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FILED

Case No. 31100

Dept. No. I

NO. \_\_\_\_\_ RECEIVED

'95 FEB 19 11 09 1995

DOUGLAS COUNTY DISTRICT COURT

BY: *[Signature]*

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

WEST RIDGE DEVELOPMENT AND  
CONSTRUCTION, INC., a  
Nevada corporation,

Plaintiff,

vs.

STIPULATION

DANIEL R. WALSH, MARGUERITE A.  
WALSH and JOHN M. WARD,

Defendants.

COME NOW plaintiff, WEST RIDGE DEVELOPMENT AND  
CONSTRUCTION, INC., a Nevada corporation, and defendants, DANIEL  
R. WALSH, MARGUERITE A. WALSH and JOHN M. WARD, by and through  
their respective undersigned attorneys, and show the Court as  
follows:

WHEREAS, the above-captioned proceeding involved an  
agreement to purchase certain real property located in Douglas  
County, state of Nevada, identified as APN 21-140-011; and

WHEREAS, the parties hereto entered into a Settlement  
Agreement dated September 7, 1994, to resolve the above-captioned  
proceeding and a civil appeal in the Supreme Court of the State  
of Nevada, Case No. 25648, involving the parties; and

///

1           WHEREAS, the Settlement Agreement provided that upon  
2 execution of the Settlement Agreement, WEST RIDGE could apply to  
3 the Ninth Judicial District Court to have the real property  
4 delineated in Exhibit "3" attached hereto and incorporated herein  
5 by this reference split from APN 21-140-011; and

6           WHEREAS, WEST RIDGE desires to apply to the Ninth  
7 Judicial District Court to have the property delineated in Exhibit  
8 "3" split from APN 21-140-011 and to divide APN 21-140-011 into  
9 three (3) parcels as hereinafter more particularly described; and

10           WHEREAS, defendants desire that the Court split the  
11 Exhibit "3" property from APN 21-140-011 and divide APN 21-140-011  
12 into three (3) parcels as hereinafter more particularly described.

13           NOW, THEREFORE, based upon the foregoing recitals, the  
14 parties do stipulate and agree as follows:

15           1. That the real property described in Exhibit "3" be  
16 split from APN 21-140-011, and that APN 21-140-011 be divided into  
17 three (3) parcels as more particularly described in Exhibits "1,"  
18 "2" and "3" attached hereto and incorporated herein by this  
19 reference.

20           2. That the original record of survey map submitted  
21 herewith, be signed by the Court, thereby splitting the real  
22 property described in Exhibit "3" from APN 21-140-011 and dividing  
23 APN 21-140-011 into three (3) parcels as depicted on said record  
24 of survey map and as more particularly described in Exhibits "1,"  
25 "2" and "3" attached hereto and incorporated herein by this  
26 reference.

27           ///

28           ///

1 3. That the original record of survey map signed by  
2 the Court be returned to plaintiff, WEST RIDGE DEVELOPMENT AND  
3 CONSTRUCTION, INC., or its counsel, for recordation by plaintiff  
4 with the Douglas County Recorder.

5 4. That the notice of pendency of action recorded by  
6 plaintiff, WEST RIDGE DEVELOPMENT AND CONSTRUCTION, INC., in  
7 connection with this suit as Document No. 319598 in the Official  
8 Records of Douglas County, state of Nevada, be dissolved and  
9 canceled.

10 DATED this 3rd day of February, 1995.

11 ALLISON, MacKENZIE, HARTMAN,  
12 SOUMBENIOTIS & RUSSELL, LTD.  
13 402 North Division Street  
14 P.O. Box 646  
15 Carson City, NV 89702

11 JOHN J. SHEEHAN, ESQ.  
12 P.O. Box 1599  
13 Minden, NV 89423

14 By: [Signature]  
15 KAREN A. PETERSON, ESQ.  
16 Attorneys for Plaintiff,  
17 WEST RIDGE DEVELOPMENT  
18 AND CONSTRUCTION, INC.

14 By: [Signature]  
15 JOHN J. SHEEHAN, ESQ.  
16 Attorney for  
17 DANIEL R. WALSH

18 GEORGE ABBOTT, ESQ.  
19 2245-B Meridian Boulevard  
20 Minden, NV 89423

18 DANIEL R. WALSH, ESQ.  
19 307 West Winnie Lane, Suite 3  
20 Carson City, NV 89703

20 By: [Signature]  
21 GEORGE ABBOTT, ESQ.  
22 Attorney for  
23 JOHN M. WARD, deceased

20 By: [Signature]  
21 DANIEL R. WALSH, ESQ.  
22 Attorney for  
23 MARGUERITE WALSH

24 **CERTIFIED COPY**

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

**SEAL**

26 DATE: April 10, 1995

27 [Signature] Clerk of the 9th Judicial District Court  
28 of the State of Nevada, In and for the County of Douglas,

28 By: [Signature] Deputy

**WESTRIDGE DEVELOPMENT & CONSTRUCTION, INC.  
PARCEL NO. 1**

A parcel of land located within a portion of the west one-half (W $\frac{1}{2}$ ) of the southwest one-quarter (SW $\frac{1}{4}$ ) of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a point common to the centerline of the right-of-way for Kim Place as shown on the final map for Saratoga Heights Subdivision, Unit No. 1 recorded at Book 6, Page 482 of the Official Records of Douglas County, Nevada and the west line of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian;

thence North 00°08'32" East along said Section line a distance of 727.04 feet to the north right-of-way line of Saratoga Street, a sixty-foot wide public right-of-way recorded as Document No. 34826 in the Official Records of Douglas County, Nevada, **THE POINT OF BEGINNING**;

thence continuing North 00°08'32" East along the west section line of said Section 27 of 1254.07 feet, to the center of section line of said Section 27;

thence North 89°56'00" East, 1315.87 feet;

thence South 00°05'59" West, 1159.92 feet;

thence North 89°53'45" West, 355.02 feet;

thence South 00°02'48" East, 75.50 feet;

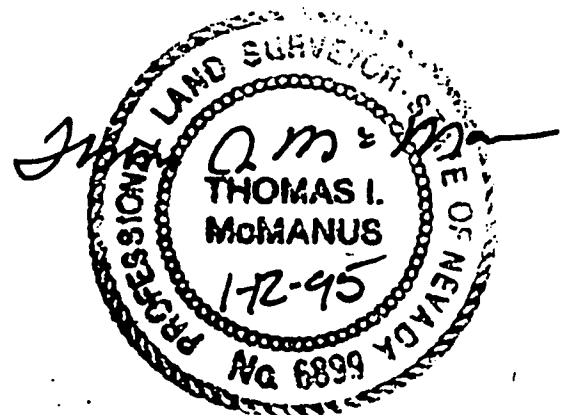
thence along the arc of a curve to the right having a central angle of 90°00'00" , a radius of 20 feet and an arc length of 31.42 feet;

thence South 89°57'12" West, 942.07 feet, to **THE POINT OF BEGINNING**, containing 37.13 acres, more or less.

The Basis of Bearings for this description is the south section line of Section 27, T.14N., R.21E., M.D.M., bearing North 89°57'00" East.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2294  
Minden, Nevada 89423



**360210**

EXHIBIT "1"

**BK 0495 PG 2302**

**WESTRIDGE DEVELOPMENT & CONSTRUCTION, INC.  
PARCEL NO. 2**

A parcel of land located within a portion of the west one-half (W½) of the southwest one-quarter (SW¼) of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a point common to the centerline of the right-of-way for Kim Place as shown on the final map for Saratoga Heights Subdivision, Unit No. 1 as recorded in Book 6, at Page 482, Douglas County, Nevada Recorder's Office and the west line of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian;

thence along said section line North 00°08'32" East, 331.74 feet to THE POINT OF BEGINNING;

thence continuing North 00°08'32" East, 335.30 feet;

thence North 89°57'12" East, 239.53 feet;

thence along the arc of a curve to the right having a delta angle of 90°00'00", radius of 20.00 feet and an arc length of 31.42 feet;

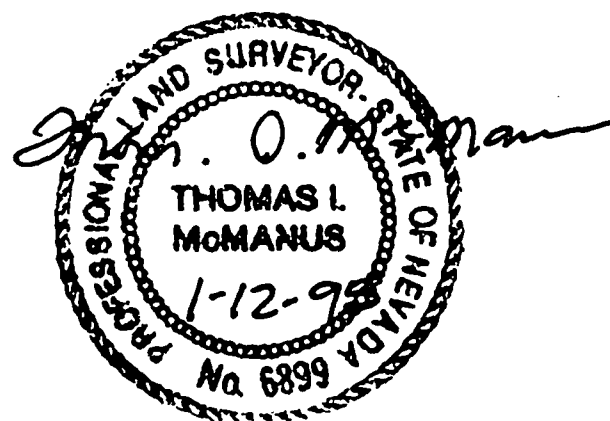
thence South 00°02'48" East, 315.30 feet;

thence South 89°57'12" West, 260.64 feet to THE POINT OF BEGINNING, containing 2.00 acres, more or less.

The Basis of Bearings for this description is the south section line of Section 27, T.14N., R.21E., M.D.M., bearing North 89°57'00" East.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2294  
Minden, Nevada 89423



**360210**

EXHIBIT "2"

**BK 04 95 PG 2303**

**WESTRIDGE DEVELOPMENT & CONSTRUCTION, INC.  
PARCEL NO. 3**

A parcel of land located within a portion of the west one-half (W $\frac{1}{2}$ ) of the southwest one-quarter (SW $\frac{1}{4}$ ) of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a point common to the centerline of the right-of-way for Kim Place as shown on the final map for Saratoga Heights Subdivision, Unit No. 1 recorded at Book 6, Page 482 of the Official Records of Douglas County, Nevada and the west line of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian;

thence North 00°08'32" East along said Section line a distance of 727.04 feet to the north right-of-way line of Saratoga Street, a sixty-foot wide public right-of-way recorded as Document No. 34826 in the Official Records of Douglas County, Nevada, THE POINT OF BEGINNING;

thence South 00°08'32" West, 60.00 feet to the south right of way line of Saratoga Street;

thence North 89°57'12" East, 239.53 feet;

thence along the arc of a curve to the right having a central angle of 90°00'00", a radius of 20 feet and an arc length of 31.42 feet;

thence South 00°02'48" East, 315.30 feet;

thence South 89°57'12" West, 260.64 feet to the west section line of said Section 27;

thence South 00°08'32" West, along said section line 331.74 feet to the center line of Kim Place, as shown on the Final Map for Saratoga Heights Subdivision, Unit No. 1, Book 6, Page 482;

thence South 89°59'39" East, 657.47 feet;

thence South 00°00'41" West, 660.09 feet to the center line of Stephanie Way, and South line of said section 27;

thence North 89°57'00" East, along the centerline of Stephanie Way, 658.85 feet;

thence North 00°05'59" East, 1482.30 feet;

thence North 89°53'45" West, 355.02 feet;

thence South 00°02'48" East, 75.50 feet;

thence along the arc of a curve to the right having a central angle of 90°00'00", a radius of 20 feet and an arc length of 31.42 feet;

thence South 89°57'12" West, 942.07 feet, to THE POINT OF BEGINNING, containing 30.76 acres, more or less.

The Basis of Bearings for this description is the south section line of Section 27, T.14N., R.21E., M.D.M., bearing North 89°57'00" East.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.

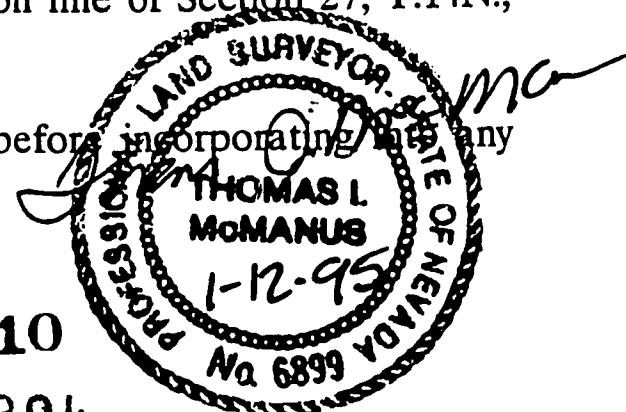
P.O. Box 2294

Minden, Nevada 89423

360210

BK 04 95 PG 2304

EXHIBIT "3"



COPY

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'95 APR 17 P3:42

**360210**  
**BK 0495 PG 2305**

LINDA SLATER  
RECORDER  
\$ 13.00 PAID. *AS* DEPUTY