

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

✓ Gordon H. DePaoli, Esq.
Woodburn and Wedge
6100 Neil Road
Suite 500
Reno, Nevada 89511

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 31st day of May, 2000, by and between William R. R. Stodieck, Frederic Cecil Stodieck, Betty Nix Stodieck, Stodieck Brothers Partnership, and John Elmer Stodieck, Louis Sanford Stodieck and Richard Dole Stodieck individually, and as general partners of Stodieck Brothers Partnership (hereinafter collectively referred to as "Grantor"), and Dangberg Holdings Nevada LLC (hereinafter sometimes referred to as "DHN"), Bently Family Limited Partnership (hereinafter sometimes referred to as "Bently"), Herman H. Herbig and Anneliese Herbig (hereinafter sometimes referred to as "Herbig"), and White Rabbit Associates (hereinafter sometimes referred to as "White Rabbit") and (hereinafter collectively referred to as "Grantee").

RECITALS

A. Grantor is the owner of a parcel of real property located in the County of Douglas, State of Nevada, which real property is more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein. Said real property is referred to herein as the "Servient Tenement."

B. DHN is the owner of a parcel of real property located in the County of Douglas, State of Nevada, which real property is more particularly described in Exhibit "B" attached hereto and by this reference incorporated herein (the "DHN Real Property").

C. Bently is the owner of a parcel of real property located in the County of Douglas, State of Nevada, which real property is more particularly described in Exhibit "C" attached hereto and by this reference incorporated herein (the "Bently Real Property").

D. Herbig is the owner of a parcel of real property located in the County of Douglas, State of Nevada, which real property is more particularly described in Exhibit "D" attached hereto and by this reference incorporated herein (the "Herbig Real Property").

E. White Rabbit Associates is the owner of a parcel of real property located in the County of Douglas, State of Nevada, which real property is more particularly described in

Exhibit "E" attached hereto and by this reference incorporated herein (the "White Rabbit Real Property").

F. The DHN Real Property, the Bently Real Property, the Herbig Real Property and the White Rabbit Real Property include appurtenant water rights adjudicated and recognized in that certain decree entered October 28, 1980 in that certain action entitled "United States of America vs. Alpine Land & Reservoir Co., et al.," in the United States District Court for the District of Nevada, No. D-183 (the "Alpine Decree"). Said real property is collectively referred to herein as the "Dominant Tenement".

G. Pursuant to the Alpine Decree, water from the East Fork of the Carson River for DHN Real Property, the Bently Real Property, the Herbig Real Property and the White Rabbit Real Property is diverted and conveyed by the St. Louis Straight Dam and Ditch and/or also by the Home Stream System – Island portion Dam and Ditch.

H. As a result repairs necessitated by floods, including the January, 1997 flood the separate dams and diversions for the St. Louis Straight and Home Stream Systems were combined into a relocated single dam which diverts water into a single ditch (the "Combined St. Louis/Home Stream Dam and Ditch").

I. The Combined St. Louis/Home Stream Ditch eventually divides into the St. Louis Straight Ditch and the Home Stream Ditch.

J. The Combined St. Louis/Home Stream Dam and Ditch traverse the Servient Tenement and portions of the St. Louis Straight and Home Stream Ditches traverse the Servient Tenement.

K. Grantor and Grantee have disagreed over, among other things, the existence, size, scope and exact location of easements on and across the Servient Tenement and the respective rights, obligations and duties of the parties with respect to the Combined St. Louis/Home Stream Dam and Ditch and the St. Louis Straight Ditch and Home Stream Ditch across the Servient Tenement (the "Dispute").

L. Grantor and Grantee have resolved their differences with respect to the Dispute, which resolution requires the execution, delivery and recordation of this Grant of Easement.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, Grantor does by these presents grant, convey and agree as follows:

ARTICLE I
Easement

Section 1.1 Grant of Combined Easement. Grantor grants to Grantee, its successors and assigns, for the benefit of the Dominant Tenement, under the terms and conditions herein contained a perpetual and exclusive easement for the Combined St. Louis/Home Stream Dam and Ditch for the diversion, conveyance and distribution of water and for the purpose of ingress to and egress from, and for inspecting, cleaning, maintaining, operating, repairing and reconstructing the same over, along, on and across that portion of the Servient Tenement described in Exhibit "F" attached hereto and by this reference incorporated herein. Said strip of land is hereinafter referred to as the "Combined St. Louis/Home Stream Easement Area."

Section 1.2 Confirmation of Easement for Ditches. Grantor hereby confirms to Grantee, its successors and assigns for the benefit of the Dominant Tenement, under the terms and conditions therein contained a perpetual and exclusive easements for the St. Louis Straight Ditch and the Home Stream Ditch, which easements are reserved by the H.F. Dangberg Land & Livestock in the certain deed to F.W. Stodieck and Adele Stodieck, dated June 25, 1926 and recorded in the Official Records of Douglas County, Nevada at Book S of Deeds pages 102 and 103.

Section 1.3 Non-Exclusive Easement. Grantor grants to Grantee, its successors and assigns, for the benefit of the Dominant Tenement, under the terms and conditions herein contained a perpetual and non-exclusive easement for ingress to and egress from the Combined St. Louis/Home Stream Easement Area and the St. Louis Straight Ditch and Home Stream Ditch on and across that portion of the Servient Tenement described in Exhibit "G" attached hereto and by this reference incorporated herein.

Section 1.4 Grantor's Rights Within the Easement Area. Grantor shall have the right to fully use and enjoy the Combined St. Louis/Home Stream Easement Area at all times, provided that such use does not unreasonably interfere with the rights of Grantee in the Combined St. Louis/Home Stream Easement Area or with the purposes for which the easement is granted. Within the Combined St. Louis/Home Stream Easement Area, Grantor shall not:

(a) Plant or permit to be planted vegetation of any nature or description unless such planting is required under applicable law by a governmental entity with jurisdiction; and

(b) Subject to the provisions of Section 1.5 and 1.6, erect or construct or permit to be erected or constructed any building, structure or other improvement of any nature or description.

This designation of restrictions on Grantor's use of the Combined St. Louis/Home Stream Easement Area shall not be considered as an exclusive designation.

Section 1.5 Fences. Grantor may construct fences across the Combined St. Louis/Home Stream Easement Area, provided any such fence can be easily opened and/or removed to the extent required for any inspection, cleaning, maintenance, repair and reconstruction within the Combined St. Louis/Home Stream Easement Area and further provided that any such fence shall not in any way obstruct or interfere with the flow of water within the Combined St. Louis/Home Stream Easement Area.

Section 1.6 Crossing. Grantor may not construct any new crossing over the Combined St. Louis/Home Stream Ditch or the St. Louis Straight Ditch or Home Stream Ditch without the prior written consent of Grantee, which consent will not be withheld unreasonably. In seeking the written consent of Grantee for a crossing, Grantor shall provide Grantee with detailed plans and specifications showing the nature of the proposed crossing, its size and location. Under no circumstances shall Grantee be required to approve a crossing which consists of a pipe or other structure which in any way interferes with or obstructs or may interfere with or obstruct the flow of water within any Ditch or which interferes with or may interfere with Grantor's ability to inspect, clean, maintain, repair and operate any Ditch.

Section 1.7 Grantee's Rights Within the Combined St. Louis/Home Stream Easement Area. Grantee and its employees and agents shall have the right of ingress and egress to and from the Combined St. Louis/Home Stream Easement Area for any and all purposes reasonably necessary to the exercise by Grantee of the rights granted herein, including, without limitation, to inspect, clean, maintain, repair, reconstruct and operate all dams and ditches. To the extent reasonably necessary to satisfy the purposes of this Grant of Easement, Grantee shall have the right to remove or clear any and all buildings, structures, combustible materials, trees, brush, willows, other vegetation, debris or any other obstruction within the Combined St. Louis/Home Stream Easement Area. Grantee's inspections, cleanings, maintenance, repairs and reconstructions of the Combined St. Louis/Home Stream Easement Area may be undertaken as frequently or infrequently as Grantee in its sole and exclusive discretion determines reasonable and appropriate and without any prejudice to or limitation of the easement granted hereby.

Section 1.8 Grantee's Methods of Maintenance etc. Grantee may accomplish its inspection, cleaning, maintenance, repair and reconstruction of the Combined St. Louis/Home Stream Easement Area pursuant to methods which are consistent with good ranching practices, including, without limitation, by the use of hand tools, trucks and heavy equipment (including both rubber-tired and track-laying vehicles). Grantee shall also have the right to chop or cut down willows, trees and other plants growing on or within the Combined St. Louis/Home Stream Easement Area which, in Grantee's sole and exclusive judgment, impede or interfere with Grantee's access to, and/or the flow of water within, any Ditch or with Grantee's ability to exercise its rights to inspect, clean, maintain, repair or reconstruct any dam and ditch.

Within the Combined St. Louis/Home Stream Easement Area, Grantee shall have the right to create and maintain a vehicular pathway and work area and shall further be entitled to deposit any and all silt, dirt, rocks and debris removed from any Ditch or its banks on the banks of the

Ditch anywhere within the Combined St. Louis/Home Stream Easement Area. Grantee shall not remove or relocate any of the silt, dirt, rocks and debris removed from any Ditch and placed within the Combined St. Louis/Home Stream Easement Area. Trash removed from any Ditch may be destroyed in a manner consistent with good ranching practices or may be removed from the Servient Tenement. Any riprap material needed for Ditch maintenance shall be imported from outside the Combined St. Louis/Home Stream Easement Area and outside the Servient Tenement.

Section 1.9 Construction, Operation and Maintenance of Spillway. Grantee and its employees and agents shall have the right to construct, reconstruct, operate, maintain, repair, inspect and clean a spillway from the Combined St. Louis/Home Stream Ditch back to the East Fork of the Carson River. The spillway will be approximately 225 feet upstream of the point where the Combined St. Louis Home Stream Ditch splits into the St. Louis Straight Ditch and Home Stream Ditch and will be located in a buried 60 inch pipe with a minimum 20 foot driveway width.

Section 1.10 Notice of Cleaning and Maintenance Activities. Prior to the undertaking of any cleaning, repair, maintenance or reconstruction of the Combined St. Louis/Home Stream Easement Area, Grantee shall give Grantor reasonable oral, same day notice. No notice of entry shall be required for routine inspection or normal operation purposes, nor shall notice be required in the case of an emergency as determined by Grantee in its sole and exclusive judgment. The provisions of this section concerning notice are not intended to require, and shall not be construed as requiring, consent or approval from Grantor with respect to any noticed activity.

ARTICLE II General Provisions

Section 2.1 Compliance with Law. The activities of Grantee, its successors and assigns, in connection with the easement granted hereby shall be (a) accomplished in a good and workmanlike manner, and in accordance with all applicable laws, ordinances, regulations; and (b) Grantee shall obtain all licenses, permits and other governmental approvals required by law in connection with its activities to be undertaken in the Combined St. Louis/Home Stream Easement Area.

Section 2.2 Liens. Grantee, its successors and assigns, will not create or permit to exist any lien or other encumbrance on the Servient Tenement resulting from any acts or omission by Grantee, its successors and assigns, with respect to inspection, cleaning, maintenance, operation, repair and reconstruction of the Combined St. Louis/Home Stream Easement Area or any other work performed thereon by Grantee, its successors and assigns.

Section 2.3 Notices. All notices and other communications which are required or permitted under this Grant of Easement shall be in writing and shall be effective when personally delivered, by courier service, facsimile, or when addressed:

If to Grantor: To the Record Owner of the Servient Tenement or any portion thereof
at the time of the notice is given and to Michael Rowe, Esq.,
P.O. Box 2080, Minden, NV 89423

If to Grantee: To the Record Owner of the Dominant Tenement
or any portion thereof at the time notice is given

and deposited, postage prepaid, and registered or certified, return receipt requested, in the United States Mail. Either Grantee or Grantor may, by notice to the other given as herein stated, change its address for future notices hereunder. Notices delivered personally, by courier service, by registered or certified mail or facsimile shall be deemed communicated as of actual receipt. Notice to Grantor may be given by delivery to the physical location of the Servient Tenement.

Section 2.4 Benefits. Except as expressly provided in this Grant of Easement with respect to the Dominant Tenement and the owner or owners thereof, nothing in this Grant of Easement, expressed or implied, is intended to or shall confer on any person other than the parties hereto any rights, remedies, obligations, or liabilities under or by reason of this Grant of Easement.

Section 2.5 Headings. The section and other headings contained in this Grant of Easement are for reference purposes only and shall not affect the meaning or interpretation of this Grant of Easement.

Section 2.6 Rules of Construction. In this Grant of Easement, unless the context otherwise requires, words in the singular include the plural, and in the plural include the singular, and words of the masculine gender include the feminine and the neuter, and, when the sense so indicates, words of the neuter gender may refer to any gender. All references to Sections or Exhibits shall refer to Sections and Exhibits of this Grant of Easement unless expressly stated otherwise. All references to Sections includes all subsections thereof.

Section 2.7 Governing Law. This Grant of Easement is to be governed by and construed in accordance with the laws of the State of Nevada applicable to contracts made and to be performed wholly within such State, and without regard to the conflicts of laws principles thereof.

Section 2.8 Attorneys' Fees. The prevailing party in any proceedings arising in connection with this Grant of Easement shall be entitled to reimbursement for its reasonable costs incurred in connection therewith, including attorneys' fees.

Section 2.9 Successors and Assigns. This Grant of Easement and all terms and provisions stated herein shall be binding upon the heirs, legal representatives, successors and assigns of the Grantor and Grantee and upon the successors in title to the Servient Tenement and Dominant Tenement.

Section 2.10 Approvals. Whenever the approval or consent of the Grantor or the Grantee is required for any purpose under this Grant of Easement, that approval or consent will not be unreasonably withheld or delayed. Without limiting the foregoing, if any approval or consent is requested by either party, unless the consenting party notifies the requesting party within 10 days that it will not grant the approval or consent, the consenting party will be deemed to have given the approval or consent on the 11th day.

IN WITNESS WHEREOF, the Grantor has executed this Agreement effective as of the day and year first above written.

Stodieck Brothers Partnership

John E. Stodieck
John Elmer Stodieck,
as general partner and individually

William R. R. Stodieck
William R. R. Stodieck

L. S. Stodieck
Louis Sanford Stodieck,
as general partner and individually

Frederic Cecil Stodieck
Frederic Cecil Stodieck

Richard D. Stodieck
Richard Dole Stodieck,
as a general partner and individually

Betty Nix Stodieck
Betty Nix Stodieck

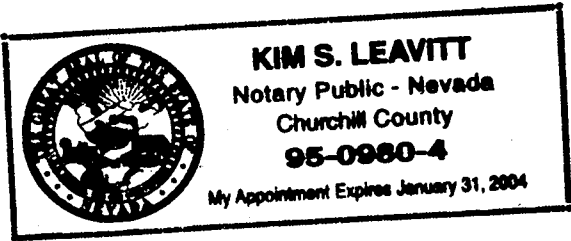
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on 31st day of May, 2000, by
WILLIAM R. R. STODIECK.


NOTARY PUBLIC

(My Commission Expires: 1/31/04)



CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on 6th day of December 2000, by
FREDERICK CECIL STODIECK.


NOTARY PUBLIC

(My Commission Expires: 1/31/04)



CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on 6th day of December, 2000, by BETTY NIX STODIECK.

[Handwritten Signature]

NOTARY PUBLIC

(My Commission Expires: 1/31/04)



CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CONNECTICUT)
) ss.
COUNTY OF Middlesex)

This instrument was acknowledged before me on 21st day of May, 2000, by JOHN ELMER STODIECK.

[Handwritten Signature]

NOTARY PUBLIC

(My Commission Expires: My Commission Expires April 12, 2002)

SEAL

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

This instrument was acknowledged before me on 8th day of May, ~~2000~~²⁰⁰¹, by LOUIS SANFORD STODIECK.

Melia Mjune
NOTARY PUBLIC

(My Commission Expires: 10/23/04)



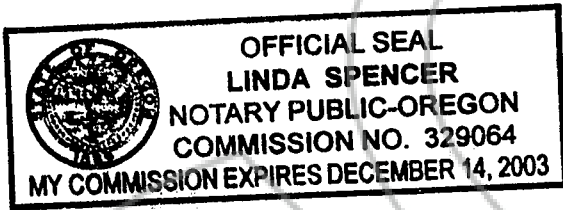
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
COUNTY OF Washington)

This instrument was acknowledged before me on 1st day of May, 2000¹, by RICHARD DALE STODIECK.

Linda Spencer
NOTARY PUBLIC

(My Commission Expires: 12/14/03)



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EXHIBIT A TO GRANT OF EASEMENT

DESCRIPTION

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

The South 1/2 of Southeast 1/4 of Section 31, and Fractional Northwest 1/4 of Southeast 1/4 of Section 31, all in Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of above described land lying within the boundaries of the County Road running through the center of Section 31.

FURTHER EXCEPTING THEREFROM all that portion of said premises conveyed to Duane E. Mack in Deed recorded February 16, 1933 in Book T of Deeds, at Page 408, Douglas County, Nevada records.

A.P.N. 1320-31-000-006 (Old A.P.N. 25-010-34)

DESCRIPTION

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

A parcel of land situate in and being a portion of the Northeast 1/4 of Section 6, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 1 as set forth on that certain parcel map for ELMER STODIECK filed for record in the office of the County Recorder of Douglas County, Nevada, on July 21, 1977, as Document No. 11244.

A.P.N. 1220-06-001-001 (Old A.P.N. 25-010-40)

EXCEPTING any portion lying below the ordinary high water mark of the Carson River.



DESCRIPTION

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

A parcel of land situate in and being a portion of the Northeast 1/4 of Section 6, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 2 as set forth on that certain parcel map for ELMER STODIECK filed for record in the office of the County Recorder of Douglas County, Nevada, on July 21, 1977, as Document No. 11244.

A.P.N. 1220-06-001-002 (Old A.P.N. 25-010-42)

EXCEPTING any portion lying below the ordinary high water mark of the Carson River.

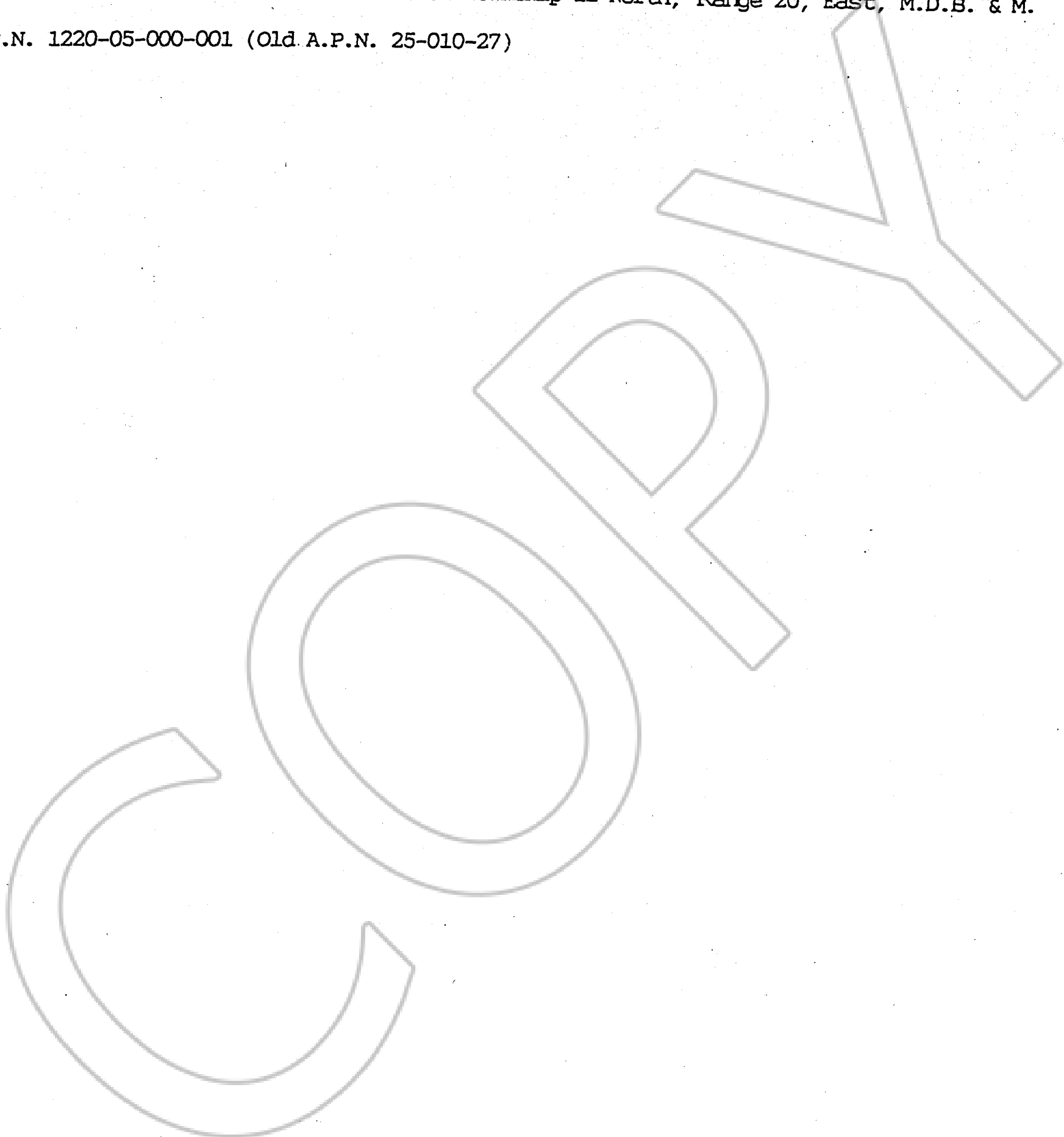
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DESCRIPTION

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

The Northwest Quarter of Section Five of Township 12 North, Range 20, East, M.D.B. & M.

A.P.N. 1220-05-000-001 (Old A.P.N. 25-010-27)



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EXHIBIT B TO GRANT OF EASEMENT

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

PARCEL 1:

Township 13 North, Range 19 East, M.D.B. & M.:

Section 14: Southeast 1/4; East 1/2 of the Southwest 1/4 excepting therefrom the portion of the East 1/2 of the Southwest 1/4 conveyed to CARL KIDMAN and wife, by Deed Recorded May 16, 1951, in Book Z, Page 468. Further excepting all that portion lying within the high water line of the Carson River.

Section 23: East 1/2

Excepting therefrom that portion conveyed to HERMAN H. HERBIG and wife, Recorded November 21, 1964, in Book 27, Page 513, Official Records, Douglas County, Nevada. Further excepting therefrom that portion of Sections 23 and 26 conveyed to ABRAHAM KLAUBER, by Deed, Dated February 17, 1866, and Recorded in Book C of Deeds, Page 290, Douglas County, Nevada Records. Further excepting that portion conveyed to the State of Nevada for Highway purposes by instrument Recorded, June 10, 1946, in Book X of Deeds, Page 511, Douglas County, Nevada Records.

Further excepting any portion lying within the highwater mark of the Carson River.

Section 24: ALL

Excepting therefrom that portion conveyed to the State of Nevada for highway purposes by instrument Recorded, June 10, 1946, in Book X of Deeds, Page 511, Douglas County, Nevada Records.

Further excepting that portion conveyed to MINDEN-GARDNERVILLE SANITATION DISTRICT by Deed Recorded July 26, 1985, in Book 785, Page 2184, as Document No. 120662, Douglas County, Nevada Records. Excepting therefrom any portion lying within the high water mark of the Carson River.

Section 25: ALL

Excepting that portion conveyed to HICKEY BROS., INC., by Deed Recorded April 21, 1978, in Book 478, Page 1364, as Document No. 19895, Douglas County, Nevada Records.

Further excepting any portion lying within the highwater mark of the Carson River.

Section 26: East 1/2; East 1/2 of the Southwest 1/4; Southeast 1/4 of the Northwest 1/4

Excepting that portion conveyed to ERNEST BARTLES, Recorded December 24, 1923, in
(Continued)

EXHIBIT B

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Book R of Deeds, Page 429, Douglas County, Nevada Records.

Further excepting therefrom that portion conveyed to WALTER MULLER and wife, Recorded March 25, 1963, in Book 58, Page 101, Official Records of Douglas County, Nevada.

Further excepting that portion conveyed to P.W. VANSICKLE by Deed Recorded June 11, 1867, in Book C of Deeds, Page 448, Douglas County, Nevada Records.

Further excepting that portion conveyed to MILTON EDWARD BACON, Recorded March 27, 1951, in Book Z of Deeds, Page 432, Douglas County, Nevada Records.

Section 35: East 1/2

Section 36: ALL

Excepting from Sections 23, 25, 26, 35 and 36; Parcel 1 as shown on the Lands Division Map for H.F. DANBERG LAND AND LIVESTOCK CO., Recorded March 30, 1978, in Book 378, Page 1914, as Document No. 19043, Douglas County, Nevada Records.

Also excepting from Section 36; Parcels G-2, and G-1, as shown on the Parcel Map for H.F. DANBERG FARMS, Recorded March 24, 1982, in Book 382, Page 1697, as Document No. 66200 of Official Records.

Further excepting therefrom Parcel D as set forth on Land Division Map for Nevis Industries, Inc., recorded January 23, 1979, in Book 179, Page 1266, Document No. 29278, and more correctly described on Record of Survey recorded March 8, 1995, in Book 395, Page 927, Document No. 357502.

PARCEL 2:

Parcel G-2, H-2 and GH-1, as shown on the Parcel Map for H.F. DANBERG FARMS, Recorded March 24, 1982, in Book 382, Page 1697, as Document No. 66200 of Official Records.

PARCEL 3:

Township 13 North, Range 20 East, M.D.B. & M.:

Section 30: West 1/2

Excepting that portion conveyed to the State of Nevada for highway purposes by Deeds Recorded, February 28, 1919, in Book Q of Deeds, Page 38, April 21, 1919, in Book Q of Deeds, Page 164 and May 27, 1937, in Book U of Deeds, Page 436 and Amended August 30, 1937, in Book U of Deeds, Page 498.

Excepting therefrom a parcel of land, located in the Southwest 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., described as follows:

Commencing at the Southwest corner of Section 31, Township 13 North, Range 20 East, M.D.B. & M., proceed North 17° 57' 04" East, 8213.56 feet to the True Point of Beginning, which is the Northeast corner of the parcel and lies on the Westerly right

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of way line of Nevada State Highway "B" 6+83.78 POT+"L" 0+00.00; Proceed thence South 0° 49' West, 1737.82 feet along said Westerly right of way line, to a point which is the Southeast corner of the parcel; thence North 89° 20' 23" West, 1000.00 feet, to the Southwest corner of the parcel; thence North 0° 49' 02" East, 1747.22 feet, to the Northwest corner of the Parcel; thence South 88° 48' 05" East 1000.00 feet to the Point of Beginning.

Further excepting that portion conveyed to MINDEN-GARDNERVILLE SANITATION DISTRICT, by Deed Recorded, November 20, 1978, in Book 1178, Page 1185, as Document No. 27482, Douglas County, Nevada Records. Further excepting a portion of Parcel H-2, as shown on the Parcel Map for H.F. DANGBERG FARMS, Recorded, March 24, 1982, in Book 382, Page 1697, as Document No. 66200, of Official Records.

Further excepting that portion conveyed to HICKEY BROS. by Deed Recorded, April 21, 1978, in Book 478, Page 1364, as Document No. 19895, Douglas County, Nevada Records; Further excepting any portion lying within the high water mark of the Carson River.

Section 31: West 1/2

Excepting that portion conveyed to the State of Nevada for Highway purposes.

Further excepting Parcel H-2 and GH-1, as shown on the Parcel Map for H.F. DANGBERG FARMS, Recorded, March 24, 1982, in Book 382, Page 1697, as Document No. 66200, of Official Records.

Further excepting any portion lying within the high water mark of the Carson River.

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EXHIBIT C TO GRANT OF EASEMENT

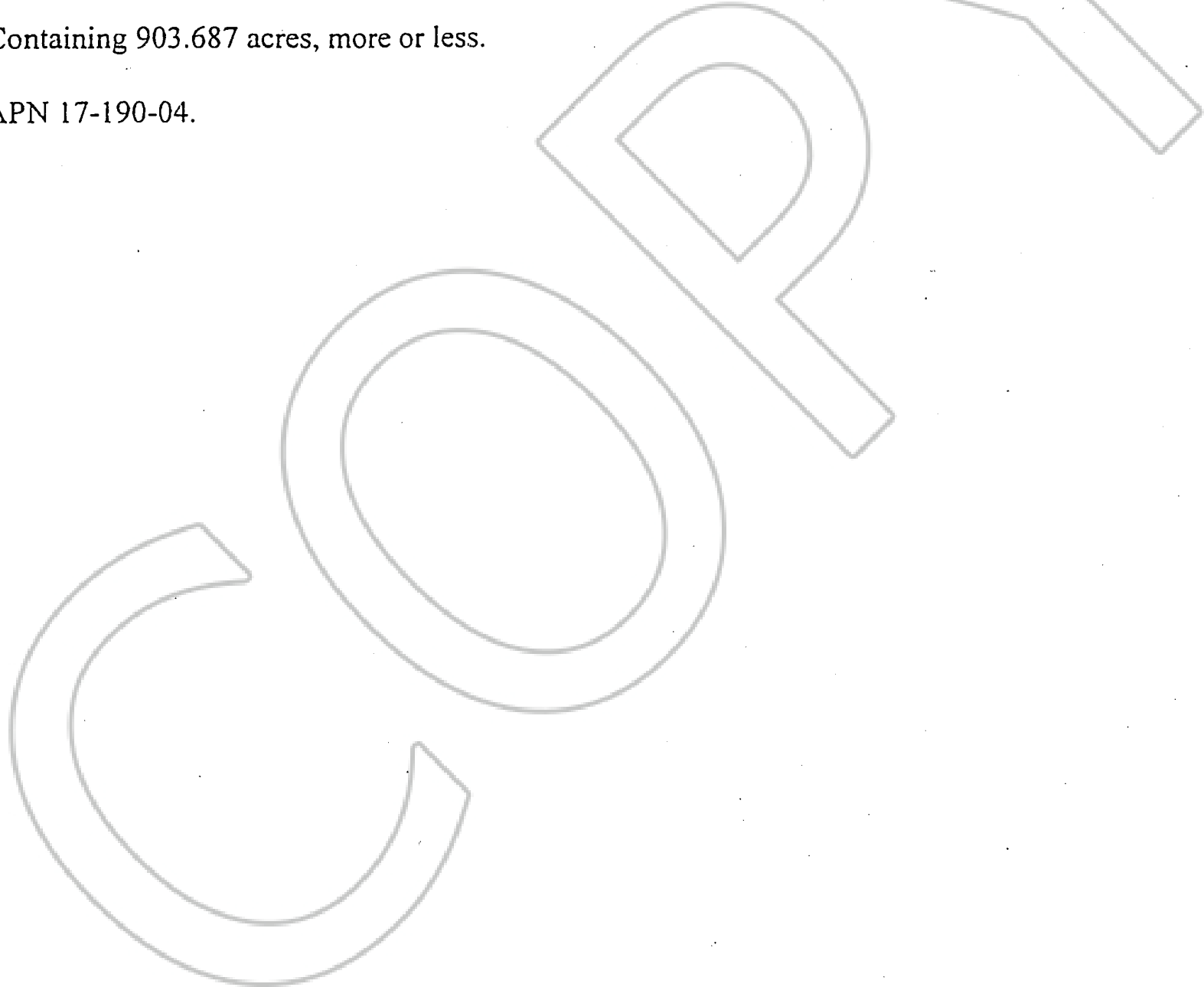
Real property in the County of Douglas, State of Nevada, and specifically described as:

A parcel of land located in a portion of Sections 23, 25, 26, 35 and 36, Township 13 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of the Land Division Map for H.F. Dangberg Land and Livestock Co. recorded in the official records of the County Recorder of Douglas County, Nevada, on 30 March 1978 in Book 378, Page 1914, as Document No. 19093.

Containing 903.687 acres, more or less.

APN 17-190-04.



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Exhibit D

EXHIBIT D TO GRANT OF EASEMENT

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

Township 13 North, Range 19 East, M.D.B.& M.

Section 23:

Irrigated Acres	Place of Use by Subdivisions ¼ of ¼ of Section unless otherwise specified
2.2	SESE, NW corner
6.7	NESE, W strip
13.3	SWSE, N strip
40.0	NWSE
6.7	SENE, W strip
40.0	SWNE
6.6	NWNE, W strip
6.0	SESW, NE corner
17.4	NESW, E strip
23.0	SENE, E strip
28.5	NENE, E strip

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EXHIBIT E TO GRANT OF EASEMENT

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

Township 13 North, Range 19 East, M.D.B. & M:

Section 14:

Irrigated Acres	Place of Use by Subdivisions ¼ of ¼ of Section unless otherwise specified
59.	SW, SE pt. W of Dangberg

Section 13:

Irrigated Acres	Place of Use by Subdivisions ¼ of ¼ of Section unless otherwise specified
5.5	NENW, NW corner

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Exhibit F

**EXHIBIT
IRRIGATION AND DITCH MAINTENANCE EASEMENT**

An easement for irrigation and ditch maintenance purposes over portions of the Northeast one-quarter (NE $\frac{1}{4}$) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, and a portion of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the $\frac{1}{4}$ corner common to Sections 5 and 6, T.12N., R.20E., M.D.M., a found 1" spike in asphalt which bears North 01°00'22" West, 2649.75 feet along the section line from the corner common to Sections 5, 6, 7 and 8, a found 5/8" rebar with aluminum cap PLS 6200;

thence along the line common to said Sections 5 and 6, North 00°25'49" West, 2264.9 feet to an existing fence, the POINT OF BEGINNING;

thence along said existing fence, the following courses:

North 55°34'17" West, 73 feet;
North 47°08'06" West, 236.7 feet;
North 37°07'51" West, 180.7 feet;
South 89°36'01" West, 125.6 feet;

thence North 01°53'55" West, 31 feet;

thence North 05°33'11" East, 97 feet across an existing diversion box;

thence South 84°26'49" East, 22 feet;

thence South 67°22'42" East, 115 feet;

thence along the midpoint of an existing rip-rap slope the following courses:

South 52°54'05" East, 66 feet;
South 37°48'47" East, 58 feet;
South 34°12'37" East, 69 feet;
South 37°26'46" East, 98 feet;
South 47°55'42" East, 124 feet;
South 48°59'27" East, 70 feet, more or less, to a point on said line

common to Sections 5 and 6;

thence along said easterly line, South 00°29'05" East, 9 feet;

thence along the top of an existing rip-rap slope the following courses:

South 48°38'36" East, 38 feet;
South 55°50'08" East, 107 feet;
South 63°52'29" East, 99 feet;
South 70°45'13" East, 119 feet;
South 77°55'53" East, 111 feet;
South 76°36'05" East, 122 feet;
South 83°42'46" East, 96 feet;
South 80°21'45" East, 146 feet;

thence North 13°28'57" East, 14 feet;

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thence along the approximate high water mark of the East Fork Carson River the following courses:

North 88°59'41" East, 51 feet;
North 70°19'10" East, 102 feet;
North 84°11'10" East, 101 feet;
North 79°26'48" East, 196 feet;
North 77°08'04" East, 144 feet;
North 73°33'20" East, 6 feet;
North 85°14'54" East, 156 feet;
South 85°06'45" East, 120 feet;
South 82°22'47" East, 97 feet;

thence South 04°32'53" East, 30.3 feet;

thence along the southerly top of bank of an existing irrigation ditch the following courses:

South 85°27'07" West, 140 feet
South 79°47'31" West, 128 feet;
South 80°47'20" West, 93 feet;
South 77°24'23" West, 112 feet;
South 78°17'16" West, 102 feet;
South 77°37'27" West, 100 feet;
South 77°26'38" West, 95 feet;
South 82°03'26" West, 79 feet;

thence South 13°09'54" East, 29.5 feet;

thence North 84°25'45" West, 139.5 feet, more or less, to an existing fence;

thence along said existing fence the following courses:

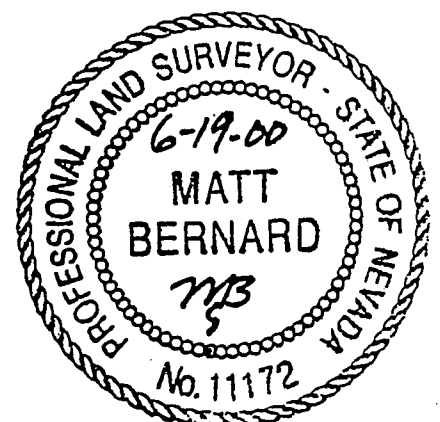
North 84°25'45" West, 154.3 feet;
North 77°43'43" West, 151.4 feet;
North 69°45'40" West, 306.5 feet;
North 63°44'48" West, 142.3 feet;

North 55°34'17" West, 76.9 feet to the POINT OF BEGINNING,

containing 4.18 acres, more or less.

The Basis of Bearing of this description is North 01°00'22" West – the easterly line of the Southeast ¼ of Section 6, T.12N., R.20E., M.D.M., also the westerly right-of-way of Waterloo Lane as shown on the Map of Division Into Large Parcels for Henningsen Nevada Trust recorded December 29, 1995 as Document No. 377762.

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



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EXHIBIT F

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**EXHIBIT
IRRIGATION AND DITCH MAINTENANCE EASEMENT**

An easement over an existing unpaved road for irrigation and ditch maintenance purposes, located within a portion of the Southeast one-quarter (SE¼) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, the centerline of which is more particularly described as follows:

Commencing at the ¼ corner common to Sections 5 and 6, T.12N., R.20E., M.D.M., a found 1" spike in asphalt which bears North 01°00'22" West, 2649.75 feet along the section line from the corner common to Sections 5, 6, 7 and 8, a found 5/8" rebar with aluminum cap PLS 6200;

thence North 10°14'34" West, 2716.9 feet to the POINT OF BEGINNING;

thence North 85°02'14" West, 83 feet along the centerline of an easement sixty six feet (66') wide, being wide thirty three feet (33') wide on both sides at the point of beginning narrowing to fourteen feet (14') wide, being seven feet (7') wide on both sides at the ending of said course;

thence along the centerline of an existing unpaved road, the centerline of an easement fourteen feet (14') wide, being seven feet (7') wide on both sides of the following courses:

North 85°46'29" West, 83 feet;

North 75°56'25" West, 151 feet;

North 59°46'53" West, 97 feet;

North 51°52'30" West, 99 feet;

North 55°34'02" West, 182 feet;

North 60°24'34" West, 178 feet;

North 49°39'59" West, 79 feet;

North 36°54'41" West, 68 feet;

North 37°29'15" West, 179 feet;

North 42°41'03" West, 79 feet;

North 49°37'03" West, 112 feet;

North 54°26'13" West, 94 feet;

North 57°15'59" West, 73 feet;

North 67°03'14" West, 212 feet;

North 71°42'50" West, 115 feet;

North 65°11'21" West, 212 feet;

North 58°11'50" West, 225 feet;

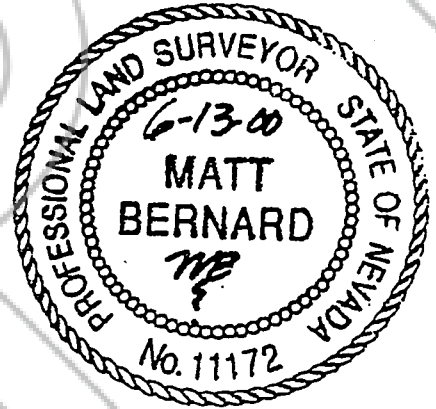
North 63°57'46" West, 218.3 feet, more or less to a point on the easterly right-of-way of State Route 88, the TERMINUS of this description, containing 0.86 acres, more or less.

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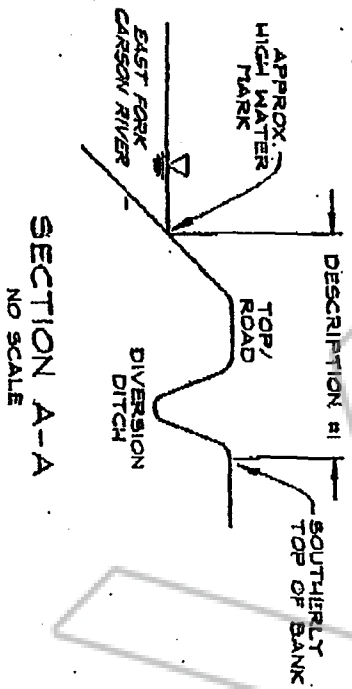
The sidelines of the above-described strip of land shall be extended or shortened to terminate at said easterly right-of-way.

The Basis of Bearing of this description is North $01^{\circ}00'22''$ West – the easterly line of the Southeast $\frac{1}{4}$ of Section 6, T.12N., R.20E., M.D.M., also the westerly right-of-way of Waterloo Lane as shown on the Map of Division Into Large Parcels for Henningsen Nevada Trust recorded December 29, 1995 as Document No. 377762.

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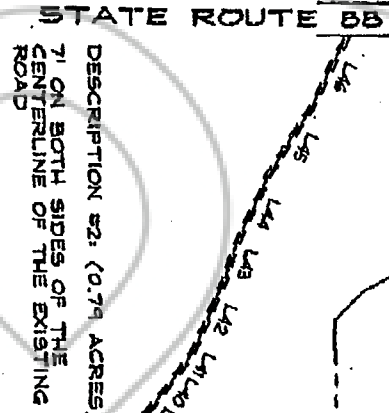


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LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S84°08'54"W	209'	L24	N63°52'54"E	205'
L2	S81°32'47"W	156'	L25	N76°39'54"E	211'
L3	S78°44'38"W	202'	L26	N86°44'42"E	170'
L4	S78°03'23"W	210'	L27	S71°43'12"E	184'
L5	S86°12'04"W	185'	L28	S24°44'52"E	316.42'
L6	N79°37'44"W	217'	CENTERLINE ROAD		
L7	N64°01'34"W	212'	L29	N85°46'24"W	181'
L8	N63°23'24"W	215'	L30	N75°56'26"W	151'
L9	N64°42'03"W	202'	L31	N54°46'53"W	47'
L10	N49°33'01"W	239'	L32	N61°52'30"W	94'
L11	N82°08'56"W	152'	L33	N55°34'02"W	162'
L12	N62°35'54"W	104'	L34	N60°24'34"W	178'
L13	S73°57'10"W	81.8'	L35	N44°39'54"W	79'
L14	N67°42'03"W	86.2'	L36	N86°54'41"W	68'
L15	N04°13'31"E	14'	L37	N87°24'15"W	179'
L16	N77°45'24"E	189.75'	L38	N42°41'03"W	79'
L17	S55°54'55"E	102'	L39	N44°37'03"W	112'
L18	S85°16'39"E	190'	L40	N54°26'13"W	94'
L19	S44°01'30"E	221'	L41	N57°15'59"W	73'
L20	S54°54'56"E	201'	L42	N67°03'14"W	212'
L21	S70°01'31"E	194'	L43	N71°42'50"W	115'
L22	S78°28'12"E	214'	L44	N65°11'21"W	212'
L23	S57°48'14"E	362'	L45	N51°15'01"W	225'
			L46	N63°37'46"W	216.3'



BASIS OF BEARING:
 N01°00'22"W -- THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 6, T.12N., R.20E., M.D.M., ALSO THE WESTERLY RIGHT-OF-WAY OF WATERLOO LANE AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR HENNINGSEN NEVADA TRUST RECORDED 12/29/95 AS DOC. NO. 977162.

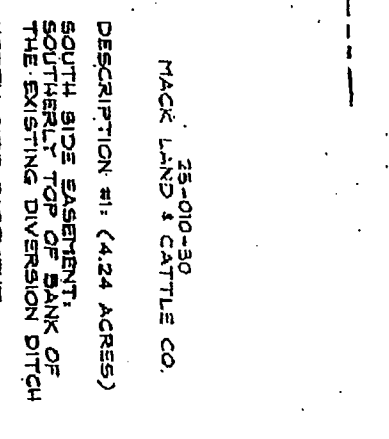


EXHIBIT 'A'
 IRRIGATION AND MAINTENANCE EASEMENTS

1" = 500'

R.O. ANDERSON ENGINEERING, INC.
 34402 EAS. d104
 04/01/99

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Bernie Curtis
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