the preceding course and having a delta angle of $90^{\circ}05'30''$, radius of 120.00 feet and an arc length of 188.69 feet; thence North $89^{\circ}55'00''$ East, 140.23 feet; thence along the arc of a curve to the right, tangent to the back bearing of the preceding course and having a delta angle of $90^{\circ}05'30''$ radius of 260.00 feet and an arc length of 408.82 feet to the Point of Beginning.

EXCEPTING THEREFROM: The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 15, Township 12 North, Range 20 East, M. D. B. & M.

FURTHER EXCEPTING THEREFROM: That portion beginning 660 feet South of a point which is the center of the Southeast 1/4 of Section 15, Township 12 North, Range 20 East; thence 132 feet South; thence 330 feet West; thence 132 feet North; thence 330 feet East to place of beginning.

FURTHER EXCEPTING THEREFROM: That portion described in the deeds of dedication to Douglas County, recorded April 6, 1962, as File No. 19840, Official Records, and recorded April 6, 1962, as File No. 19841, Official Records.

FURTHER EXCEPTING THEREFROM: That portion of said land described in document recorded August 21, 1985, in Book 885, Page 2167, Document No. 121872, further described as follows:

Commencing at the center 1/4 corner of Section 15, Township 12 North, Range 20 East, M. D. B. & M., as shown on the Official Plat of the Gardnerville Ranchos Subdivision, Unit 4 and recorded as Document No. 35915, Douglas County, Nevada, Recorder's Office; thence along the Easterly right-of-way of Dresslerville Road, as shown in said document, South $00^{\circ}01'16''$ West, 1,051.67 feet to the Point of Beginning; thence continuing South $00^{\circ}01'16''$ West, 161.53 feet; thence along the arc of a curve to the right, tangent to the back bearing of the preceding course, having a delta angle of $89^{\circ}53'44''$, radius of 40.00 feet and an arc length of 62.76 feet; thence North $89^{\circ}55'00''$ East, 220.88 feet; thence along the arc of a curve to the right, tangent to the back bearing of the preceding course, having a delta angle of $50^{\circ}02'00''$, radius of 340.00 feet and an arc length of 296.90 feet to the Point of Beginning.

EXHIBIT 1

229804

LEGAL DESCRIPTION (continued)

A.P.N. 27-230-03, 27-220-02 AND 27-220-03

PARCEL NO. 2:

The East 1/2 of Northeast 1/4 of Section 28; the Northwest 1/4 of Northwest 1/4 of Section 27; all in Township 12 North, Range 20 East, M. D. B. & M., according to the official map thereof.

EXCEPTING THEREFROM: That portion lying within Gardnerville Ranches Unit No. 7 filed in the Office of the County Recorder of Douglas County, Nevada, March 27, 1974, as File No. 72456.

A.P.N. 29-010-07 AND 29-010-08

PARCEL NO. 3

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" West, 2646.11 feet to the South 1/4 corner of said Section 22, being a 5/8 inch rebar in a rock mound;

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

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

thence North 79°54'00" East, along the Southerly line of said Lot 961, 66.94 feet;

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

- 1) North 08°42'00" West 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 North 81°51'00" East., 28.80 feet);
- 3) North 07°36'00" West, 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 South 82°16'00" West, 7.26 Feet);
- 5) North 07°52'00" West, 125.58 feet;
- 6) South 80°14'00" West, 21.58 feet;
- 7) North 08°36'00" West, 130.00 feet;

(Continued)

EXHIBIT 1

LEGAL DESCRIPTION (continued)

- 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 North 81°54'00" East, 31.68 feet);
- 9) North 07°36'00" West, 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 North 82°40'00" East, 17.36 feet);
- 11) North 07°04'00" West, 128.67 feet;
- 12) South 82°16'00" West, 9.33 feet;
- 13) North 07°44'00" West, 130.00 feet;
- 14) North 82°16'00" East, 10.00 feet;
- 15) North 07°44'00" West, 50.00 feet to the Northerly line of Jill Drive; thence North 82°16'00" East, 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 North 86°01'37" East, 281.99 feet);
 thence North 89°47'13" East, 766.10 feet;
 thence North 00°16'35" West, 998.72 feet to the North line of said Southeast one-quarter;
 thence North 89°56'27" East, 1434.18 feet to the East one quarter corner of said Section 22;
 thence South 00°16'35" East, along the East line of said Southeast one-quarter, 2648.71 feet to the POINT OF BEGINNING.

TOGETHER with a 30 foot strip of land for access and drainage purposes as described in deed executed by Southern Nevada Culinary and Bartenders Pension Trust, Recorded December 15, 1989, in Book 1289, Page 1609, Document No 216549.

TOGETHER with the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 12 North, Range 20 East, M. D. B. & M.

EXCEPTING THEREFROM: That portion lying within Gardnerville Ranchos Unit No. 7 filed in the Office of the County Recorder of Douglas County, Nevada, March 27, 1974, as File No. 72456.

A Portion of A.P.N. 29-010-05 and all of A.P.N. ²⁹⁻2-010-06

PARCEL NO 4

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 South 89°55'57" East, 1326.99 feet to a 2 inch iron pipe marked Southwest corner, Southeast 1/4, Southeast 1/4, Section 15 RLS 1688;
 thence South 00°11'14" East, 30.00 feet;

(Continued)

EXHIBIT 1

229804

LEGAL DESCRIPTION (continued)

thence South 89°56'10" East, 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 South 00°05'56" East, along said East line, 1293.37 feet to the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 23, being a 5/8 inch rebar tagged RLS 3579;

thence South 89°53'01" East, 1329.96 feet to a 2 inch iron pipe marked Northwest Corner, Southeast 1/4, Northwest 1/4, Section 23, RLS 1688;

thence South 00°02'20" East, 1321.90 feet to a 2 inch iron pipe marked Southeast corner, Southwest 1/4, Northwest 1/4, Section 23, RLS 1688;

thence South 00°07'49" East, 1323.82 feet to a 2 inch iron pipe marked Southwest corner, Northeast 1/4, Southwest 1/4, Section 23, RLS 1688;

thence North 89°57'40" West, 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;

thence North 00°16'35" West 1324.36 feet to the West one-quarter corner of said Section 23, being a 60-D spike in a rock mound;

thence South 89°56'27" West, along the South line of the Northeast one-quarter of said Section 22, 1434.18 feet;

thence North 00°16'35" West, 210.00 feet;

thence South 89°56'27" West, 1211.36 feet to a point on the West line of the Northeast one-quarter of said Section 22;

thence North 00°16'51" West, along said West line, 1116.28 feet to a 5/8 inch rebar tagged RLS 3907;

thence North 00°16'32" West, along said West line, 1326.07 feet to the POINT OF BEGINNING.

A.P.N. 29-010-01 A PORTION

Reference for all Parcels is made to Record of Survey for Southern Nevada Culinary and Bartenders Pension Trust, Recorded December 15, 1989, in Book 1289, Page 1634, Document No. 216551.

EXHIBIT 7

229804

BOOK 790 PAGE 935

HAUL ROAD ACCESS EASEMENT
LEGAL DESCRIPTION

12/21/87

A portion of the Southeast one-quarter of Section 22, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, for the purpose of a 60 foot wide haul road access easement being more particularly described as follows:

BEGINNING at a point on the Northerly line of Mary Jo Drive as shown on sheet 25 of the Gardnerville Ranchos Unit No. 7 Subdivision Map, Document No. 72456 of the Douglas County Recorders Office, which point bears N. 82°16'00" E., 7.26 feet from the Southeast corner of Lot No. 960;

thence from a tangent of N. 85°32'26" E., 717.14 feet along the arc of a curve to the right having a central angle of 62°30'00" and a radius of 657.43 feet, (chord bears S. 63°12'34" E., 682.11 feet);

thence S. 31°57'34" E., 586.61 feet;

thence S. 76°02'26" W., 63.09 feet;

thence N. 31°57'34" W., 567.12 feet;

thence 651.69 feet along the arc of a curve to the left having a central angle of 62°30'00" and a radius of 597.43 feet, (chord bears N. 63°12'34" W., 619.86 feet;

thence N. 04°27'34" W., 60.00 feet to the
POINT OF BEGINNING.

Containing 1.74 acres more or less.

EXHIBIT 2

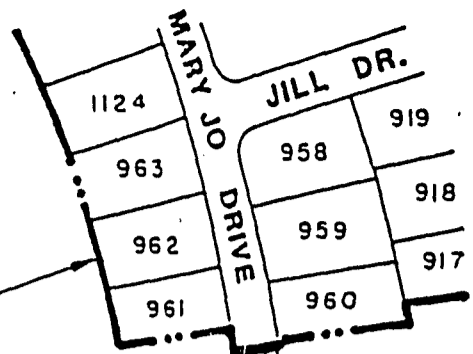
229804

BOOK 790 PAGE 936

27
22

1/4 COR.

GARDNERVILLE
RANCHOS UNIT NO. 7
SUBDIVISION BOUNDARY



60' ACCESS EASEMENT FOR
CONSTRUCTION OF A HAUL RD.

BORROW
SOURCE
AREA

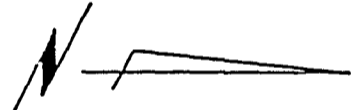


EXHIBIT MAP

EXHIBIT 2

229804

BOOK 790 PAGE 937

BORROW SOURCE SITE
LEGAL DESCRIPTION

12/21/87

A portion of 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 as shown on the Record of Survey for The Southern Nevada Culinary and Bartenders Pension Trust, Document No. 70249 of the Douglas County Recorders Office;

thence S. 89°47'13" W., along the Southerly line of said Section 22, 1840.00 feet;

thence N. 00°16'35" W., 150.00 feet ;

thence N. 76°02'26" E., 1893.75 feet to the Easterly line of said section 22;

thence S. 00°16'35" E., along said Easterly line, 600.00 feet to the POINT OF BEGINNING.

Containing 15.84 acres more or less.

EXHIBIT 3

229804

BOOK 790 PAGE 938

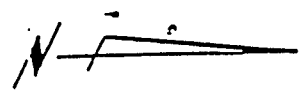
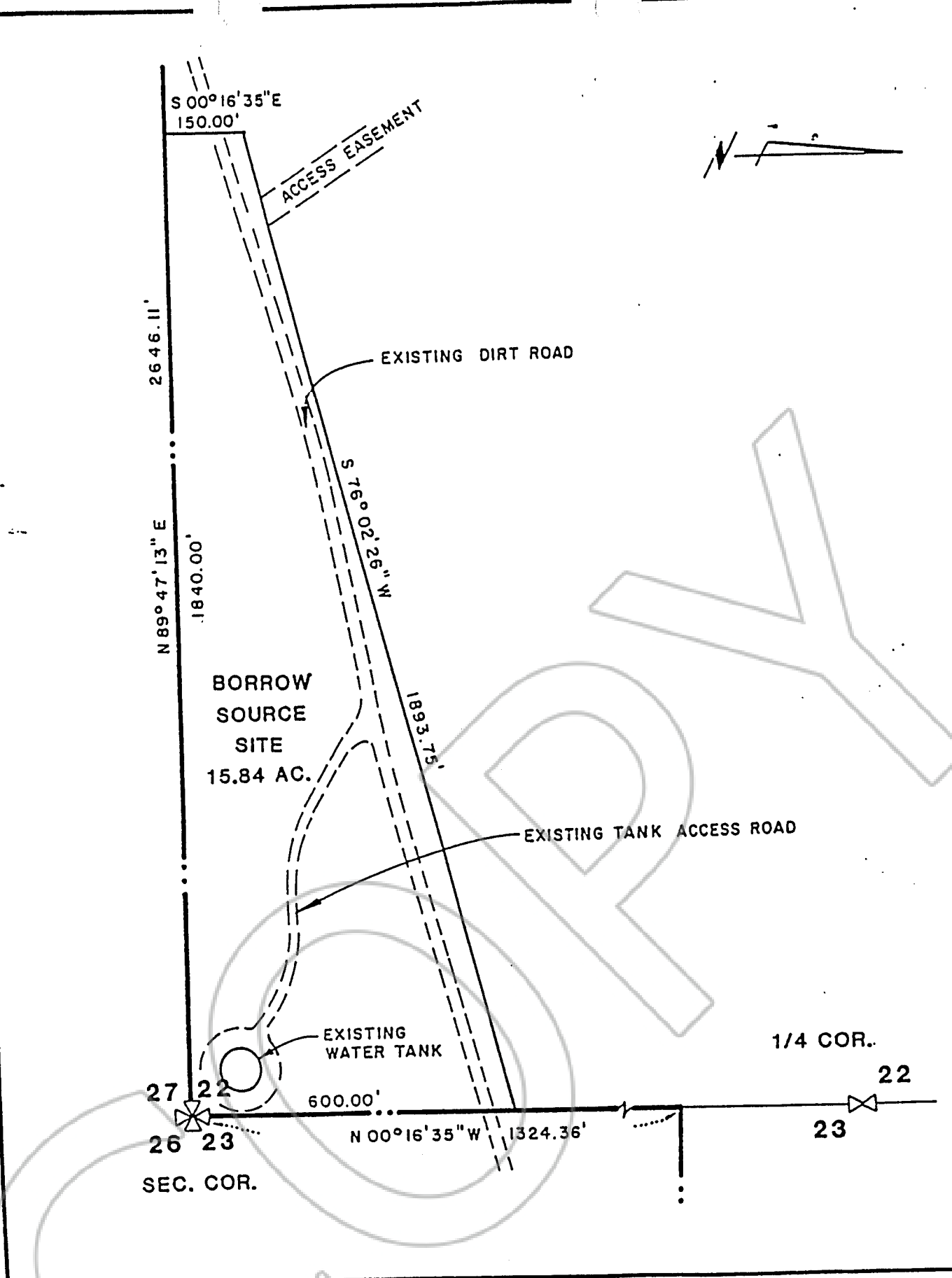


EXHIBIT MAP

EXHIBIT 3

229804

BOOK 790 PAGE 939

RANCHOS 8 AND 9
WASTE MATERIAL DUMP SITE

3/19/90

A portion of the Northwest one-quarter of the Northwest one-quarter of Section 27, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the East line of the Northwest one-quarter of the Northwest one-quarter of said Section 27 which bears S. 00°12'46" E., 146.07 feet from the West one-sixteenth corner of Sections 22 and 27 of said Township and Range;

thence S. 00°12'46" E., along said East line, 663.93 feet;

thence S. 63°14'02" W., 648.63 feet;

thence N. 16°42'00" W., 655.00 feet to a point on the Southerly boundary of Gardnerville Ranchos, Unit No. 7 being the Southwesterly corner of the intersection of Rancho Road with Long Valley Road;

thence N. 73°18'00" E., along said Southerly boundary, 80.00 feet to the Southeasterly corner of said intersection;

thence 23.56 feet along said Southerly boundary, along the arc of a curve to the right having a central angle of 90°00'00" and a radius of 15.00 feet, (chord bears N. 28°18'00" E., 21.21 feet);

thence N. 16°42'00" W., along said Southerly boundary, 80.00 feet to the Northeasterly corner of said intersection;

thence N. 73°18'00" E., 732.07 feet to the POINT OF BEGINNING.

Containing 11.339 acres more or less.



3/19/90

EXHIBIT

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

90 JUL -9 P4:34

SUZANNE BEAUDREAU
RECORDER
229804
\$15.00 PAID DEPUTY
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