

1 Case No.: 03CV0130

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DOUGLAS COUNTY
DISTRICT COURT CLERK

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BARBARA REED
CLERK

B. PHENIX
DEPUTY

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

8 JOSEPH C. RAINOLDI and COUNSULARE)
9 CORPORATION, a Nevada Corporation)

10 Plaintiff,

11 v.

LIS PENDENS

12 ANGELO MORALES; DARIUS T.F.)
13 CHUNG; ROBERT G. YOSHIKAWA;)
14 FRANCES E. IMAHARA; LEROY)
15 SHIMIZU; GEORGE M. MATOBA; LOUIE)
16 Y. YAMINISHI; ALLAN T. INOUE; GARY)
17 G. KINOSHITA; PATRICIA CHASSER;)
18 KINGSBURY SUMMIT; JOE COLVIN,)
19 KINGSBURY SUMMIT, LLC; DO)
20 DEFENDANTS I-X; BLACK ENTITIES 1-10;)
21 and all other persons known or unknown)
22 claiming any right, title, estate, lien or interest)
23 in the property described in the complaint)
24 adverse to Plaintiffs' interest, or any cloud)
25 upon Plaintiffs' interest thereto.)

26 Defendants.

27 PLEASE TAKE NOTICE that Plaintiffs have filed an action in the above referenced court
28 against Defendants, which action is now pending. The purpose of the action, among other things,
is to determine the interests of the Plaintiffs and Defendants in the subject real property and to
partition the property in accordance therewith.

The property subject to the above referenced action includes the following:

0575851

BK0503PG02809

BROOKE · SHAW · ZUMPFT
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

BROOKE · SHAW · ZUMPFT
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

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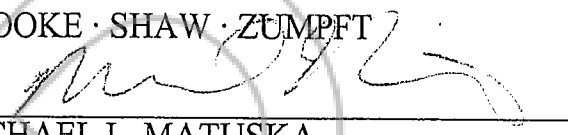
1. That real property located in the County of Douglas, identified as A.P.N. 1319-00-002-029 and further described in *Exhibit 1* attached hereto;

2. That real property located in the County of Douglas, identified as A.P.N. 1319-00-002-028 and further described in *Exhibit 2* attached hereto;

3. That real property located in the County of Douglas, identified as A.P.N. 1319-19-802-007 and further described in *Exhibit 2* attached hereto.

Dated this 1st day of May, 2003.

BROOKE · SHAW · ZUMPFT

By: 
MICHAEL L. MATUSKA
State Bar No. 5711
1590 Fourth Street
Minden, Nevada 89423
Attorney for Plaintiff

f:\uti\Mitigate\pleading\rainoldi\ksd,llc\lis pendens.doc

0575851

BK0503PG02810

Legal Description

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

The West ½ of the southwest ¼ of Section 20, Township 13 North, Range 19 East, M. D. B. & M..

Excepting Therefrom, that portion of Section 20, Township 13 North, Range 19 East, M. D. B. & M., as described in Deed recorded January 26, 1973, in Book 173, Page 671, as Document 63932, Official Records of Douglas County, State of Nevada.

Also excepting therefrom, that portion of Section 20, Township 13 North, Range 19 East, M. D. B. & M., as described in Agreement of Sale recorded July 21, 1970, in Book 77, Page 603, Official Records of Douglas County, State of Nevada.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on May 3, 2001, in Book 0501, Page 0864, as Document No. 0513464, of Official Records.

COPY

0575851
BK0503PG0281, Exhibit 1

Legal Description

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

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1

Those portions of Section 19, 20 and 29 in Township 13 North, Range 19 East, M. D. B. & M., particularly described as follows:

Beginning at a point from which the Section corner common to Sections 19, 20, 29 and 30 in said Township and Range bears South $77^{\circ}04'27''$ East, a distance of 322.01 feet, being a point in roadway and utility easement 60.0 feet in width; thence from the point of beginning and leaving the center line of said easement, North $30^{\circ}59'50''$ West a distance of 146.90 feet; thence North $15^{\circ}14'21''$ West a distance of 135.00 feet to a point on a curve concave to the Northwest, the center of which bears North $15^{\circ}14'21''$ West, having a radius of 530 feet and a central angle of $82^{\circ}03'48''$; thence Northeasterly along said curve an arc distance of 759.26 feet to a point; thence radial to said curve North $82^{\circ}41'51''$ East a distance of 290.00 feet; thence North $71^{\circ}37'41''$ East a distance of 193.75 feet to a point on the centerline of said roadway and utility easement; thence along said centerline the following six (6) courses and distances: (1) South $88^{\circ}12'16''$ East a distance of 97.21 feet; (2) North $51^{\circ}23'44''$ East a distance of 52.10 feet; (3) North $73^{\circ}43'44''$ East a distance of 100.81 feet; (4) South $77^{\circ}11'31''$ East a distance of 107.90 feet; (5) South $62^{\circ}51'24''$ East a distance of 125.60 feet; (6) North $89^{\circ}28'21''$ East a distance of 108.39 feet; thence leaving the centerline of said easement East a distance of 323.00 feet to a point in the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20 in said Township and Range; thence South $00^{\circ}22'47''$ West along the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and along the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29 in said Township and Range a distance of 1,180.00 feet; thence West a distance of 450.00 feet; thence North $15^{\circ}29'55''$ West a distance of 590.27 feet to a point in the centerline of said roadway and utility easement; thence along the centerline of said easement the following five (5) courses and distances: (1) North $84^{\circ}42'24''$ West a distance of 178.18 feet; (2) South $78^{\circ}12'51''$ West a distance of 359.17 feet; (3) South $39^{\circ}16'36''$ West a distance of 229.35 feet; (4) South $63^{\circ}18'51''$ West a distance of 179.75 feet; and (5) North $84^{\circ}53'24''$ West a distance of 180.15 feet to the Point of Beginning.

EXCEPT THEREFROM: However, any portion thereof lying within the boundaries of a roadway and utility easement 60.00 feet in width, hereafter described as Parcel 2; said easement is for the benefit of and appurtenant to the Grantor's remaining property and may be used by any persons who become the owners of said property or any parts or portions thereof.

PARCEL 2:

Together with a non-exclusive right of way 60.0 feet in width for roadway and utility purposes particularly described as follows:

Beginning at the most Easterly terminus of the centerline of Jacks Drive, as shown on the map of Kingsbury Estates Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada on June 6, 1962; thence from the point of beginning and along the centerline of the herein described easement, North $89^{\circ}19'36''$ East a distance of 143.55 feet; thence North $67^{\circ}22'30''$ East a distance of 352.11 feet; thence South $87^{\circ}47'32''$ East a distance of 175.27 feet; thence South $76^{\circ}54'17''$ East a distance of 50.00 feet; thence South $55^{\circ}45'17''$ East a distance of 50.00 feet; thence South $40^{\circ}35'32''$ East a distance of 50.00 feet; thence South $00^{\circ}34'28''$ West a distance of 230.26 feet; thence South $53^{\circ}58'17''$ East a distance of 211.44 feet; thence South $31^{\circ}27'32''$ East a distance of 261.89 feet; thence South $22^{\circ}39'02''$ East a distance of 129.00 feet; thence South $55^{\circ}44'54''$ East a distance of 428.71 feet; thence North $72^{\circ}25'60''$ East a distance of 225.02 feet, to a point in the Southwesterly line of the herein above described Parcel 1; thence continuing along said centerline and along the Southerly line of the

Legal Description - Continued

herein above described Parcel 1, South 84°53'24" East a distance of 180.15 feet; thence North 63°18'51" East a distance of 179.75 feet; thence North 39°16'36" East a distance of 229.35 feet; thence North 78°12'51" East a distance of 359.17 feet; thence South 84°42'24" East a distance of 178.18 feet; thence leaving the boundary of the herein above described Parcel 1 and continuing along said easement centerline South 75°07'09" East a distance of 135.80 feet; thence North 89°48'21" East a distance of 115.69 feet; thence North 41°22'36" East a distance of 95.20 feet; thence North 16°27'59" East a distance of 120.63 feet; thence North 71°37'06" East a distance of 125.46 feet; thence North 26°39'24" West a distance of 205.98 feet; thence North 42°24'39" West a distance of 120.82 feet; thence North 01°18'36" East a distance of 145.72 feet to a point in the Northerly line of the herein above described Parcel 1; thence along the Northerly line of said Parcel 1 and continuing along said easement centerline, South 89°28'21" West a distance of 108.39 feet; thence North 61°51'24" West a distance of 125.60 feet; thence North 77°11'31" West a distance of 107.90 feet; thence South 73°43'44" West a distance of 100.81 feet; thence South 51°23'44" West a distance of 52.10 feet; thence North 88°12'16" West a distance of 97.21 feet to a point ; thence leaving the Northerly line of said Parcel 1 and continuing along said easement centerline North 40°52'01" West a distance of 110.10 feet; thence North 09°31'21" East a distance of 87.99 feet; thence North 28°55'21" East a distance of 86.18 feet; thence North 01°29'59" East a distance of 100.18 feet; thence North 12°16'46" West a distance of 99.98 feet; thence North 24°34'16" West a distance of 72.07 feet; thence North 13°51'31" West a distance of 249.33 feet; thence North 04°33'31" West a distance of 86.35 feet; thence North 47°30'38" West a distance of 68.74 feet; thence North 22°13'08" West a distance of 298.44 feet; thence North 62°29'38" West a distance of 134.15 feet; thence North 84°02'08" West a distance of 142.09 feet; thence North 42°31'38" West a distance of 105.17 feet; thence North 05°14'38" West a distance of 193.63 feet; thence North 72°12'52" East a distance of 77.95 feet; thence North 48°17'51" East a distance of 80.00 feet, more or less, to a point on the Southwesterly right of way line of the proposed new Kingsbury Grade, the termination of said easement.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of DOUGLAS County, Nevada on May 3, 2001, in Book 0501, Page 0860 as Document No. 0513463, of Official Records.

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.

DATE: May 6, 2003
Clerk of the Etc. Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By [Signature] Deputy

REQUESTED BY
Brooke-Shaw-Zumpf
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 MAY -6 PM 3: 12

WERNER CHRISTEN
RECORDER

\$18⁰⁰ PAID AS DEPUTY

SEAL

0575851

Exhibit 2

BK 0503 PG 02813