

62-

APN: 1419-26-001-011

**WHEN RECORDED, MAIL TO:**

R O Anderson Engineering, Inc.  
Attn: Robert O. Anderson  
P.O. Box 2229  
Minden, Nevada 89423

REQUESTED BY  
Anderson Eng  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 FEB -3 PM 12: 04

WERNER CHRISTEN  
RECORDER

\$62.00 PAID KJ DEPUTY

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**Grant of Private Access and Private Irrigation Easement  
(#OS10)**

This Grant of Private Access and Private Irrigation Easement is made as of the 2 day of February, 2004, by and between Little Mondeaux Limousin Corporation, a Nevada corporation ("Grantor") and Little Mondeaux Limousin Corporation, a Nevada corporation ("Grantee") with reference to the following facts and is as follows:

A. Grantor is the owner of the property comprising the servient estate, which real property is situate in Douglas County, Nevada, and is more particularly described in **Exhibit "A"** hereto (the "Property").

B. Grantor desires to grant a private access and private irrigation easement to Grantee as more particularly set forth below.

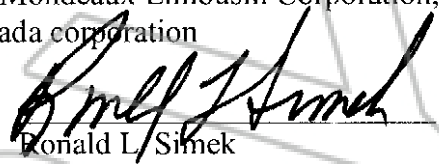
NOW, THEREFORE, for valuable consideration, Grantor hereby grants to Grantee a perpetual non-exclusive easement over, across and through that portion of the Property more particularly described in **Exhibit "B"** hereto ("Easement Area"), which Easement Area is depicted on **Exhibit "C"** hereto, for (i) pedestrian and vehicular ingress and egress to and from that certain real property more particularly described on **Exhibit "D"** hereto (the "Benefited Property"); (ii) private irrigation purposes, including, without limitation, the installation, construction, repair, maintenance, and replacement of private irrigation improvements within the Easement Area, such as, without limitation, pipelines, pumps, and other facilities used for private irrigation, and (iii) the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guards, and so forth. Said private access and private irrigation easement shall be appurtenant to the Property and the Benefited Property.

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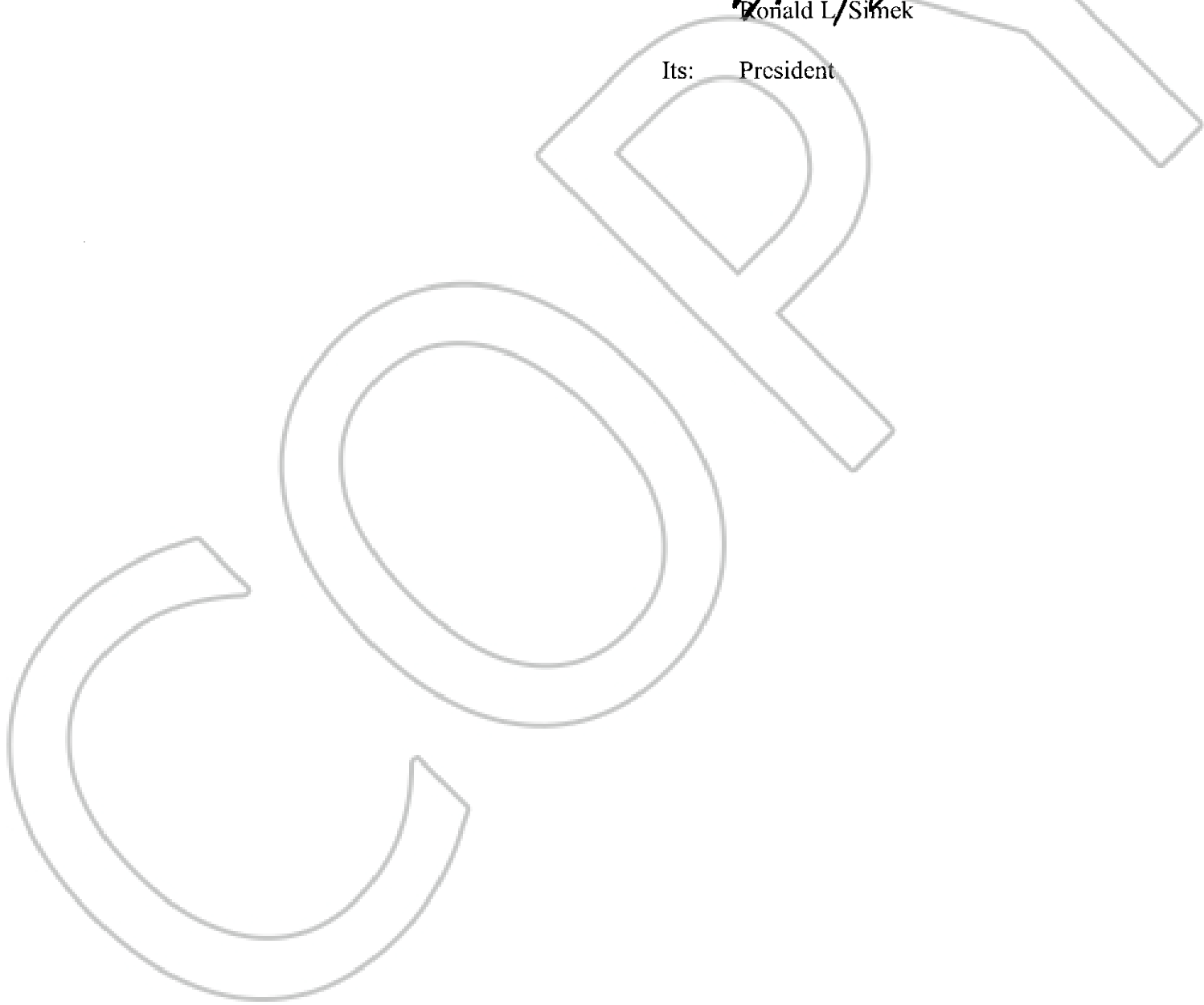
IN WITNESS WHEREOF this Grant of Private Access and Private Irrigation Easement is executed as of the date first written above.

**Grantor:**

Little Mondeaux Limousin Corporation,  
a Nevada corporation

By:   
Ronald L. Simek

Its: President

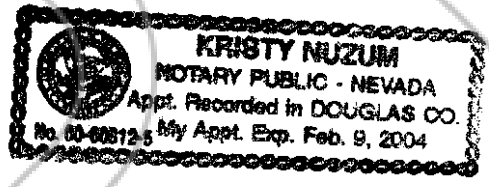


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STATE OF NEVADA     )  
                                  ) ss.  
County of Douglas     )

This instrument was acknowledged before me on February 2, 2004, by Ronald L. Simek as President of Little Mondeaux Limousin Corporation, a Nevada corporation.

*Kristy Nuzum*  
Notary Public  
My Commission Expires: Feb. 9, 2004

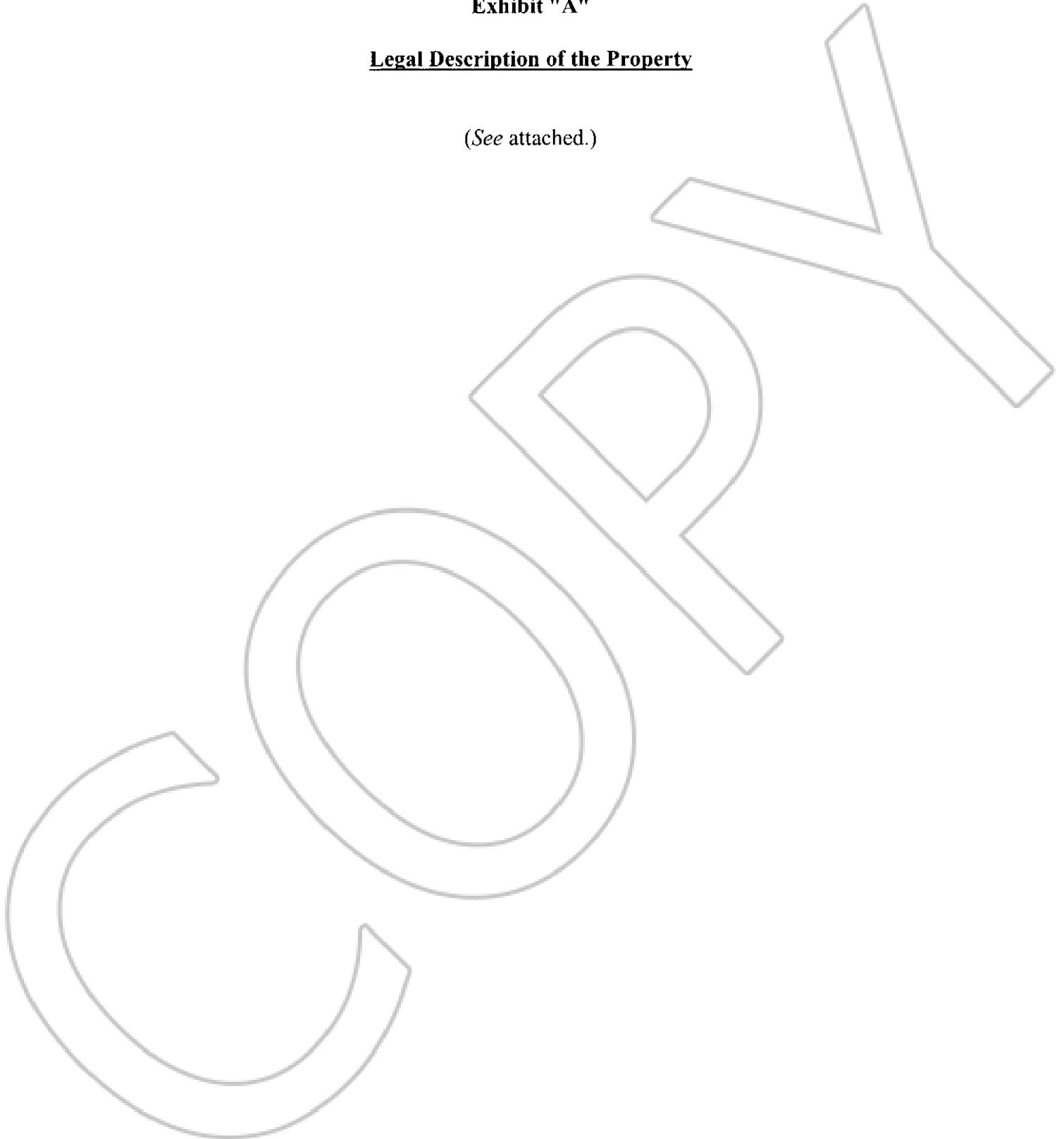


*COPIES*

**Exhibit "A"**

**Legal Description of the Property**

*(See attached.)*



**DESCRIPTION**  
**ADJUSTED PARCEL 13**  
**(Golf Course Parcel East of Jacks Valley Road)**  
**(Adjusted APN 1419-26-001-008)**

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 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Section 26, T.14N., R.19E., M.D.M., a found 1985 BLM aluminum cap;

thence along the north line of the Northeast one-quarter of said Section 26, South 89°23'01" West, 1214.31 feet to the northeasterly corner of Adjusted Parcel 13 as shown on the Record of Survey To Support A Boundary Line Adjustment for Little Mondeaux Limousin Corporation recorded November 19, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 528042, the POINT OF BEGINNING;

thence South 00°47'05" East, 348.48 feet;

thence South 09°12'15" West, 218.82 feet;

thence South 20°35'43" West, 511.70 feet;

thence South 09°02'13" West, 509.32 feet;

thence South 01°32'53" East, 259.09 feet;

thence South 12°47'00" West, 122.02 feet;

thence South 35°25'53" West, 97.72 feet;

thence South 31°37'39" West, 144.92 feet;

thence South 15°52'14" West, 178.30 feet;

thence South 34°46'24" West, 157.97 feet;

thence South 26°56'42" West, 50.45 feet;

thence South 85°40'19" West, 247.60 feet;

thence South 20°49'13" West, 48.02 feet;

thence South 03°08'25" West, 147.40 feet;

thence South 07°40'40" West, 158.95 feet;

thence South 01°10'07" West, 77.78 feet;

thence South 66°20'53" East, 109.21 feet;

thence along the arc of a curve to the left, radial to the preceding course, having a radius of 845.00 feet, central angle of 04°40'12", arc length of 68.87 feet, and chord bearing and distance of South 21°19'01" West, 68.85 feet;

thence along the arc of a reverse curve to the right, having a radius of 655.00 feet, central angle of 34°12'23", arc length of 391.04 feet, and chord bearing and distance of South 36°05'07" West, 385.26 feet;

thence South 53°11'18" West, 114.45 feet;

thence along the arc of a tangent curve to the left, having a radius of 195.00 feet, central angle of 44°35'16", arc length of 151.75 feet, and chord bearing and distance of South 30°53'40" West, 147.95 feet;

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thence along the arc of a non-tangent curve to the right, having a radius of 705.00 feet, central angle of 21°05'46", arc length of 259.58 feet, and chord bearing and distance of North 71°35'19" West, 258.11 feet;

- thence North 61°02'26" West, 131.35 feet;
- thence North 24°52'01" East, 13.22 feet;
- thence North 19°23'04" East, 171.74 feet;
- thence North 03°46'32" West, 197.43 feet;
- thence North 38°59'28" East, 81.06 feet;
- thence North 27°18'20" East, 276.85 feet;
- thence North 08°17'50" East, 165.97 feet;
- thence North 04°16'47" West, 148.36 feet;
- thence North 06°55'50" East, 136.91 feet;
- thence North 19°17'56" East, 186.39 feet;
- thence North 33°08'08" East, 429.91 feet;
- thence North 52°31'26" East, 75.60 feet;
- thence North 04°45'49" East, 72.25 feet;
- thence South 85°58'00" East, 156.39 feet;
- thence North 72°38'46" East, 134.10 feet;
- thence North 00°49'28" West, 139.01 feet;
- thence North 09°09'18" East, 490.24 feet;
- thence North 13°05'16" East, 322.37 feet;
- thence North 36°06'40" East, 151.01 feet;
- thence North 04°28'02" East, 64.20 feet;
- thence North 87°38'15" West, 1018.87 feet;
- thence South 02°47'34" West, 164.20 feet;
- thence South 27°42'34" East, 761.31 feet;
- thence South 06°04'32" West, 406.28 feet;
- thence North 85°50'25" West, 441.16 feet;
- thence North 27°44'33" West, 500.54 feet;
- thence North 32°42'17" West, 564.49 feet;
- thence North 25°09'33" West, 291.67 feet;
- thence North 44°17'34" West, 57.28 feet;
- thence North 82°47'09" West, 79.63 feet;
- thence South 43°49'51" West, 173.28 feet;
- thence South 03°47'48" East, 437.96 feet;
- thence South 20°39'49" East, 187.03 feet;
- thence South 53°46'09" East, 612.77 feet;
- thence South 40°09'10" East, 414.48 feet;
- thence South 21°14'02" West, 326.06 feet;
- thence South 11°07'15" East, 738.98 feet;
- thence South 09°21'11" East, 172.29 feet;
- thence South 47°43'35" West, 297.32 feet;
- thence North 77°33'12" West, 227.34 feet;
- thence North 59°58'00" West, 73.93 feet;
- thence North 37°01'19" West, 377.00 feet;

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thence North  $17^{\circ}15'57''$  West, 774.92 feet;  
thence North  $28^{\circ}22'32''$  West, 311.42 feet;  
thence South  $83^{\circ}19'32''$  West, 94.64 feet;  
thence South  $26^{\circ}23'05''$  West, 1033.27 feet;  
thence South  $57^{\circ}24'21''$  East, 61.94 feet;  
thence South  $23^{\circ}52'20''$  West, 837.66 feet;  
thence South  $61^{\circ}20'53''$  East, 110.54 feet;  
thence North  $48^{\circ}02'52''$  East, 849.67 feet;  
thence along the arc of a curve to the right, non-tangent to the preceding course,  
having a radius of 75.00 feet, central angle of  $46^{\circ}12'44''$ , arc length of 60.49 feet, and  
chord bearing and distance of South  $23^{\circ}06'22''$  East, 58.87 feet;  
thence SOUTH, 163.85 feet;  
thence along the arc of a tangent curve to the left, having a radius of 125.00 feet,  
central angle of  $59^{\circ}14'14''$ , arc length of 129.24 feet, and chord bearing and distance of  
South  $29^{\circ}37'07''$  East, 123.56 feet;  
thence South  $59^{\circ}14'14''$  East, 87.21 feet;  
thence South  $57^{\circ}20'21''$  East, 880.17 feet;  
thence North  $35^{\circ}35'28''$  East, 339.97 feet;  
thence South  $65^{\circ}39'24''$  East, 100.47 feet;  
thence South  $24^{\circ}20'36''$  West, 75.82 feet;  
thence South  $51^{\circ}56'07''$  West, 670.00 feet;  
thence South  $38^{\circ}03'53''$  East, 121.52 feet;  
thence South  $51^{\circ}55'58''$  West, 587.60 feet;  
thence along the arc of a tangent curve to the left, having a radius of 1030.00 feet,  
central angle of  $07^{\circ}02'56''$ , arc length of 126.72 feet, and chord bearing and distance of  
South  $48^{\circ}24'30''$  West, 126.64 feet;  
thence South  $44^{\circ}53'02''$  West, 121.21 feet;  
thence North  $45^{\circ}06'58''$  West, 135.24 feet;  
thence South  $51^{\circ}15'37''$  West, 301.87 feet;  
thence North  $45^{\circ}06'58''$  West, 21.93 feet;  
thence along the arc of a tangent curve to the left, having a radius of 180.00 feet,  
central angle of  $24^{\circ}25'37''$ , arc length of 76.74 feet, and chord bearing and distance of  
North  $57^{\circ}19'47''$  West, 76.16 feet;  
thence North  $69^{\circ}32'35''$  West, 146.50 feet;  
thence North  $01^{\circ}10'36''$  East, 247.76 feet;  
thence North  $20^{\circ}36'55''$  West, 153.45 feet;  
thence North  $69^{\circ}02'25''$  West, 145.37 feet;  
thence South  $04^{\circ}36'59''$  West, 102.89 feet;  
thence along the arc of a radial curve to the left, having a radius of 80.00 feet,  
central angle of  $31^{\circ}53'22''$ , arc length of 44.53 feet, and chord bearing and distance of  
South  $78^{\circ}40'18''$  West, 43.95 feet;  
thence North  $27^{\circ}16'23''$  West, 101.99 feet;  
thence South  $46^{\circ}12'29''$  West, 280.14 feet;  
thence South  $43^{\circ}47'31''$  East, 200.46 feet;  
thence along the arc of a tangent curve to the left, having a radius of 180.00 feet,

central angle of 25°45'04", arc length of 80.90 feet, and chord bearing and distance of South 56°40'03" East, 80.22 feet;  
thence South 69°32'35" East, 174.89 feet;  
thence along the arc of a tangent curve to the right, having a radius of 25.00 feet, central angle of 89°03'51", arc length of 38.86 feet, and chord bearing and distance of South 25°00'40" East, 35.07 feet;  
thence South 19°31'16" West, 135.80 feet;  
thence South 76°39'18" West, 281.81 feet;  
thence North 58°47'44" West, 370.94 feet;  
thence North 43°54'17" West, 170.09 feet;  
thence North 45°59'09" West, 257.68 feet to a point on the easterly line of Jacks Valley Road, said point bears North 21°17'11" East, 3507.00 feet from the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936;  
thence along said easterly line of Jacks Valley Road the following three courses;  
thence North 21°17'11" East, 3383.63 feet;  
thence along the arc of a tangent curve to the left, having a radius of 2630.00 feet, central angle of 19°06'03", arc length of 876.77 feet, and chord bearing and distance of North 11°44'09" East, 872.72 feet;  
thence North 02°11'08" East, 444.77 feet to a point on the north line of the Northwest one-quarter of said Section 26, said point bears South 16°32'56" East, 5.36 feet from a found witness corner 1985 BLM aluminum cap;  
thence along said north line of the Northwest one-quarter of Section 26, North 89°22'26" East, 1486.06 feet to the north one-quarter corner of said Section 26, a found 1985 BLM aluminum cap;  
thence along the north line of the Northeast one-quarter of said Section 26, North 89°23'01" East, 1418.68 feet to a found 1985 BLM aluminum cap, the POINT OF BEGINNING, containing 210.24 acres, more or less.

**SUBJECT TO** a portion of that certain non-exclusive private access easement as described below that affects a portion of said Parcel 13:

DESCRIPTION  
EASEMENT #1

50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

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Commencing at a point on the easterly line of Jacks Valley Road also being a point on the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M., from which a found witness corner 1985 BLM aluminum cap bears North 16°32'56" West, 5.36 feet and from which the north one-quarter corner of said Section 26, a found 1985 BLM aluminum cap bears North 89°22'26" East, 1486.06 feet;

thence along said easterly line of Jacks Valley Road South 02°11'08" West, 25.03 feet to the POINT OF BEGINNING;

thence parallel to and offset 25.00 feet from said north line of the Northwest one-quarter of Section 26 North 89°22'26" East, 1487.29 feet;

thence parallel to and offset 25.00 feet from the north line of the Northeast one-quarter of said Section 26 North 89°23'01" East, 1443.75 feet;

thence South 00°47'05" East, 325.60 feet;

thence South 09°12'15" West, 223.50 feet;

thence South 20°35'43" West, 511.67 feet;

thence South 09°02'13" West, 372.38 feet;

thence South 72°38'46" West, 451.74 feet to the terminus of this description.

**AND SUBJECT TO** a portion of that certain non-exclusive private access easement as described below that affects a portion of said Parcel 13:

DESCRIPTION  
EASEMENT #2

50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the southwest corner of Section 26, T.14N., R.19E., M.D.M.;

thence along said easterly line of Jacks Valley Road North 21°17'11" East, 5624.78 feet to the POINT OF BEGINNING;

thence South 57°24'21" East, 901.15 feet;

thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East;

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thence South, 163.85 feet;  
thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14", arc length of 103.39 feet, and chord bearing South 29°37'07" East;  
thence South 59°14'14" East, 87.62 feet;  
thence South 57°20'21" East, 299.51 feet;  
thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48", arc length of 162.87 feet, and chord bearing North 73°32'45" East;  
thence North 24°25'51" East, 166.00 feet;  
thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East;  
thence North 59°13'52" East, 94.39 feet;  
thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44", arc length of 72.14 feet, and chord bearing North 86°47'14" East;  
thence South 65°39'24" East, 403.40 feet;  
thence North 24°52'01" East, 62.44 feet;  
thence North 19°23'04" East, 165.42 feet;  
thence North 03°46'32" West, 200.60 feet to the terminus of this description.

**AND SUBJECT TO** a portion of that certain non-exclusive private access easement as described below that affects a portion of said Parcel 13:

DESCRIPTION  
EASEMENT #5 (Prior #3)  
50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within portions of Sections 26, 27, and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the northwest corner of Section 35, Township 14 North,

Range 19 East, Mount Diablo Meridian;

thence along the easterly line of Jacks Valley Road North 21°17'11" East, 3824.96 feet to the POINT OF BEGINNING;

thence South 48°04'14" East, 137.81 feet;

thence South 67°56'54" East, 136.45 feet;

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thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 408.02 feet;  
thence South 69°32'35" East, 488.75 feet;  
thence South 45°22'30" East, 538.44 feet;  
thence South 33°32'36" East, 651.56 feet;  
thence South 48°38'31" East, 411.00 feet;  
thence South 24°30'27" East, 181.95 feet;  
thence South 44°27'16" West, 169.89 feet;  
thence South 75°08'00" East, 662.33 feet;  
thence North 85°16'59" East, 346.54 feet;  
thence North 61°34'17" East, 459.01 feet;  
thence North 34°22'26" East, 306.36 feet;  
thence South 79°02'24" East, 532.81 feet;  
thence North 86°15'01" East, 745.21 feet;  
thence North 43°11'41" East, 321.95 feet;  
thence North 54°28'57" East, 341.00 feet;  
thence North 00°10'00" East, 335.73 feet;  
thence South 89°50'00" East, 43.66 feet to the terminus of this description.

**AND SUBJECT TO** a portion of that certain non-exclusive private access easement as described below that affects a portion of said Parcel 13:

DESCRIPTION  
EASEMENT #6 (Prior #4)  
50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within portions of Sections 26, 27, and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936, said point bears South

32°55'56" West, 2868.09 feet from the northwest corner of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian;

thence along the easterly line of Jacks Valley Road North 21°17'11" East, 3824.96 feet to the POINT OF BEGINNING;

thence South 48°04'14" East, 137.81 feet;

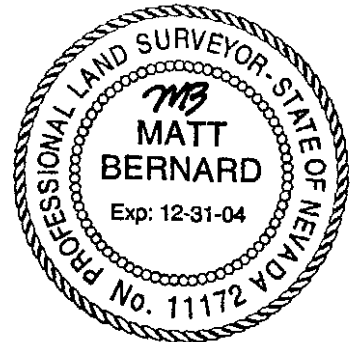
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thence South 67°56'54" East, 136.45 feet;  
thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 408.02 feet;  
thence South 69°32'35" East, 488.75 feet;  
thence South 45°22'30" East, 538.44 feet;  
thence South 33°32'36" East, 651.56 feet;  
thence South 48°38'31" East, 411.00 feet;  
thence South 24°30'27" East, 181.95 feet;  
thence South 44°27'16" West, 307.50 feet;  
thence South 00°39'05" West, 154.48 feet;  
thence South 30°05'03" East, 737.69 feet to the terminus of this description.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) 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.

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



6-6-03

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**Exhibit "B"**

**Legal Description of Easement Area**

*(See attached.)*



**DESCRIPTION  
EASEMENT 'OS10'  
50' WIDE PRIVATE ACCESS, PRIVATE IRRIGATION  
AND PUBLIC UTILITY EASEMENT  
(Over Parcel 13, A.P.N. 1419-26-001-011)**

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

A fifty-foot (50') wide strip of land for private access, private irrigation and public utility purposes located within portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying 25 feet (25') on both sides of the following described centerline:

Commencing at the southwest corner of Parcel 13 as shown on the Record of Survey to Support a Boundary Line Adjustment for Little Mondeaux Limousin Corporation recorded June 30, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 581895, a point on the easterly right-of-way of Jacks Valley Road;

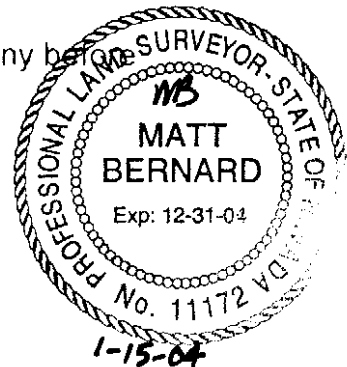
thence along said easterly right-of-way of Jacks Valley Road, North 21°17'11" East, 317.96 feet to the POINT OF BEGINNING;  
thence South 48°04'14" East, 137.81 feet;  
thence South 67°56'54" East, 136.45 feet;  
thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 173.27 feet to a point on the westerly boundary of Parcel 18 as shown on said Record of Survey, the TERMINUS of this description, containing 28,176 square feet, more or less.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said easterly right-of-way of Jacks Valley Road and said westerly boundary of Parcel 18.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) 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.

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

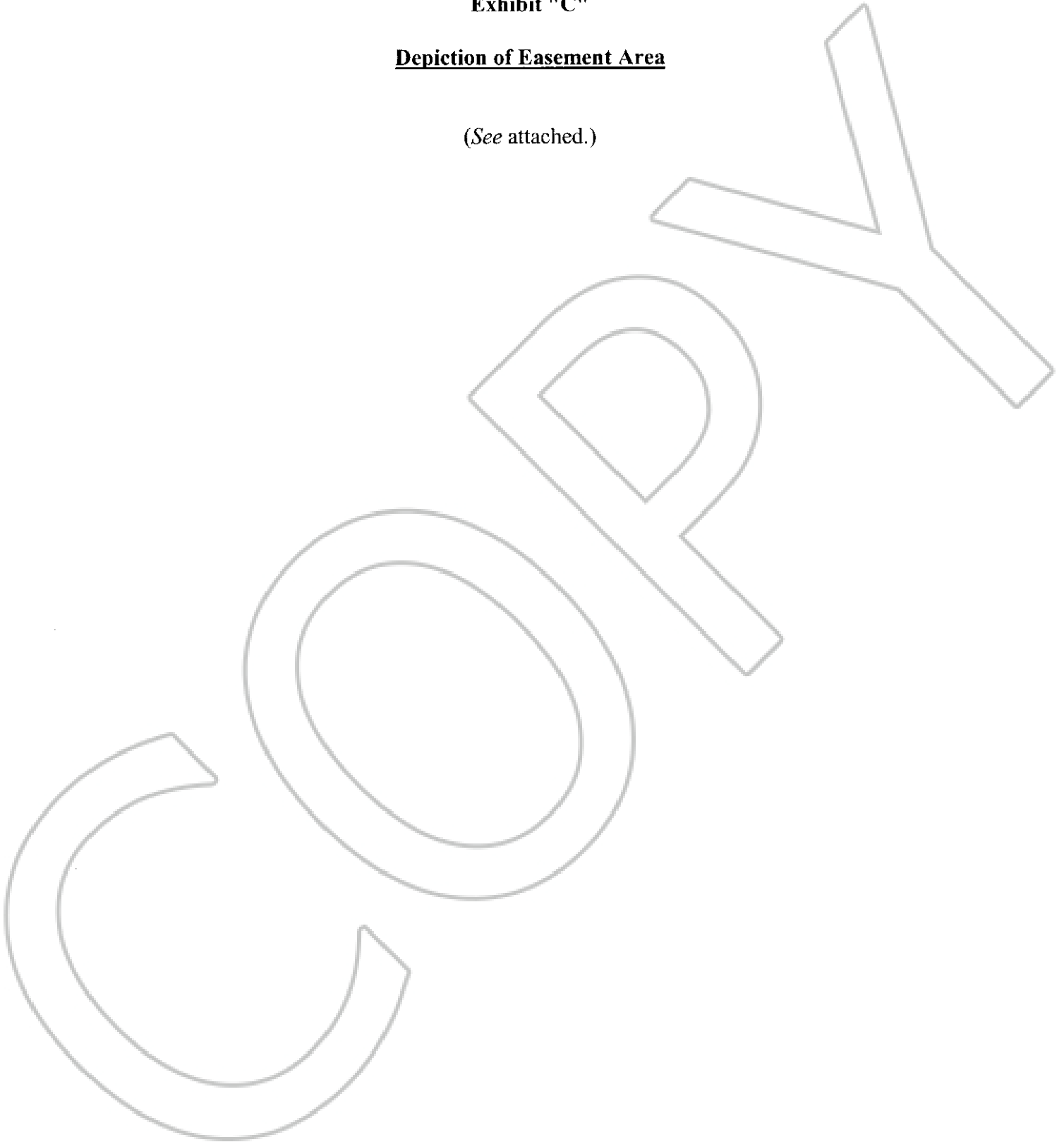
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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Minden, Nevada 89423

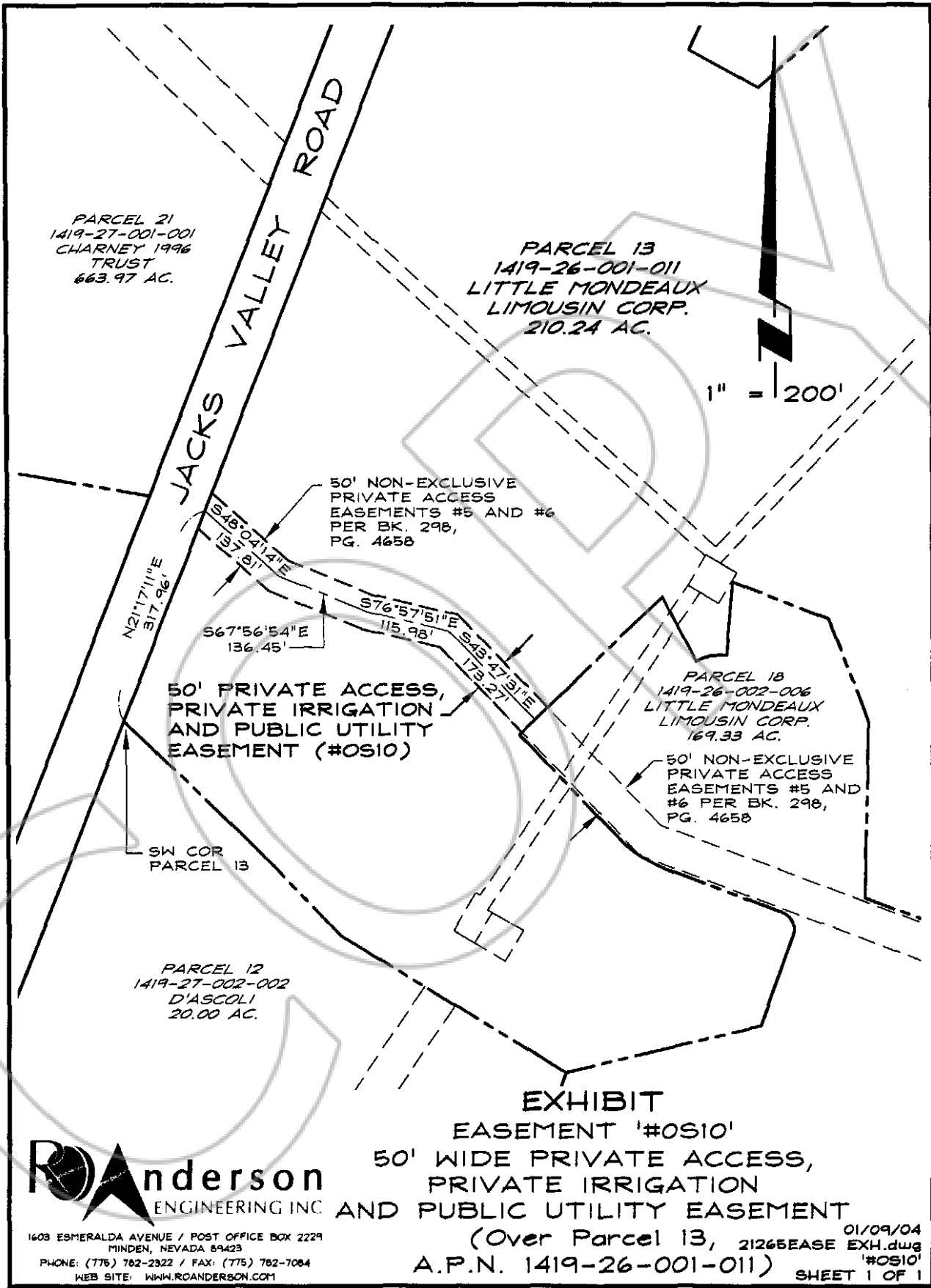


**Exhibit "C"**

**Depiction of Easement Area**

*(See attached.)*





PARCEL 21  
1419-27-001-001  
CHARNEY 1996  
TRUST  
663.97 AC.

PARCEL 13  
1419-26-001-011  
LITTLE MONDEAUX  
LIMOUSIN CORP.  
210.24 AC.

1" = 200'

50' NON-EXCLUSIVE  
PRIVATE ACCESS  
EASEMENTS #5 AND #6  
PER BK. 298,  
PG. 4658

50' PRIVATE ACCESS,  
PRIVATE IRRIGATION  
AND PUBLIC UTILITY  
EASEMENT (#OS10)

PARCEL 18  
1419-26-002-006  
LITTLE MONDEAUX  
LIMOUSIN CORP.  
169.33 AC.

50' NON-EXCLUSIVE  
PRIVATE ACCESS  
EASEMENTS #5 AND  
#6 PER BK. 298,  
PG. 4658

SW COR  
PARCEL 13

PARCEL 12  
1419-27-002-002  
D'ASCOLI  
20.00 AC.

**EXHIBIT**  
**EASEMENT '#OS10'**  
**50' WIDE PRIVATE ACCESS,**  
**PRIVATE IRRIGATION**  
**AND PUBLIC UTILITY EASEMENT**  
**(Over Parcel 13, 21265EASE EXH.dwg**  
**A.P.N. 1419-26-001-011) SHEET 1 OF 1**

**RoAnderson**  
ENGINEERING INC.  
1608 ESMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

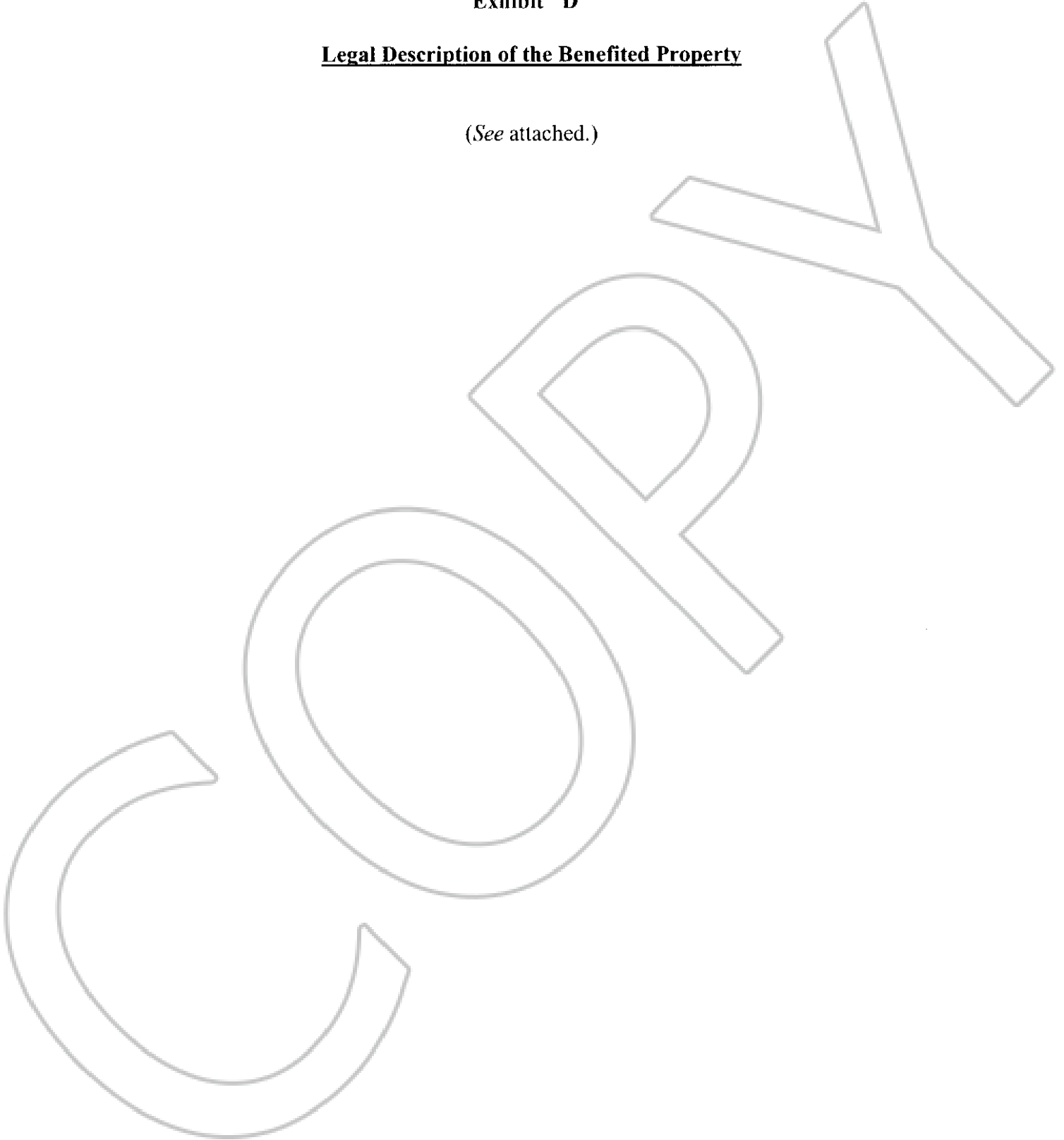
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**Exhibit "D"**

**Legal Description of the Benefited Property**

*(See attached.)*



**DESCRIPTION  
ADJUSTED PARCEL 18  
(Adjusted APN 1419-26-001-010)**

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 26 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Section 26, T.14N., R.19E., M.D.M., a found 1985 BLM aluminum cap;

thence along the east line of the Northeast one-quarter of said Section 26, South 00°04'53" East, 269.72 feet to the POINT OF BEGINNING;

thence continuing along said east line of the Northeast one-quarter of Section 26, South 00°04'53" East, 1094.52 feet;

thence South 51°26'53" West, 219.93 feet;

thence South 38°11'59" West, 424.00 feet;

thence South 29°10'40" West, 414.00 feet;

thence South 15°07'40" West, 675.92 feet;

thence South 35°39'20" West, 505.84 feet;

thence South 45°22'49" West, 706.31 feet;

thence South 38°34'43" West, 626.26 feet;

thence South 51°53'41" West, 482.90 feet;

thence South 41°10'42" West, 338.61 feet;

thence South 35°43'23" West, 376.02 feet;

thence South 25°50'26" West, 167.39 feet;

thence South 08°54'41" West, 160.62 feet;

thence South 49°36'30" West, 204.88 feet;

thence South 31°14'30" West, 247.40 feet;

thence South 56°53'34" West, 245.97 feet;

thence North 48°38'31" West, 229.63 feet;

thence North 33°32'36" West, 484.68 feet;

thence South 54°46'21" West, 1347.68 feet;

thence North 59°50'51" West, 353.71 feet;

thence North 19°31'16" East, 1002.90 feet;

thence North 76°39'18" East, 281.81 feet;

thence North 19°31'16" East, 135.80 feet;

thence along the arc of a tangent curve to the left, having a radius of 25.00 feet, central angle of 89°03'51", arc length of 38.86 feet, and chord bearing and distance of North 25°00'40" West, 35.07 feet;

thence North 69°32'35" West, 174.89 feet;

thence along the arc of a tangent curve to the right, having a radius of 180.00 feet, central angle of 25°45'04", arc length of 80.90 feet, and chord bearing and distance of North 56°40'03" West, 80.22 feet;

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thence North 43°47'31" West, 200.46 feet;  
thence North 46°12'29" East, 280.14 feet;  
thence South 27°16'23" East, 101.99 feet;  
thence along the arc of a radial curve to the right, having a radius of 80.00 feet,  
central angle of 31°53'22", arc length of 44.53 feet, and chord bearing and distance of  
North 78°40'18" East, 43.95 feet;  
thence radial to the preceding curve, North 04°36'59" East, 102.89 feet;  
thence South 69°02'25" East, 145.37 feet;  
thence South 20°36'55" East, 153.45 feet;  
thence South 01°10'36" West, 247.76 feet;  
thence South 69°32'35" East, 146.50 feet;  
thence along the arc of a tangent curve to the right, having a radius of 180.00  
feet, central angle of 24°25'37", arc length of 76.74 feet, and chord bearing and distance  
of South 57°19'47" East, 76.16 feet;  
thence South 45°06'58" East, 21.93 feet;  
thence North 51°15'37" East, 301.87 feet;  
thence South 45°06'58" East, 135.24 feet;  
thence North 44°53'02" East, 121.21 feet;  
thence along the arc of a tangent curve to the right, having a radius of 1030.00  
feet, central angle of 07°02'56", arc length of 126.72 feet, and chord bearing and  
distance of North 48°24'30" East, 126.64 feet;  
thence North 51°55'58" East, 587.60 feet;  
thence North 38°03'53" West, 121.52 feet;  
thence North 51°56'07" East, 670.00 feet;  
thence North 24°20'36" East, 75.82 feet;  
thence North 65°39'24" West, 246.20 feet;  
thence North 24°20'36" East, 162.52 feet;  
thence North 65°39'24" East, 174.24 feet;  
thence North 24°52'01" East, 75.19 feet;  
thence South 61°02'26" East, 131.35 feet;  
thence along the arc of a tangent curve to the left, having a radius of 705.00 feet,  
central angle of 21°05'46", arc length of 259.58 feet, and chord bearing and distance of  
South 71°35'19" East, 258.11 feet;  
thence along the arc of a non-tangent curve to the right, having a radius of  
195.00 feet, central angle of 44°35'16", arc length of 151.75 feet, and chord bearing and  
distance of North 30°53'40" East, 147.95 feet;  
thence North 53°11'18" East, 114.45 feet;  
thence along the arc of a tangent curve to the left, having a radius of 655.00 feet,  
central angle of 34°12'23", arc length of 391.04 feet, and chord bearing and distance of  
North 36°05'07" East, 385.26 feet;  
thence along the arc of a reverse curve to the right, having a radius of 845.00  
feet, central angle of 04°40'12", arc length of 68.87 feet, and chord bearing and distance  
of North 21°19'01" East, 68.85 feet;  
thence North 66°20'53" West, 109.21 feet;  
thence North 01°10'07" East, 77.78 feet;

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thence North 07°40'40" East, 158.95 feet;  
thence North 03°08'25" East, 147.40 feet;  
thence North 20°49'13" East, 48.02 feet;  
thence North 85°40'19" East, 247.60 feet;  
thence North 26°56'42" East, 50.45 feet;  
thence North 34°46'24" East, 157.97 feet;  
thence North 15°52'14" East, 178.30 feet;  
thence North 31°37'39" East, 144.92 feet;  
thence North 35°25'53" East, 97.72 feet;  
thence North 12°47'00" East, 122.02 feet;  
thence North 01°32'53" West, 259.09 feet;  
thence North 09°02'13" East, 358.27 feet;  
thence North 57°07'56" East, 1724.65 feet to the POINT OF BEGINNING,  
containing 169.33 acres, more or less.

**TOGETHER WITH** that certain non-exclusive private access easement as described below:

DESCRIPTION  
EASEMENT #1  
50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a point on the easterly line of Jacks Valley Road, also being a point on the north line of the Northwest one-quarter of Section 26, T.14N., R.19E., M.D.M., from which a found witness corner 1985 BLM aluminum cap bears North 16°32'56" West, 5.36 feet and from which the north one-quarter corner of said Section 26, a found 1985 BLM aluminum cap bears North 89°22'26" East, 1486.06 feet;  
thence along said easterly line of Jacks Valley Road South 02°11'08" West, 25.03 feet to the POINT OF BEGINNING;  
thence parallel to and offset 25.00 feet from said north line of the Northwest one-quarter of Section 26 North 89°22'26" East, 1487.29 feet;  
thence parallel to and offset 25.00 feet from the north line of the Northeast one-quarter of said Section 26 North 89°23'01" East, 1443.75 feet;  
thence North 89°22'26" East, 1487.29 feet;  
thence North 89°23'01" East, 1443.75 feet;  
thence South 00°47'05" East, 325.60 feet;

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thence South 09°12'15" West, 223.50 feet;  
thence South 20°35'43" West, 511.67 feet;  
thence South 09°02'13" West, 372.38 feet;  
thence South 72°38'46" West, 451.74 feet to the terminus of this description.

**SUBJECT TO** that portion of said easement as described above that affects a portion of said Parcel 18.

**TOGETHER WITH** that certain non-exclusive private access easement as described below:

DESCRIPTION  
EASEMENT #2

50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the southwest corner of Section 26, T.14N., R.19E., M.D.M.;

thence along said easterly line of Jacks Valley Road North 21°17'11" East, 5624.78 feet to the POINT OF BEGINNING;  
thence South 57°24'21" East, 901.15 feet;  
thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East;  
thence South, 163.85 feet;  
thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14", arc length of 103.39 feet, and chord bearing South 29°37'07" East;  
thence South 59°14'14" East, 87.62 feet;  
thence South 57°20'21" East, 299.51 feet;  
thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48", arc length of 162.87 feet, and chord bearing North 73°32'45" East;  
thence North 24°25'51" East, 166.00 feet;  
thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East;

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thence North 59°13'52" East, 94.39 feet;  
thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44", arc length of 72.14 feet, and chord bearing North 86°47'14" East;  
thence South 65°39'24" East, 403.40 feet;  
thence North 24°52'01" East, 62.44 feet;  
thence North 19°23'04" East, 165.42 feet;  
thence North 03°46'32" West, 200.60 feet to the terminus of this description.

**AND TOGETHER WITH** that certain non-exclusive private access easement as described below:

DESCRIPTION  
EASEMENT #5 (Prior #3)  
50' Wide Non-Exclusive Private Access Easement

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

A fifty foot (50') wide easement for access purposes located within portions of Sections 26, 27, and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the northwest corner of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian;

thence along the easterly line of Jacks Valley Road North 21°17'11" East, 3824.96 feet to the POINT OF BEGINNING;  
thence South 48°04'14" East, 137.81 feet;  
thence South 67°56'54" East, 136.45 feet;  
thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 408.02 feet;  
thence South 69°32'35" East, 488.75 feet;  
thence South 45°22'30" East, 538.44 feet;  
thence South 33°32'36" East, 651.56 feet;  
thence South 48°38'31" East, 411.00 feet;  
thence South 24°30'27" East, 181.95 feet;  
thence South 44°27'16" West, 169.89 feet;  
thence South 75°08'00" East, 662.33 feet;  
thence North 85°16'59" East, 346.54 feet;  
thence North 61°34'17" East, 459.01 feet;  
thence North 34°22'26" East, 306.36 feet;



thence South 79°02'24" East, 532.81 feet;  
thence North 86°15'01" East, 745.21 feet;  
thence North 43°11'41" East, 321.95 feet;  
thence North 54°28'57" East, 341.00 feet;  
thence North 00°10'00" East, 335.73 feet;  
thence South 89°50'00" East, 43.66 feet to the terminus of this description.

**SUBJECT TO** that portion of said Easement #5 as described above that affects a portion of said Parcel 18.

**AND SUBJECT TO** a portion of that certain non-exclusive private access easement as described below that affects a portion of said Parcel 18:

**DESCRIPTION**  
**EASEMENT #6 (Prior #4)**  
**50' Wide Non-Exclusive Private Access Easement**

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

A fifty foot (50') wide easement for access purposes located within portions of Sections 26, 27, and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the easterly line of Jacks Valley Road, the northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the northwest corner of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian;

thence along the easterly line of Jacks Valley Road North 21°17'11" East, 3824.96 feet to the POINT OF BEGINNING;  
thence South 48°04'14" East, 137.81 feet;  
thence South 67°56'54" East, 136.45 feet;  
thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 408.02 feet;  
thence South 69°32'35" East, 488.75 feet;  
thence South 45°22'30" East, 538.44 feet;  
thence South 33°32'36" East, 651.56 feet;  
thence South 48°38'31" East, 411.00 feet;  
thence South 24°30'27" East, 181.95 feet;  
thence South 44°27'16" West, 307.50 feet;

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thence South 00°39'05" West, 154.48 feet;  
thence South 30°05'03" East, 737.69 feet to the terminus of this description.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) 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.

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



6-6-03