

REQUESTED BY
FIRST CENTENNIAL TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 AUG -5 PM 3:15

WERNER CHRISTEN
RECORDER

\$ 30.00 PAID BL DEPUTY

APN# 1319-02-000-005 and a portion
of 1319-11-001-006

Recording Requested By

Name First Centennial Title Company

Address 716 N. Carson St., #100

City/State/Zip Carson City, NV 89701

Escrow No. 118114JN

Access and Utility Easement Agreement

(Title of Document)

THIS DOCUMENT IS BEING RE-RECORDED FOR THE PURPOSE
OF REFLECTING THE OWNERSHIP OF SUBJECT PROPERTY
BY ROBERT D. LYELLS AND ADRIAN L. LYELLS

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

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REQUESTED BY
FIRST CENTENNIAL TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JUL 14 PM 2:47

WERNER CHRISTEN
RECORDER

\$59⁰⁰ PAID *KJ* DEPUTY

APN# 1319-02-000-005 and a portion
of 1319-11-001-006

Recording Requested By

Name First Centennial Title Company

Address 716 N. Carson St., #100

City/State/Zip Carson City, NV 89701

Escrow No. 118114JN

THIS DOCUMENT IS EXECUTED IN COUNTER PART

Access and Utility Easement Agreement

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

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APN: 1319-02-000-005 and a portion
of 1319-11-001-006

WHEN RECORDED, RETURN TO:

First Centennial Title Co.
716 N. Carson St., #100
Carson City, NV 89701

Escrow No. 118114JN

ACCESS AND UTILITY EASEMENT AGREEMENT

This Access and Utility Easement Agreement (the "Agreement") is made and entered into as of the 7th day of July, 2003, by and between Little Mondeaux Limousin Corporation, a Nevada corporation ("Little Mondeaux"), Lonnie Perkins and Renae Perkins, husband and wife (referred to collectively as "Perkins"), and Robert D. Lyells and Adrian L. Lyells, husband and wife (referred to collectively as "Lyells"). Little Mondeaux, Perkins, and Lyells are sometimes individually referred to as "Party" and collectively referred to as the "Parties".

This Agreement, which shall be effective on the date it has been executed by all Parties hereto ("Effective Date"), and is made with reference to the following facts and is as follows:

RECITALS

A. Little Mondeaux is the owner of that certain real property located in Douglas County, Nevada that is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Little Mondeaux Parcel").

B. Perkins is the owner of that certain real property located in Douglas County, Nevada that is more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference (the "Perkins Parcel").

C. Lyells is the owner of that certain real property located in Douglas County, Nevada that is more particularly described in **Exhibit C** attached hereto and incorporated herein by this reference (the "Lyells Parcel").

D. The Little Mondeaux Parcel, the Perkins Parcel, and the Lyells Parcel are all members and subject to the jurisdiction of the Little Mondeaux Meadows Association, a Nevada non-profit corporation (the "Association"), which operates pursuant to and in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows, recorded on March 23, 1998 in the office of the County Recorder of Douglas County, Nevada, in Book 0398 at Page 4714 as Document No. 0435462, as amended (the "Declaration").

E. The Parties desire to grant and obtain from one another certain easements over a portion of both the Little Mondeaux Parcel and the Perkins Parcel, such portion being more particularly described in Exhibit D attached hereto and incorporated herein by this reference (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Little Mondeaux, Perkins, and Lyells hereby agree as follows:

AGREEMENT

I. Recitals. The foregoing Recitals are true and correct and are incorporated herein.

II. Grant of Easements.

A. Grants by Little Mondeaux. As of the Effective Date of this Agreement, Little Mondeaux hereby grants and conveys to each of Perkins and Lyells a perpetual, nonexclusive easement over that portion of the Easement Area which is on the Little Mondeaux Parcel for the purposes of constructing and installing an irrigation pipeline, together with necessary improvements associated therewith and for the purpose of using the pipeline for the delivery of irrigation water. Additionally, Little Mondeaux hereby grants and conveys to Perkins and Lyells a perpetual, nonexclusive easement over the portion of the Easement Area on the Little Mondeaux Parcel for the purposes of repairing, replacing, and maintaining, as necessary, said irrigation pipeline and associated improvements; provided, however, that all such repairs, replacements, use, and maintenance shall be conducted only with the approval of the Water Manager (as defined in the Declaration) or if there is no Water Manager, the Board of Directors of the Association, and in accordance with the Declaration and any rules or regulations promulgated by the Association and/or any managing agent employed by the Association. Finally, Little Mondeaux hereby grants and conveys to each of Perkins and Lyells a perpetual, nonexclusive easement over the portion of the Easement Area on the Little Mondeaux Parcel for such access, ingress, and egress as Perkins and/or Lyells may require to engage in the activities mentioned in this Section II(A).

B. Grants by Perkins. As of the Effective Date of this Agreement, Perkins hereby grants and conveys to each of Little Mondeaux and Lyells a perpetual, nonexclusive easement over that portion of the Easement Area which is on the Perkins Parcel for the purposes of constructing and installing an irrigation pipeline, together with necessary improvements associated therewith and for the purpose of using the pipeline for the delivery of irrigation water. Additionally, Perkins hereby grants and conveys to Little Mondeaux and Lyells a perpetual, nonexclusive easement over the portion of the Easement Area on the Perkins Parcel for the purposes of repairing, replacing, and maintaining, as necessary, said irrigation pipeline and associated improvements; provided, however, that all such repairs, replacements, use, and maintenance shall be conducted only with the approval of the Water Manager or if there is no Water Manager, the Board of Directors of the Association, and in accordance with the Declaration and any rules or regulations promulgated by the Association and/or any managing agent employed by the Association. Finally, Perkins hereby grants and conveys to each of Little Mondeaux and Lyells a perpetual, nonexclusive easement over the portion of the Easement Area on the Perkins Parcel for such access, ingress, and egress as Little Mondeaux and/or Lyells may require to engage in the activities mentioned in this Section II(B).

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III. Maintenance. Subject to the limitations below and except as otherwise provided in the Declaration, the owner of the Little Mondeaux Parcel shall provide and be solely responsible for maintenance on the portion of the Easement Area located on the Little Mondeaux Parcel, and the owner of the Perkins Parcel shall provide and be solely responsible for maintenance on the portion of the Easement Area located on the Perkins Parcel. The foregoing maintenance obligations are limited as follows:

(i) Nothing in this Agreement obligates any Party hereto to perform or cause to be performed the initial construction and installation of any irrigation pipeline within the Easement Area. The Party that performs or causes to be performed the initial construction and installation of any irrigation pipeline within the Easement Area shall be solely responsible for all costs related to such construction and installation. Said Party performing such initial construction and installation shall be solely responsible for promptly repairing any damage to the Easement Area occasioned by such Party's installation and construction.

(ii) Once constructed and installed, the maintenance, use, replacement, and repair of any irrigation pipes and/or associated facilities located on the Easement Area, shall be conducted pursuant to and in accordance with the Declaration and any rules or regulations promulgated by the Association and/or the Water Manager.

(iii) Each Party shall be solely responsible for promptly repairing any damage to the Easement Area occasioned by such Party's installation, construction, repair, replacement, use and/or maintenance of any irrigation pipes and/or associated facilities on the Easement Area.

IV. Compliance with Laws. The Parties shall fully comply with (and shall cause all persons acting through or on behalf of the Parties to fully comply with) all laws, ordinances, rules and regulations applicable to the Easement Area and to the Parties use thereof.

V. Indemnity.

(A) Lyells' Indemnity. Lyells shall defend, indemnify and hold Little Mondeaux harmless from and against any and all damages, losses, expenses, costs and liabilities (including, without limitation, all interest, penalties and attorney's fees) based upon or arising out of any claim of personal injury, property damage, or other claim resulting from Lyells' activities on the Easement Area (including construction, installation, use, and maintenance of an irrigation pipeline thereon), except to the extent any such losses, claims, liabilities, costs, damages, expenses and suits and proceedings arise from the negligence or willful misconduct of Little Mondeaux. Lyells shall defend, indemnify and hold Perkins harmless from and against any and all damages, losses, expenses, costs and liabilities (including, without limitation, all interest, penalties and attorney's fees) based upon or arising out of any claim of personal injury, property damage, or other claim resulting from Lyells' activities on the Easement Area (including construction, installation, use, and maintenance of an irrigation pipeline thereon), except to the extent any such losses, claims, liabilities, costs, damages, expenses and suits and proceedings arise from the negligence or willful misconduct of Perkins. In the event that Lyells receives notice of any such claim regarding Lyells' activities on the Easement Area, Lyells shall inform Perkins and Little Mondeaux as soon as possible as provided in this Agreement.

(B) Perkins' Indemnity. Perkins shall defend, indemnify and hold Little Mondeaux harmless from and against any and all damages, losses, expenses, costs and liabilities (including, without limitation, all interest, penalties and attorney's fees) based upon or arising out of any claim of personal injury, property damage, or other claim resulting from Perkins' activities on the Easement Area (including construction, installation, use, and maintenance of an irrigation pipeline thereon), except to the extent any such losses, claims, liabilities, costs, damages, expenses and suits and proceedings arise from the negligence or willful misconduct of Little Mondeaux. In the event that Perkins receives notice of any such claim regarding Perkins' activities on the Easement Area, Perkins shall inform Little Mondeaux as soon as possible as provided in this Agreement.

(C) Little Mondeaux's Indemnity. Little Mondeaux shall defend, indemnify and hold Perkins harmless from and against any and all damages, losses, expenses, costs and liabilities (including, without limitation, all interest, penalties and attorney's fees) based upon or arising out of any claim of personal injury, property damage, or other claim resulting from Little Mondeaux's activities on the Easement Area (including construction, installation, use, and maintenance of an irrigation pipeline thereon), except to the extent any such losses, claims, liabilities, costs, damages, expenses and suits and proceedings arise from the negligence or willful misconduct of Perkins. In the event that Little Mondeaux receives notice of any such claim regarding Little Mondeaux's activities on the Easement Area, Little Mondeaux shall inform Perkins as soon as possible as provided in this Agreement.

VI. Notices. All notices and demands of any kind which either Party hereto may be required or desire to serve upon the other Party under the terms of this Agreement shall be in writing and shall be served upon such other Party (a) by personal service upon such other Party, whereupon service shall be deemed complete, (b) by telecopy, followed by a hard copy mailed the same day, whereupon service shall be deemed completed on the day telecopy was sent, (c) by Federal Express or other recognized overnight delivery service, whereupon service shall be deemed complete the next business day, or (d) by mailing a copy thereof by certified or registered mail, postage prepaid, with return receipt requested, whereupon service shall be deemed complete on the day actual delivery is made, as shown by the addressee's registry or certification receipt or at the expiration of the third day after the date of mailing, whichever first occurs. The addresses to which notices and demands shall be delivered or sent are set forth on the signature page and may be changed from time to time by notice served, as hereinabove provided, by either Party upon the other Party.

VII. Property Taxes and Assessments. The owner of the Little Mondeaux Parcel shall be solely responsible for the payment of all property taxes and assessments charged against the portion of the Easement Area on the Little Mondeaux Parcel. Similarly, the owner of the Perkins Parcel shall be solely responsible for the payment of all property taxes and assessments charged against the portion of the Easement Area on the Perkins Parcel.

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VIII. General Provisions.

A. Easements Appurtenant. The easements granted under this Agreement shall be easements appurtenant to and for the benefit of each of the parcels to which such easements relate.

B. Covenants and Equitable Servitudes. All provisions of this Agreement shall be binding upon the successors and assigns of the Parties and shall be deemed to run with the Little Mondeaux Parcel, the Perkins Parcel, the Lyells Parcel, and the Easement Area as covenants running with the land or as equitable servitudes, as the case may be, and shall constitute benefits and burdens to the Little Mondeaux Parcel, the Perkins Parcel, the Lyells Parcel, and the Easement Area, and to all persons hereafter acquiring or owning any interest in the Little Mondeaux Parcel, the Perkins Parcel, the Lyells Parcel, and the Easement Area, however such interest may be obtained.

C. Modification and Waiver. No claim of waiver, modification, consent or acquiescence with respect to any provision of this Agreement shall be made against any Party except on the basis of a written instrument executed by or on behalf of such Party.

D. No Other Inducement. The making, execution and delivery of this Agreement by the Parties hereto has been induced by no representations, statements, warranties or agreements other than those herein expressed.

E. Construction. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be valid under applicable law, but, if any provision of this Agreement shall be invalid or prohibited thereunder, such provision shall be ineffective to the extent of such prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement. This agreement shall be construed as if all Parties prepared this agreement and any uncertainty and ambiguity shall not be interpreted against any one Party.

F. Paragraph Headings. The heading of the several paragraphs of this Agreement are inserted solely for convenience of reference and are not a part of and are not intended to govern, limit or aid in the construction of any term or provision hereof.

G. Exhibits. All exhibits referred to herein and attached hereto are incorporated as a part hereof.

H. Attorneys' Fees. Should any Party hereto employ an attorney for the purpose of enforcing or construing this Agreement, or any judgment based on this Agreement, in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearing, the prevailing Party shall be entitled to receive from the other Party thereto reimbursement for all attorneys' fees and all costs, including but not limited to service of process, filing fees, court and court reporter costs, investigative costs, expert witness fees, and the cost of any bonds, whether taxable or not. Should any judgment or final order be issued in that proceeding, said reimbursement shall be specified therein.

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I. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada, without giving effect to the choice of law principles of said State.

J. Counterparts. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed an original; such counterparts shall together constitute but one agreement.

K. Time of the Essence. Time is of the essence for the performance of all obligations and the satisfaction of all conditions of this Agreement.

L. Entire Agreement. This Agreement contains the entire agreement between the Parties relating to the transactions contemplated hereby, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged herein.

M. Additional Actions and Documents. The Parties agree to take such additional actions and execute such additional documents as may be necessary or proper to carry out the transactions contemplated by this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

LITTLE MONDEAUX:

LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation

[Signature]
RONALD SIMEX
Its President

PERKINS:

EXECUTED IN COUNTER PART

Lonnie Perkins, a married man

EXECUTED IN COUNTER PART

Renee Perkins, a married woman

LYELLS:

EXECUTED IN COUNTER PART

Robert D. Lyells, a married man

EXECUTED IN COUNTER PART

Adrian L. Lyells, a married woman

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I. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada, without giving effect to the choice of law principles of said State.

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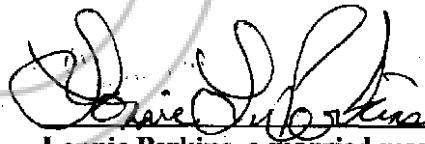
LITTLE MONDEAUX:

LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation

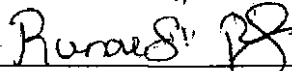
By: EXECUTED IN COUNTER PART

Its: _____

PERKINS:



Lonnie Perkins, a married man



Renae Perkins, a married woman

LYELLS:

EXECUTED IN COUNTER PART

Robert D. Lyells, a married man

EXECUTED IN COUNTER PART

Adrian L. Lyells, a married woman

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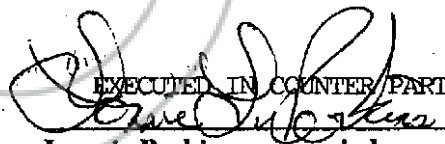
LITTLE MONDEAUX:

LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation

By: EXECUTED IN COUNTER PART

Its: _____

PERKINS:

EXECUTED IN COUNTER PART

Lonnie Perkins, a married man

EXECUTED IN COUNTER PART

Renae Perkins, a married woman

LYELLS:

EXECUTED IN COUNTER PART

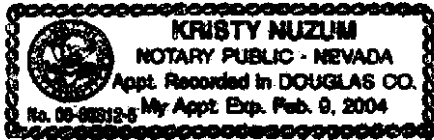
Robert D. Lyells, a married man

EXECUTED IN COUNTER PART

Adrian L. Lyells, a married woman

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 7, 2003, by [Signature] as CEO of Little Mondeaux Limousin Corporation, a Nevada corporation.



[Signature]
Notary Public
My Commission Expires: Feb. 9, 2004

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by Lonnie Perkins, a married man.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by Renae Perkins, a married woman.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by Robert D. Lyells, a married man.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

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STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by _____ as _____ of Little Mondeaux Limousin Corporation, a Nevada corporation.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
CARSON CITY)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 7, 2003, by Lonnie Perkins, a married man.



Jeannie Nabicht
Notary Public
My Commission Expires: 8/14/06

STATE OF NEVADA)
) ss.
CARSON CITY)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 7, 2003, by Renae Perkins, a married woman.



Jeannie Nabicht
Notary Public
My Commission Expires: 8/14/06

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by Robert D. Lyells, a married man.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by _____ as _____ of Little Mondeaux Limousin Corporation, a Nevada corporation.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____, 2003, by Lonnie Perkins, a married man.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

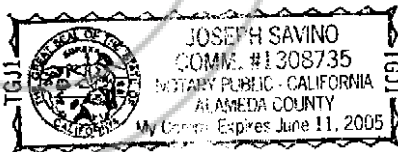
This instrument was acknowledged before me on _____, 2003, by Renae Perkins, a married woman.

NOTARIZED IN COUNTER PART

Notary Public
My Commission Expires: _____

California
~~STATE OF NEVADA~~ *7/11/03*
Alameda) ss.
~~COUNTY OF DOUGLAS~~ *7/11/03*

This instrument was acknowledged before me on July 10, 2003, by Robert D. Lyells, ~~a married man~~ *7/11/03*



Joseph Savino
Notary Public
My Commission Expires: 6/11/05

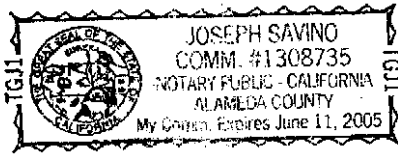
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California
STATE OF NEVADA)
Alameda) ss.
COUNTY OF DOUGLAS)
7/10/03

This instrument was acknowledged before me on July 10, 2003, by Adrian L. Lyells, a married woman.
7/10/03



Joseph Savino
Notary Public
My Commission Expires: 6/11/05

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Exhibit 'A'

212-47-99
02/07/02

**DESCRIPTION
PARCEL 1C**

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

A parcel of land located within portions of Sections 2 and 3, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 1C as shown on that certain Map of Division Into Large Parcels LDA #99-040 for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 499064, containing 40.00 acres, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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Exhibit 1B1

1062-01-03
Revised 06/23/03
05/29/03
Page 1 of 3

**DESCRIPTION
ADJUSTED PARCEL A
(A.P.N. 1319-11-001-006)**

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

A parcel of land located within portions of Sections 2, 3, 10, and 11, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 499064, also being the northeast corner of Parcel A as shown on the Record of Survey to Support a Boundary Line Adjustment between Suzy Bolding and First Regional Bank Custodian FBO for John Emery IRA recorded November 15, 2001 in said office of Recorder as Document No. 527727, the POINT OF BEGINNING;

thence South 00°38'06" East, 937.12 feet to a found 5/8" rebar and cap, PLS 3090;
thence North 87°23'57" West, 2073.33 feet to a found 5/8" rebar and cap, PLS 3090;
thence South 00°05'02" East, 893.84 feet to the southeast corner of said Parcel A;

thence along the boundary of said Parcel A the following courses:

North 89°16'51" West, 596.94 feet;
North 81°42'17" West, 168.34 feet;
North 31°32'05" West, 175.96 feet;
North 02°25'48" West, 411.96 feet;
North 54°23'37" West, 71.46 feet;

thence South 53°51'24" West, 123.36 feet to a point on the easterly line of Parcel 7 as shown on Record of Survey #4 to Accompany a Lot Line Adjustment for Genoa Lakes Venture recorded June 1, 1994 in said office of Recorder as Document No. 338627;

thence along said easterly line of Parcel 7, North 10°25'28" East, 120.10 feet;
thence continuing along said easterly line of Parcel 7, South 78°46'54" East, 419.53 feet to a found 5/8" rebar and cap, PLS 3090, the southwest corner of Parcel 1D as shown on said Little Mondeaux-Limousin-Corporation map;

thence along the boundary of said Parcel 1D the following courses:
North 58°14'46" West, 547.02 feet;

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Exhibit 'B'

1062-01-03
Revised 06/23/03
05/29/03
Page 2 of 3

North 27°24'42" West, 642.56 feet;
North 32°03'29" East, 718.71 feet to a found 5/8" rebar with plastic cap,
PLS 11172;
North 79°27'52" East, 1111.38 feet;
thence leaving said Parcel 1D boundary, South 03°24'42" West, 328.24 feet to a
found 1" iron pipe, no tag;
thence continuing along the boundary of said Parcel 1D the following courses:
North 33°47'31" West, 31.18 feet to a found 1" Iron pipe, no tag;
North 68°52'17" West, 360.34 feet to a found 1" iron pipe, no tag;
South 05°04'44" West, 366.07 feet to a found 1" iron pipe, no tag;
thence along the south line of said Section 2, North 89°54'09" East, 2349.19 feet
to the POINT OF BEGINNING, containing 92.35 acres, more or less.

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

TOGETHER WITH a thirty foot (30') wide easement for private access purposes located
within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo
Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a
found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large
Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the
office of Recorder, Douglas County, Nevada as Document No. 499064;

thence along the south line of said Section 2, South 89°54'09" West, 423.25 feet
to the southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin
Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF
BEGINNING;

thence continuing along said south line of Section 2 and the south line of said
Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap,
PLS 11172 per said Little Mondeaux Limousin Corporation map;

thence North 01°30'06" West, 208.24 feet to a found 1" iron pipe, no tag;

thence North 03°24'42" East, 49.62 feet;

thence South 33°47'31" East, 48.20 feet;

thence South 01°30'06" East, 187.65 feet;

thence North 89°54'09" East, 1505.18 feet to a point on the east line of said
Parcel 1D;

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Exhibit 'B'

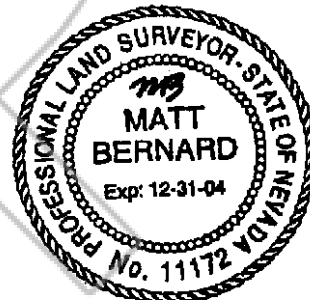
1062-01-03
Revised 06/23/03
05/29/03
Page 3 of 3

thence along said east line, South 00°24'23" East, 30.00 feet to the POINT OF BEGINNING, containing 52,258 square feet, more or less.

The Basis of Bearing of this description is North 89°35'37" East, the north line of said Parcel 1D as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation, Document No. 499064.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



6-24-03

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Exhibit 'c'

1062-01-03
05/29/03
Page 1 of 2

**DESCRIPTION
ADJUSTED PARCEL 1D
(A.P.N. 1319-02-000-005)**

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 Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 499064;

thence along the south line of said Section 2, South 89°54'09" West, 423.25 feet to the southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF BEGINNING;

thence continuing along said south line of Section 2 and the south line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map;

thence North 01°30'06" West, 208.24 feet to a found 1" iron pipe, no tag;

thence North 03°24'42" East, 328.24 feet to a point on the north line of said Parcel 1D;

thence along said north line of Parcel 1D, North 79°27'52" East, 177.48 feet to a found 5/8" rebar with plastic cap, PLS 11172;

thence continuing along said north line of Parcel 1D, North 89°35'37" East, 1342.00 feet to the northeast corner of said Parcel 1D, a found 5/8" rebar with plastic cap, PLS 11172;

thence along the east line of said Parcel 1D, South 00°24'23" East, 575.20 feet to the POINT OF BEGINNING, containing 20.00 acres, more or less.

RESERVING THEREFROM a thirty foot (30') wide easement for private access purposes located within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large

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Exhibit 'c'

1062-01-03
05/29/03
Page 2 of 2

Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 499064;

thence along the south line of said Section 2, South 89°54'09" West, 423.25 feet to the southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF BEGINNING;

thence continuing along said south line of Section 2 and the south line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map;

thence North 01°30'06" West, 208.24 feet to a found 1" iron pipe, no tag;

thence North 03°24'42" East, 49.62 feet;

thence South 33°47'31" East, 48.20 feet;

thence South 01°30'06" East, 187.65 feet;

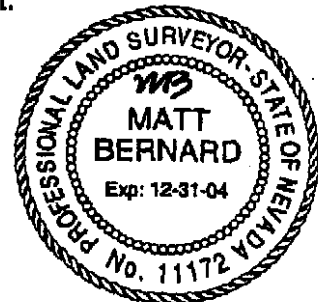
thence North 89°54'09" East, 1505.18 feet to a point on the east line of said Parcel 1D;

thence along said east line, South 00°24'23" East, 30.00 feet to the POINT OF BEGINNING, containing 52,258 square feet, more or less.

The Basis of Bearing of this description is North 89°35'37" East, the north line of said Parcel 1D as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation, Document No. 499064.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



6-12-03

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Exhibit 'b'

DESCRIPTION
20' WIDE IRRIGATION PIPELINE AND MAINTENANCE EASEMENT
(Over Portions A.P.N. 1319-02-000-004 and 1319-02-000-005)

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

A twenty-foot (20') wide strip of land for irrigation pipeline and maintenance purposes located within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the south one-quarter corner of Section 2, T.13N., R.19E., M.D.M., a found 5/8" rebar and cap, PLS 3090, as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 499064;

thence along the south line of said Section 2, South 89°54'09" West, 423.25 feet to the southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172;

thence continuing along said south line of Section 2 and the south line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map;

thence North 01°30'06" West, 208.24 feet to a found 1" iron pipe, no tag;

thence North 03°24'42" East, 307.63 feet to a point twenty feet southerly of and parallel with the north line of said Parcel 1D, the POINT OF BEGINNING;

thence along a line twenty feet southerly of and parallel with said north line of Parcel 1D, South 79°27'52" West, 266.01 feet;

thence WEST, 325.67 feet;

thence NORTH, 20.00 feet;

thence EAST, 323.82 feet to a point on said north line of Parcel 1D;

thence along said north line of Parcel 1D, North 79°27'52" East, 269.14 feet;

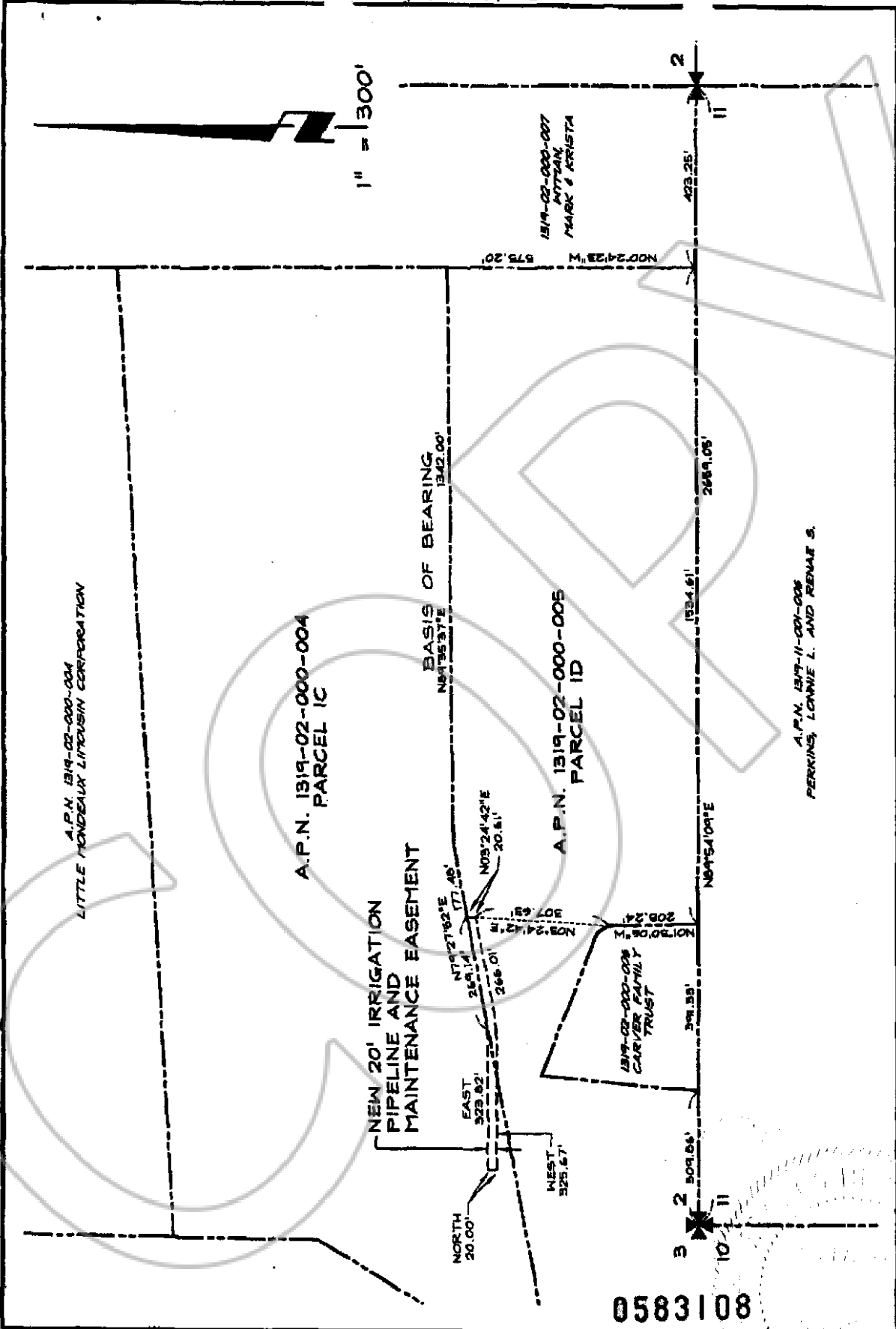
thence South 03°24'42" West, 20.61 feet to the POINT OF BEGINNING, containing 11,846 square feet, more or less.

The Basis of Bearing of this description is North 89°35'37" East, the north line of said Parcel 1D as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation, Document No. 499064.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

Exhibit 'D'



A.P.N. 1319-02-000-004
LITTLE MONSIEUX L'ITROUSIN CORPORATION

A.P.N. 1319-02-000-004
PARCEL 1C

BASIS OF BEARING
N94°55'37\"/>

A.P.N. 1319-02-000-005
PARCEL 1D

A.P.N. 1319-02-000-007
MARK & KRISTA

NEW 20' IRRIGATION
PIPELINE AND
MAINTENANCE EASEMENT

0583108

A.P.N. 1317-11-001-006
PERKINS, LONNIE L. AND REBEA S.

Anderson
ENGINEERING INC
1605 ESTERHALL AVENUE / POST OFFICE BOX 2274
PRIMROSE, NEVADA 89001
PHONE: (775) 790-2923 / FAX: (775) 790-7004
WEB SITE: WWW.ANDERSONENG.COM

EXHIBIT
20' IRRIGATION PIPELINE AND MAINTENANCE EASEMENT
SECTION 2, T.13N., R.19E., M.D.M.

05/24/03
106201EXH.dwg

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COPY

SEAL

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 16th day of

July 2003

By: Gloria Burrnell
Deputy Recorder

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