



## EXHIBIT "A"

DESCRIPTION  
 ADJUSTED PARCEL 21  
 (APN 15-060-68)  
 (PORTION OF)

## PARCEL 1:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter (SW $\frac{1}{4}$ ) of Section 26, the Southwest one-quarter (SW $\frac{1}{4}$ ) and within a portion of the South one-half of the North one-half of the Northwest one-quarter (S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ ), the South one-half of the Northwest one-quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ), portions of the Northeast one-quarter (NE $\frac{1}{4}$ ), and portions of the Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 27, and within the Northeast one-quarter of the Southeast one-quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 28, portions of the Northeast one-quarter (NE $\frac{1}{4}$ ), portions of the Southeast one-quarter of the Northwest one-quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ), and within the North one-half of the Northwest one-quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the north one-quarter corner of Section 27, T.14N., R.19E., M.D.M., a found 1985 BLM aluminum cap as shown on the Amended Record of Survey for Ronald Simek recorded May 28, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 388745;

thence along the westerly line of the Northeast one-quarter of said Section 27, South 00°16'51" East, 667.52 feet to a found 1996 BLM brass cap, the northwest corner of the South one-half of the North one-half of the Northeast one-quarter of said Section 27, as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, the POINT OF BEGINNING;

thence South 21°17'48" East, 904.81 feet;

thence South 53°33'58" East, 195.11 feet;

thence South 40°30'47" East, 1363.58 feet;

thence South 64°50'41" East, 460.73 feet;

thence South 45°26'07" East, 411.75 feet;

thence North 44°33'53" East, 416.04 feet;

thence North 81°33'57" East, 572.21 feet to a point on the westerly line of Jacks Valley Road;

thence along said westerly line of Jacks Valley Road, South

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21°17'11" West, 1417.33 feet to the northeasterly corner of Parcel 3-A as described in Quitclaim Deed recorded November 5, 1987 in the office of Recorder, Douglas County, Nevada, in Book 1187, at Page 757, as Document No. 165850;

thence the following six courses per said Quitclaim Deed;

thence North 80°27'30" West, 431.34 feet;

thence North 07°48'51" West, 117.97 feet;

thence West, 219.48 feet;

thence South 15°45'08" West, 251.57 feet;

thence South 00°55'37" East, 269.42 feet;

thence South 65°04'50" East, 559.20 feet to a point on said westerly line of Jacks Valley Road;

thence along said westerly line of Jacks Valley Road, South 21°17'11" West, 2899.93 feet;

thence North 68°42'49" West, 819.87 feet;

thence South 61°44'16" West, 636.46 feet;

thence South, 600.00 feet to a point on the south line of the Northwest one-quarter of said Section 34;

thence along said south line of the Northwest one-quarter of Section 34, South 89°09'36" West, 1121.09 feet to the southwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section 34, a found 5/8" rebar and aluminum cap, RLS 3579;

thence along the west line of the Southeast one-quarter of the Northwest one-quarter of said Section 34, North 00°13'16" West, 1323.98 feet to the northwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section 34, a found 5/8" rebar and aluminum cap, RLS 3579;

thence along the south line of the Northwest one-quarter of the Northwest one-quarter of said Section 34, South 89°10'48" West, 1323.12 feet to the southwest corner of the Northwest one-quarter of the Northwest one-quarter of said Section 34, a 5/8" rebar and aluminum cap per said Map, Document No. 388745;

thence along the west line of the Northwest one-quarter of the Northwest one-quarter of said Section 34, North 00°19'53" West, 1324.43 feet to the northwest corner of Section 34, a BLM brass cap per said Map, Document No. 388745;

thence along the west line of the Southwest one-quarter of said Section 27, North 00°11'37" West, 1310.03 feet to the northwest corner of the Southwest one-quarter of the Southwest one-quarter of said Section 27;

thence along the south line of the Northeast one-quarter of the Southeast one-quarter of said Section 28, South 89°45'03" West,

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1301.50 feet to the southwest corner of the Northeast one-quarter of the Southeast one-quarter of said Section 28;

thence along the west line of the Northeast one-quarter of the Southeast one-quarter of said Section 28, North  $00^{\circ}06'59''$  West, 1310.98 feet to the northwest corner of the Northeast one-quarter of the Southeast one-quarter of said Section 28;

thence along the north line of the Northeast one-quarter of the Southeast one-quarter of said Section 28, North  $89^{\circ}47'33''$  East, 1299.73 feet to the west one-quarter corner of said Section 27, a BLM brass cap per Map, Document No. 388745;

thence along the west line of the Northwest one-quarter of said Section 27, North  $00^{\circ}00'49''$  West, 1324.56 feet to the northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 27, a BLM brass cap per Map, Document No. 388745;

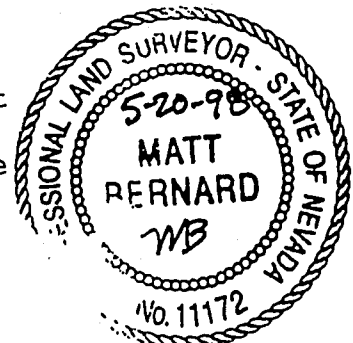
thence continuing along said west line of the Northwest one-quarter of Section 27, North  $00^{\circ}00'07''$  East, 662.18 feet to the northwest corner of the South one-half of the North one-half of the Northwest one-quarter of said Section 27, a found 1995 BLM brass cap;

thence along the north line of the South one-half of the North one-half of the Northwest one-quarter of said Section 27, North  $88^{\circ}34'40''$  East, 2636.43 feet to the POINT OF BEGINNING, containing 663.97 acres, more or less.

The Basis of Bearing of this description is North  $89^{\circ}23'01''$  East, the north line of the Northeast one-quarter ( $NE\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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

Reference is made to Record of Survey to Support a Boundary Line Adjustment for RONALD L. SIMEK filed for record June 11, 1998 in Book 698, Page 2781, Document No. 441786, Official Records of Douglas County Recorder.



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EXHIBIT "A" CONTINUED

PARCEL 2:

A parcel of land located within portions of the Northwest one-quarter of the Southeast one-quarter (NW1/4SE1/4), the Northeast one-quarter (NE1/4) and the Northwest one-quarter (NW1/4) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point on the South line of the Northwest one-quarter of the Southeast one-quarter of Section 34, T.14N., R.19E., M.D.M., a found 5/8" rebar and aluminum cap, RLS 3579, a point on the Easterly line of Jacks Valley Road as shown on the Amended Record of Survey for Ronald Simek recorded May 28, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 388745; thence along said South line of the Northwest one-quarter of the Southeast one-quarter of Section 34 South 89°21'43" West, 89.06 feet to a point on the Westerly line of Jacks Valley Road, the POINT OF BEGINNING; thence continuing along said South line of the Northwest one-quarter of the Southeast one-quarter of Section 34 South 89°21'43" West, 338.21 feet to the Southwest corner of the Northwest one-quarter of the Southeast one-quarter of said Section 34, a found 5/8" rebar and aluminum cap, RLS 3579; thence along the West line of the Northwest one-quarter of the Southeast one-quarter of said Section 34 North 00°08'37" West, 1313.34 feet to the Northwest corner of the Northwest one-quarter of the Southeast one-quarter of said Section 34, a found 5/8" rebar and aluminum cap, RLS 3579; thence along the South line of the Northwest one-quarter of said Section 34 South 89°09'36" West, 200.00 feet; thence North, 600.00 feet; thence North 61°44'16" East, 636.46 feet; thence South 68°42'49" East, 819.87 feet to a point on said Westerly line of Jacks Valley Road; thence along said Westerly line of Jacks Valley Road South 21°17'11" West, 1249.70 feet; thence continuing along said Westerly line of Jacks Valley Road along the arc of a curve to the right having a radius of 8741.72 feet, central angle of 04°08'49", arc length of 632.71 feet, and chord bearing South 23°21'36" West; thence continuing along said Westerly line of Jacks Valley Road South 25°26'00" West, 182.94 feet to the POINT OF BEGINNING.

Assessors Parcel No. 15-060-67

Said land is also shown as Parcel 20 on that certain Record of Survey to support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership filed for record in the Office of the Douglas County Recorder on December 31, 1995, Book 1296, Page 4975, Document No. 403935, Official Records.

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EXHIBIT B  
TO GRANT, BARGAIN AND SALE DEED

(Simek/Charney Trust)

RESERVING UNTO GRANTOR all agricultural water rights, quasi-municipal water rights, and stock water rights of every kind, and any and all facilities, easements and improvements related thereto.

FURTHER RESERVING UNTO GRANTOR an easement for the waters of James Canyon Creek to flow in the existing natural channel thereof at any time and in any natural amount; and an easement to discharge water emanating from James Canyon Creek into the natural and drainage channel of James Canyon Creek, at any time and in any amount, whether before or after diversion from the channel of said creek.

FURTHER RESERVING UNTO GRANTOR, as to Parcel 1 only, all Development Rights in excess of one (1) Development Right for the construction of one (1) single family residence, and any structures and improvements for accessory uses as may be allowed, on said Parcel 1.

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

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LINDA SLATER  
RECORDER  
\$12<sup>00</sup> PAID: K2 DEPUTY