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

This instrument prepared for,
and after recording return to:

2004 AUG -6 AM 10:19

WERNER CHRISTEN
RECORDER

✓ Sherry Wagner
MDG Nevada, Inc.
6900 South McCarran Blvd., Suite 1010
Reno, Nevada 89509

58 PAID kg DEPUTY

Above Space Reserved for Recording Information

**DECLARATION ESTABLISHING
RECIPROCAL COVENANTS AND EASEMENTS
(Irrigation and Domestic Water & Sanitary Sewer Systems)**

This Declaration Establishing Reciprocal Covenants and Easements ("**this Declaration**") is made and entered into as of the 5 day of August, 2004, by and among JAMES CANYON, LLC, a Nevada limited liability company ("**James Canyon**"), and LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation ("**Little Mondeaux**" and, together with James Canyon, "**Declarants**").

RECITALS

A. James Canyon is the developer of a certain subdivision situated in the County of Douglas, State of Nevada, commonly known as "Canyon Creek Estates", which is more particularly described on **Exhibit A-1** hereto ("**Canyon Creek Estates**").

B. James Canyon has sold certain of the lots within Canyon Creek Estates (collectively, the "**Sold Estates Lots**"), and is the owner of the remaining portion of Canyon Creek Estates, which is more particularly described on **Exhibit A-2** hereto (the "**James Canyon Land**").

C. Little Mondeaux is the owner of the real property (the "**Little Mondeaux Land**") described on **Exhibit B** hereto, which is situated in the County of Douglas, State of Nevada.

D. Canyon Creek Estates and the Little Mondeaux Land each consist of multiple parcels (each a "**Parcel**" and in the plural "**Parcels**"). Canyon Creek Estates includes a Parcel which has been subdivided into thirty-eight (38) lots (on which the Sold Estates Lots are located) and a Parcel for which a forty-two (42) lot subdivision is being planned. The Little Mondeaux Land includes, as designated and described on **Exhibit B** hereto, a Parcel which has

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been subdivided into forty-four (44) lots and Parcels known as Remainder Parcel 1, Remainder Parcel 2, and Parcels 10, 13, 14, 16, 17, 19 and 22.

E. Canyon Creek Estates and the Little Mondeaux Land have been planned for and developed heretofore pursuant to a unitary conception as a single project consisting of related and mutually supporting elements such as residential areas, tourist commercial areas, a golf course with its ancillary clubhouse, and common infrastructure facilities such as a water system, sanitary sewer system, and storm water drainage system. The existing and future development of Canyon Creek Estates and the Little Mondeaux Land is sometimes hereinafter called the "**Project**". James Canyon and Little Mondeaux acknowledge that the common infrastructure facilities associated with the Project jointly benefit and serve multiple Parcels within the Project and that James Canyon and Little Mondeaux intend, and anticipate that their respective successors and assigns (including buyers of one or more Parcels) also will intend, compatibly with one another and beneficially for the Project, either to develop, operate and market their respective Parcels for income or to hold their respective Parcels for investment. In connection therewith, James Canyon and Little Mondeaux wish to enter into certain covenants and agreements and to declare certain reciprocal easements in, to, over, under, through and across the James Canyon Land and the Little Mondeaux Land.

NOW, THEREFORE, in consideration of the foregoing Recitals, the covenants and agreements hereinafter set forth and in furtherance of the Declarants' understandings, James Canyon and Little Mondeaux agree as follows.

AGREEMENTS

1. **Definitions.**

"**County**" shall mean the County of Douglas, State of Nevada.

"**Irrigation System**" shall mean the irrigation system for any Project golf course(s), the facilities constituting which system are described narratively on **Exhibit C-1** hereto and legally on **Exhibit C-2** hereto, located or to be located on the James Canyon Land and/or the Little Mondeaux Land.

"**Person**" shall mean any individual, partnership, firm, association, corporation, trust, or any other form of business or government entity.

"**Sanitary Sewer System**" shall mean the sanitary sewer collection system for the Project and related appurtenances presently installed or installed at any time in the future on or within Canyon Creek Estates and/or the Little Mondeaux Land, including as part of said system any facilities and improvements located outside the boundaries of Canyon Creek Estates and the Little Mondeaux Land necessary for connecting the portions of the system on Canyon Creek Estates and/or the Little Mondeaux Land (at or after such time as a definitive agreement with the County pertaining to sanitary sewer service is executed by James Canyon and Little Mondeaux or their successors and assigns) to a municipal sanitary sewer system operated by the County, all as necessary to collect and deliver sanitary sewage generated within the Project to sewage processing facilities owned and operated by the County. The facilities and improvements which

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constitute said system are described narratively on Exhibit D-1 hereto and legally on Exhibit D-2 hereto.

“**Shared Facilities Agreement**” shall mean that certain written agreement entitled *Shared Facilities and Easement Agreement* to be entered into by and among James Canyon, Little Mondeaux, Genoa Developer Associates, LLC, a Nevada limited liability company, Genoa Land Investors, LLC, a Nevada limited liability company, Genoa Golf Investors, LLC, a Nevada limited liability company, Canyon Creek Estates Homeowners Association, a Nevada non-profit corporation, and Canyon Creek Meadows Homeowners Association, a Nevada non-profit corporation, which agreement will be placed of record after the date hereof.

“**System**” and “**Systems**” shall mean, respectively, any of the Irrigation System, the Sanitary Sewer System and the Water System, either individually as the context shall make applicable or all three thereof collectively.

“**Water System**” shall mean the domestic water collection and distribution system for the Project and related appurtenances presently installed or installed at any time in the future on or within Canyon Creek Estates and/or the Little Mondeaux Land, including as part of said system any facilities and improvements located outside the boundaries of Canyon Creek Estates and the Little Mondeaux Land necessary for connecting the portions of the domestic water system on Canyon Creek Estates and/or the Little Mondeaux Land (at or after such time as a definitive agreement with the County pertaining to domestic water service is executed by James Canyon and Little Mondeaux or their successors and assigns) to a municipal domestic water system operated by the County, all as necessary to collect, provide and distribute domestic water to users within the Project. The facilities and improvements which constitute said system are described narratively on Exhibit E-1 hereto and legally on Exhibit E-2 hereto.

2. **Declaration of Reciprocal Easements.** James Canyon and Little Mondeaux, as their interests appear, hereby declare for the benefit of the Little Mondeaux Land and Canyon Creek Estates, as the dominant tenements, perpetual non-exclusive easements for the Irrigation System, the Sanitary Sewer System and the Water System over, across, under and through those portions of the James Canyon Land and the Little Mondeaux Land as servient tenements where (a) existing facilities and improvements for the Irrigation System, the Sanitary Sewer System and the Water System are presently located and (b) are installed at any time in the future, in locations pre-approved by the owner(s) of the servient tenements as more particularly set forth in the Shared Facilities Agreement, in order to provide irrigation water service, sanitary sewer service and/or domestic water service for the Project. The foregoing grant of easements does and shall include (i) the rights of ingress and egress as necessary on, over and across the James Canyon Land and the Little Mondeaux Land to reach the facilities and improvements which constitute the Irrigation System, the Sanitary Sewer System and the Water System and (ii) the right to install, construct, use, operate, repair, maintain, renovate, replace and reasonably relocate the facilities constituting said Systems.

3. **Access.** To the extent any Person is entitled to exercise a right of ingress and/or egress pursuant to the grant of reciprocal easements which this Declaration effects, such

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Person, so far as practically possible, shall utilize public streets, private roads, rights of way and access easements which have been previously created and presently exist for the purpose of providing or allowing access to the Irrigation System, the Sanitary Sewer System and the Water System.

4. **Performance of Work and Location of New Facilities.** Any Person entitled to install or construct facilities or improvements or perform other work relating to the Irrigation System, Sanitary Sewer System and/or the Water System, including, without limitation, any relocation of the same, who undertakes any such work shall conduct such work in compliance with applicable law, with any applicable requirements of the Shared Facilities Agreement, and with the following requirements: (i) the work shall not unreasonably interfere with or diminish the service which the affected System provides to users within the Project; (ii) the work shall be completed using materials and design standards which equal or exceed those originally used for the most recently designed and constructed portion of the affected System; (iii) the work shall be conducted subject to the issuance of any necessary permits and/or other governmental approvals; (iv) the work shall not unreasonably interfere with the use of the land affected by the work and/or adjacent land for its normal and intended use, and upon completion of the work the Person who undertook the work shall restore all portions of the land which the work disturbs to the same condition (or better) as existed prior to commencement of the work; and (v) the Person performing any such work shall pay for the cost of such work subject, however, to any reimbursements to which the Person may be entitled under the Shared Facilities Agreement or otherwise.

5. **Cost of Use; Maintenance and Repair.** The rights and obligations of the parties to this Declaration with respect to payment for the cost of the sanitary sewer services and domestic water services which the Irrigation System, the Sanitary Sewer System and the Water System are to provide and with respect to maintenance, repair, and replacement of said Systems are set forth in and shall be governed by the Shared Facilities Agreement and/or any applicable "will-serve" letter.

6. **Effect of Dedication of the Systems to the County of Douglas.** At such time, if ever, as any of the Irrigation System, the Sanitary Sewer System and/or the Water System are dedicated to and accepted by the County, the easements and rights which this Declaration grants to a party hereto in the land of another party hereto with respect to any System dedicated to and accepted by the County shall terminate and cease to be operative.

7. **Binding Nature; Enforcement.** This Declaration shall be binding upon James Canyon and Little Mondeaux, and their respective successors and assigns, as owners, respectively, of the Parcels which constitute the James Canyon Land and the Little Mondeaux Land. The parties hereto intend that all the restrictions, covenants and easements which this Declaration creates shall be "covenants running with the land" and, as such, shall run with, be binding upon and constitute encumbrances upon the James Canyon Land the Little Mondeaux Land. The parties hereto intend that the rights and benefits hereof which are appurtenant to any Parcel of Canyon Creek Estates and to any Parcel of the Little Mondeaux Land which Parcel shall become subject to the jurisdiction of a homeowners association shall, at such time as the

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homeowners association is formed, be exercisable only by the board of directors of such association and not by any individual member acting on such member's own behalf.

8. **Amendment or Modification.** This Declaration may be amended or modified only by a written instrument executed in recordable form by a majority in number of the owners of the Parcels in the Project. For this purpose, any Parcel with multiple owners shall designate a representative for such Parcel, which shall be entitled to one vote, and any Parcel which shall become subject to the jurisdiction of a homeowners association shall be entitled to one vote.

9. **Waiver.** No waiver of, acquiescence in or consent to any breach or default of any term or condition hereof shall constitute or be construed as a waiver of, acquiescence in or consent to any other, further or succeeding breach or default in the same or any other term or condition.

10. **Severability.** If any term, covenant, restriction or easement set forth in this Declaration or the applicability thereof to any Person or circumstance shall, to any extent, be invalid or unenforceable under applicable law, then the remainder thereof, as to the application of such term, covenant, restriction or easement to any Person or circumstance other than those as to which it is invalid or unenforceable, shall not be affected thereby.

IN WITNESS WHEREOF, James Canyon and Little Mondeaux, as Declarants, have executed and delivered this Declaration as of the date first set forth above.

JAMES CANYON:

JAMES CANYON, LLC,
a Nevada limited liability company

By: 
Ronald L. Simek, Manager

LITTLE MONDEAUX:

**LITTLE MONDEAUX LIMOUSIN
CORPORATION,**
a Nevada corporation

By: 
Ronald L. Simek, President

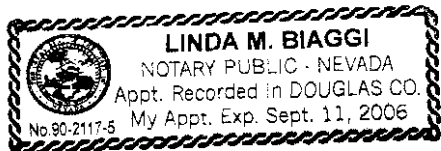
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STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on August 5th, 2004, by Ronald L. Simek as Manager of James Canyon, LLC, a Nevada limited liability company.

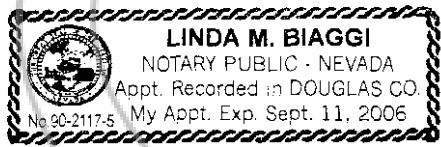
Linda M. Biaggi
Notary Public
My Commission Expires: 09-11-06



STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on August 5th, 2004, by Ronald L. Simek as President of Little Mondeaux Limousin Corporation, a Nevada corporation.

Linda M. Biaggi
Notary Public
My Commission Expires: 09-11-06

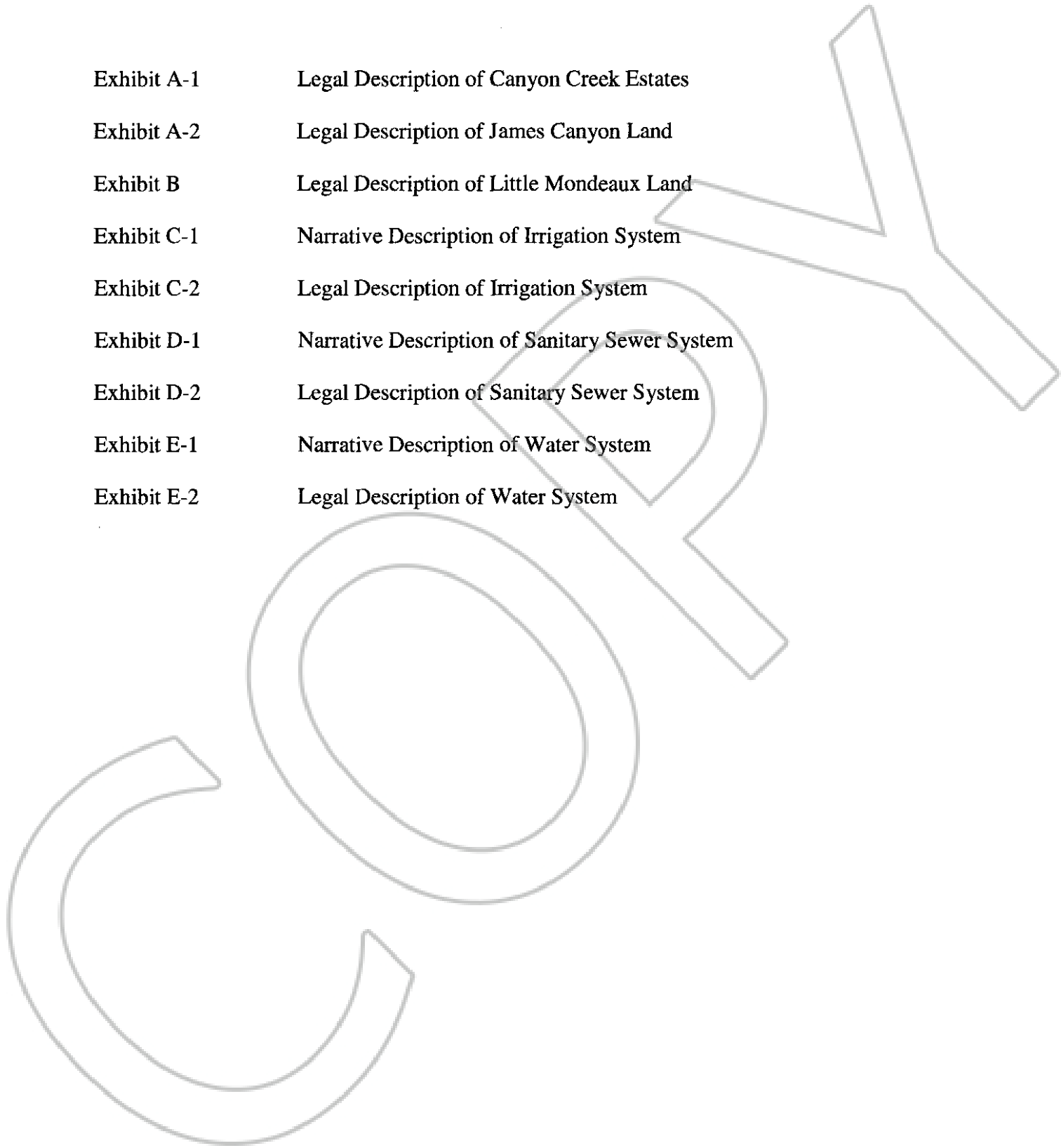


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LIST OF EXHIBITS

- Exhibit A-1 Legal Description of Canyon Creek Estates
- Exhibit A-2 Legal Description of James Canyon Land
- Exhibit B Legal Description of Little Mondeaux Land
- Exhibit C-1 Narrative Description of Irrigation System
- Exhibit C-2 Legal Description of Irrigation System
- Exhibit D-1 Narrative Description of Sanitary Sewer System
- Exhibit D-2 Legal Description of Sanitary Sewer System
- Exhibit E-1 Narrative Description of Water System
- Exhibit E-2 Legal Description of Water System



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EXHIBIT A-1

LEGAL DESCRIPTION OF CANYON CREEK ESTATES

LOTS 1 - 38, OPEN SPACE, REMAINDER AND ROADWAYS

CANYON CREEK ESTATES

All that real property situate within portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Lots 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, Open Space A, D, E, F, and G, Block 'A',

Lots 23, 24, 25, 26, Block 'B',

Lots 28, 29, Block 'C',

Lots 35, 36, 37, Block 'D', and

roadways known as James Canyon Loop and Childs Canyon Drive of the Final Subdivision Map and Planned Development PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360;

Adjusted Lots 2, 3, 4, 5, 6, Open Space B and C, Block 'A',

Adjusted Lot 22, Block 'B' and

Adjusted Lot 34, Block 'D', of the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049;

Adjusted Lots 27, 30, 31, 32, Block 'C',

Adjusted Lots 33, 38, Block 'D', and

Adjusted Remainder of the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 9, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599028.

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EXHIBIT A-2

LEGAL DESCRIPTION OF JAMES CANYON LAND

All that real property situate within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Lots 15, 16, 19, Open Space A, D, E, F, and G, Block 'A', and roadways known as James Canyon Loop and Childs Canyon Drive of the Final Subdivision Map and Planned Development PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360;

Open Space B and C, Block 'A', and Adjusted Lot 34, Block 'D', of the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049;

Adjusted Remainder of the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 9, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599028.

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EXHIBIT B

LEGAL DESCRIPTION OF LITTLE MONDEAUX LAND

LOTS 1 – 44, OPEN SPACE, COMMON AREAS,

REMAINDER PARCELS 1 AND 2

CANYON CREEK MEADOWS

AND PARCELS 10, 13, 14, 16, 17, 19 AND 22

All that real property situate within portions of Sections 26, 27 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Lots 1-9, Common Area 1, Block 'A',
Lots 10, 11, Block 'B',
Lots 12-27, Common Area 2, Block 'C',
Lots 28, 29, Block 'D',
Lots 30-44, Open Space 'A', 'B', Block 'E', and
Common Area 3, Remainder Parcels 1 and 2, and roadways known as Mountain Meadow Drive, Voight Canyon Drive, Cloudburst Canyon Drive, Daggett Creek Road, Daggett Creek Loop, Antelope Valley Court, and Acorn Canyon Drive of the Final Subdivision Map and Planned Development PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1 recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356;

Adjusted Parcel 10 of 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;

Adjusted Parcel 13 of 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;

Adjusted Parcels 14, 16, 17, 19 and 22 of the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935.

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EXHIBIT C-1

NARRATIVE DESCRIPTION OF IRRIGATION SYSTEM

Sierra Nevada Golf Course obtains irrigation water from two separate but supplemental sources. The first and primary source of water is James Canyon and its tributaries; a natural stream originating from springs lying along the eastern slope of the Sierra Nevada Mountains immediately above the golf course properties. Waters originating in James Canyon are collected in a diversion box from which it is piped directly to a regulation storage pond. This storage pond serves to store and regulate the discharges from James Canyon as they vary throughout any given day and also serves to provide hydraulic head above the invert elevation of the point of discharge to the irrigation pipeline. From the regulation storage pond, an underground pipeline conveys water directly downstream to a filtration building prior to distribution to the existing irrigation system servicing the golf course. Waters originating in James Canyon are delivered to the irrigation system entirely based on gravity flow without the aid of mechanical pumping equipment. The water rights to utilize James Canyon and its tributaries have a priority date prior to June 1904 based upon a Claim for Vested right number V09250 on file in the office of the State Engineer. There are no other parties that have rights to divert water from James Canyon or its tributaries that are recognized in the Office of the State Engineer. A portion of Claim V09250, being 143.95 irrigated acres, was changed by the State Engineer under Permit No. 66970 to reflect the actual configuration and place of use of the irrigated portions of the golf course.

The second source of water for the golf course is derived from an underground well located southeasterly of the course's driving range. This well is equipped with a pump and 250-hp motor that discharges directly to an underground pipeline that conveys the water to the upper (west) side of Jacks Valley Road to an in-line or booster pump station. This in-line booster pump station is necessary to overcome the hydraulic conditions, more specifically, the elevation head that exists between the irrigation well and the regulation storage pond referred to above. This in-line booster pump station discharges directly to another underground pipeline that conveys the water from this point up hill to the regulation storage pond from which the water can be conveyed through the irrigation system described above.

Water rights for this well are supplemental to water rights from James Canyon, that is to say that they are only available for use when the waters from James Canyon are insufficient to meet the allowed duty of 575.8 acre-feet annually (4.0 acre-feet per acre). These water rights have been assigned Permit Nos. 66971 and 66972 and when considered together with Permit No. 66970, have a total combined annual duty of not more than 668.76 acre-feet annually.

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EXHIBIT C-2

LEGAL DESCRIPTION OF IRRIGATION SYSTEM

- 'O1' Diversion structure and private access easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'AA1' Private irrigation storage and slope easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'P1' 30' Private access easement
Grant Easement Deeds
Bk. 698, Pg. 2790, Document No. 441788 and
Bk. 698, Pg. 3072, Document No. 441880
- 'BB1' Private irrigation, irrigation access and pipeline easement
This easement is recorded for the first time as part of this Declaration
- 'O1' 60' Access and public utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'P1' 30' Utility easement
Grant Easement Deed
Bk. 698, Pg. 2790, Document No. 441788
- 'O1' 60' Utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'U' 50' Private access and private irrigation easement (#OS10)
Grant of Private Access and Private Irrigation Easement
Bk. 0204, Pg. 954, Document No. 603680
- 'D1' 50' Public utility easement (#OS19)
Grant of Public Utility Easement
Bk. 0204, Pg. 1130, Document No. 6036
- 'N1' 60' Private access, private irrigation, and public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356

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- 'N1' Private irrigation easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'A1' Private irrigation easement (#OS16)
Grant of Private Irrigation Easement
Bk. 0204, Pg. 1069, Document No. 603686
- 'CC1' 50'x50' private irrigation well easement
This easement is recorded for the first time as part of this Declaration
- 'JJ1' 20' Private irrigation easement
This easement is recorded for the first time as part of this Declaration
- 'DD1' 20' Private irrigation easement
This easement is recorded for the first time as part of this Declaration

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EASEMENT 'BB1'
PRIVATE IRRIGATION, IRRIGATION ACCESS AND PIPELINE EASEMENT
(Over Remainder parcel, A.P.N. 1419-00-002-040)

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

A strip of land for private irrigation, irrigation access and pipeline purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Parcel 22 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, also being the terminus of the northerly line of James Canyon Loop as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1, recorded March 6, 2002 in said office of Recorder as Document No. 536360, the POINT OF BEGINNING;

thence along the easterly boundary of the Remainder parcel as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 9, 2003 in said office of Recorder as Document No. 599028, South 44°33'53" West, 400.03 feet;

thence North 45°26'07" West, 162.00 feet;

thence North 44°33'53" East, 19.28 feet;

thence North 42°42'20" West, 151.10 feet;

thence North 58°28'04" West, 212.68 feet;

thence North 56°30'36" West, 264.29 feet;

thence North 48°54'12" West, 58.43 feet;

thence North 37°36'16" West, 54.11 feet;

thence North 52°55'17" West, 98.71 feet;

thence North 62°26'57" West, 103.18 feet;

thence North 40°33'35" West, 103.25 feet;

thence North 48°24'35" West, 107.36 feet;

thence North 41°19'07" West, 210.06 feet;

thence North 43°43'47" West, 157.41 feet;

thence North 33°13'30" West, 320.31 feet;

thence North 40°01'44" West, 155.23 feet;

thence North 50°26'47" West, 111.09 feet;

thence North 40°47'37" West, 102.78 feet;

thence North 58°42'43" West, 143.69 feet to a point on the westerly boundary of

said Remainder parcel;

thence along said westerly boundary, North 21°17'48" West, 46.02 feet to a point on the southerly line of an existing Private Irrigation Storage and Slope Easement as shown on said Final Subdivision Map for Mountain Meadow Estates;

thence along said southerly line, South 61°35'43" East, 102.44 feet;

thence along said southerly line, North 89°04'24" East, 74.33 feet;

thence South 20°11'21" East, 98.26 feet;

thence South 40°47'37" East, 44.98 feet;

thence South 50°26'47" East, 111.29 feet;

thence South 40°01'44" East, 159.75 feet;

thence South 33°13'30" East, 319.33 feet;

thence South 43°43'47" East, 155.28 feet;

thence South 41°19'07" East, 208.83 feet;

thence South 48°24'35" East, 107.56 feet;

thence South 40°33'35" East, 99.51 feet;

thence South 62°26'57" East, 99.88 feet;

thence South 52°55'17" East, 105.25 feet;

thence South 37°36'16" East, 55.17 feet;

thence South 48°54'12" East, 53.47 feet;

thence South 56°30'36" East, 261.78 feet;

thence South 58°28'04" East, 216.32 feet;

thence South 42°42'20" East, 153.82 feet;

thence North 44°33'53" East, 30.68 feet;

thence South 45°26'07" East, 132.00 feet;

thence North 44°33'53" East, 280.22 feet to a point on said northerly line of James

Canyon Loop;

thence along said northerly line, North 81°33'57" East, 49.85 feet to the POINT OF BEGINNING, containing 2.21 acres, more or less.

The intent of this Description is to provide an easement over the existing irrigation works as they are situated over the Remainder parcel. The easement described from the existing pond southeasterly to the existing filtration building and irrigation booster pump is approximate in location and intended to encompass the existing irrigation line.

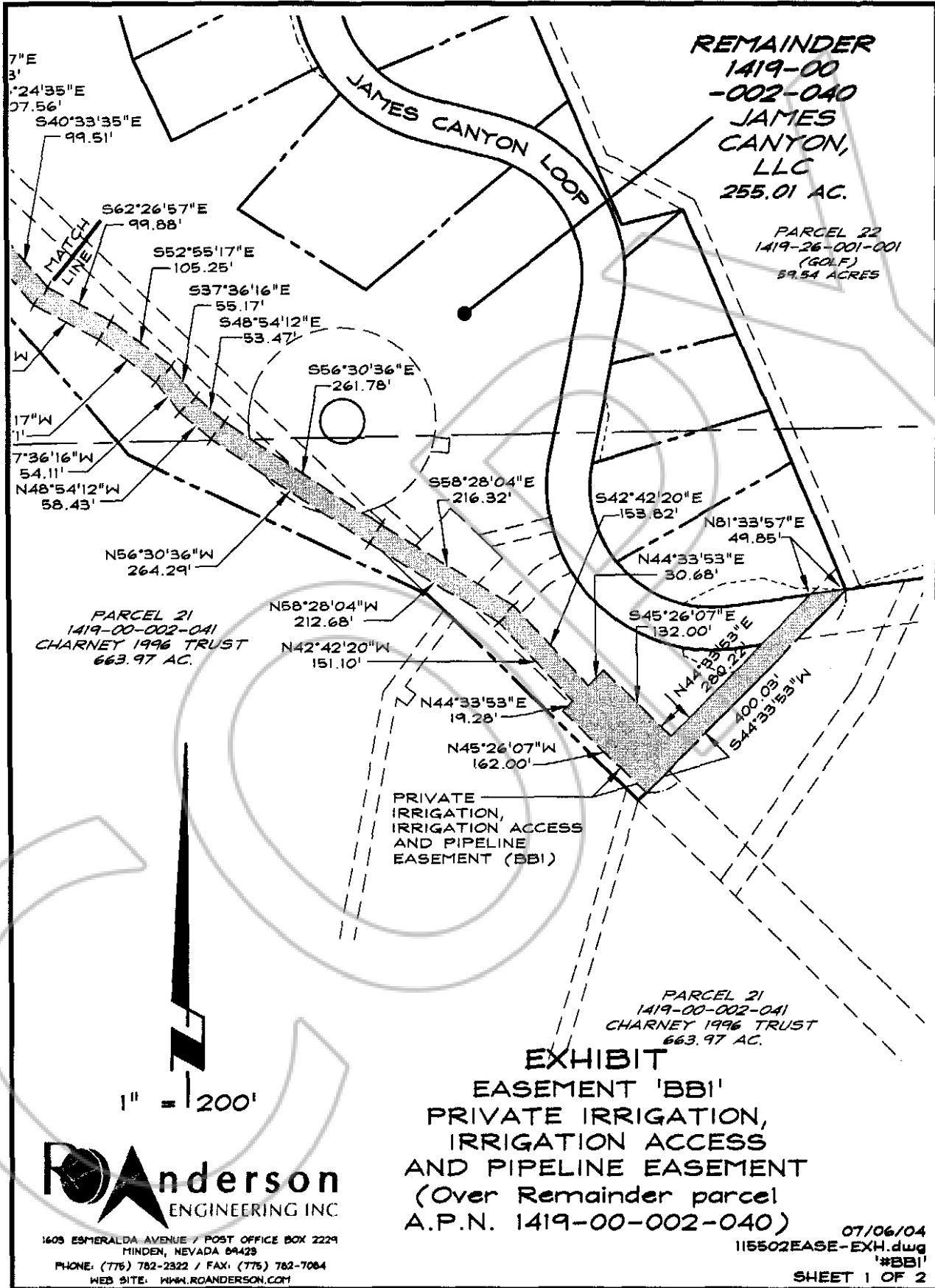
The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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



7-12-04



REMAINDER
1419-00
-002-040
JAMES
CANYON,
LLC
255.01 AC.

PARCEL 22
 1419-26-001-001
 (GOLF)
 59.54 ACRES

PARCEL 21
 1419-00-002-041
 CHARNEY 1996 TRUST
 663.97 AC.

PARCEL 21
 1419-00-002-041
 CHARNEY 1996 TRUST
 663.97 AC.

PRIVATE
 IRRIGATION,
 IRRIGATION ACCESS
 AND PIPELINE
 EASEMENT (BBI)

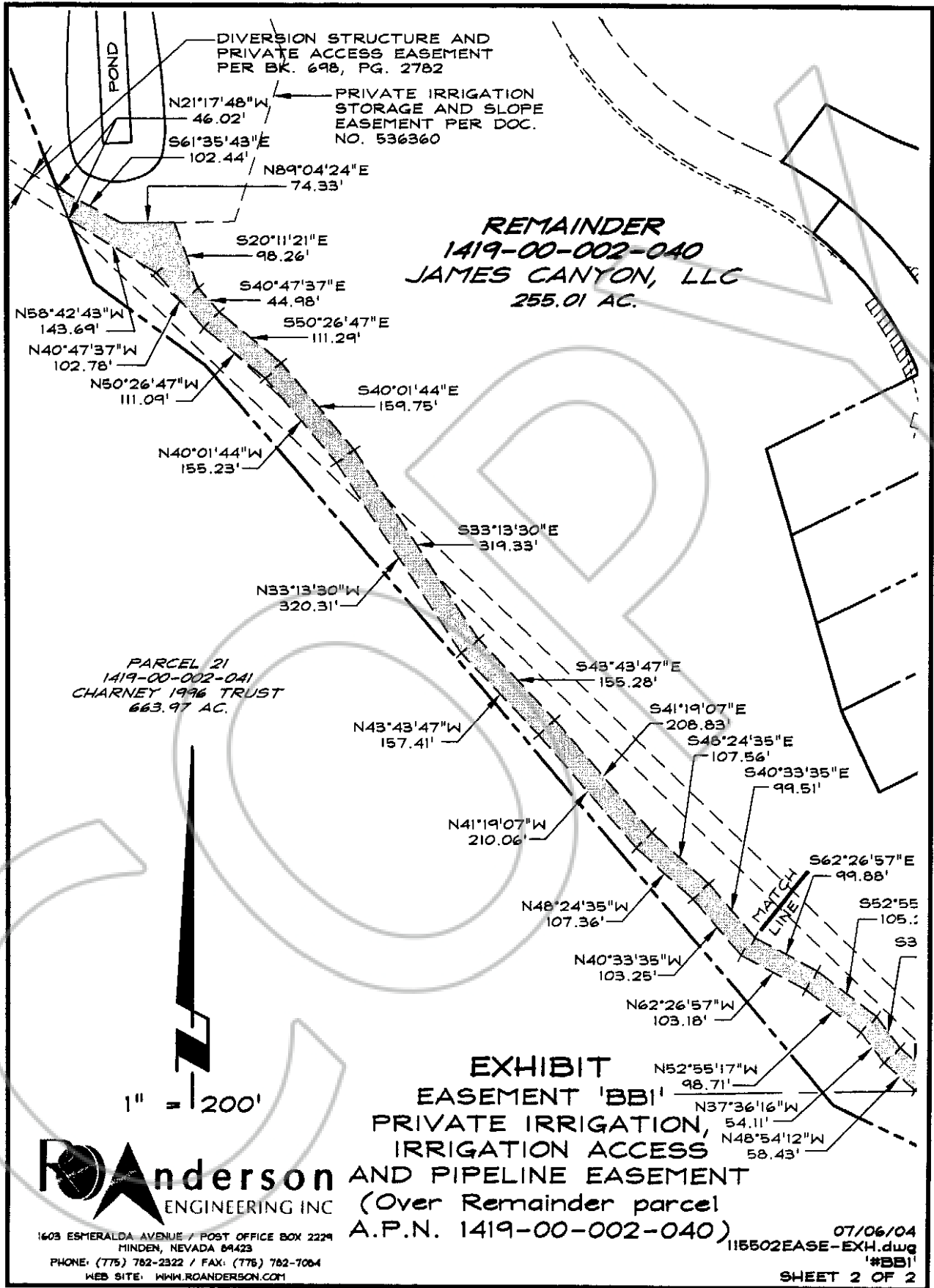
EXHIBIT
EASEMENT 'BBI'
PRIVATE IRRIGATION,
IRRIGATION ACCESS
AND PIPELINE EASEMENT
(Over Remainder parcel
A.P.N. 1419-00-002-040)

RAnderson
 ENGINEERING INC

1605 ESPERALDA AVENUE / POST OFFICE BOX 2229
 MINDEN, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7064
 WEB SITE: WWW.ROANDERSON.COM

07/06/04
 115502EASE-EXH.dwg
 '#BBI'
 SHEET 1 OF 2

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 BK0804PG02264



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BK0804PG02265

EASEMENT 'CC1'
50'x50' PRIVATE IRRIGATION WELL EASEMENT
(Over Parcel 10, A.P.N. 1419-26-002-004)

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

A fifty-foot (50') wide by fifty-foot (50') wide strip of land for private irrigation well purposes located within a portion of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

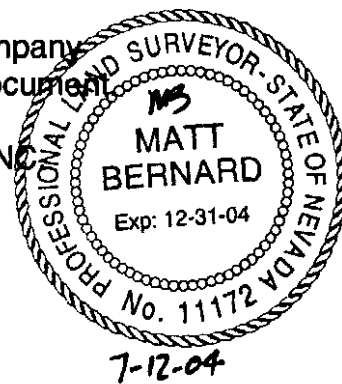
Commencing at the southeasterly corner of Remainder Parcel 2 as shown on the Final Subdivision Map PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356, which bears South 73°51'15" East, 1922.06 feet from the northwest corner of said Section 35;

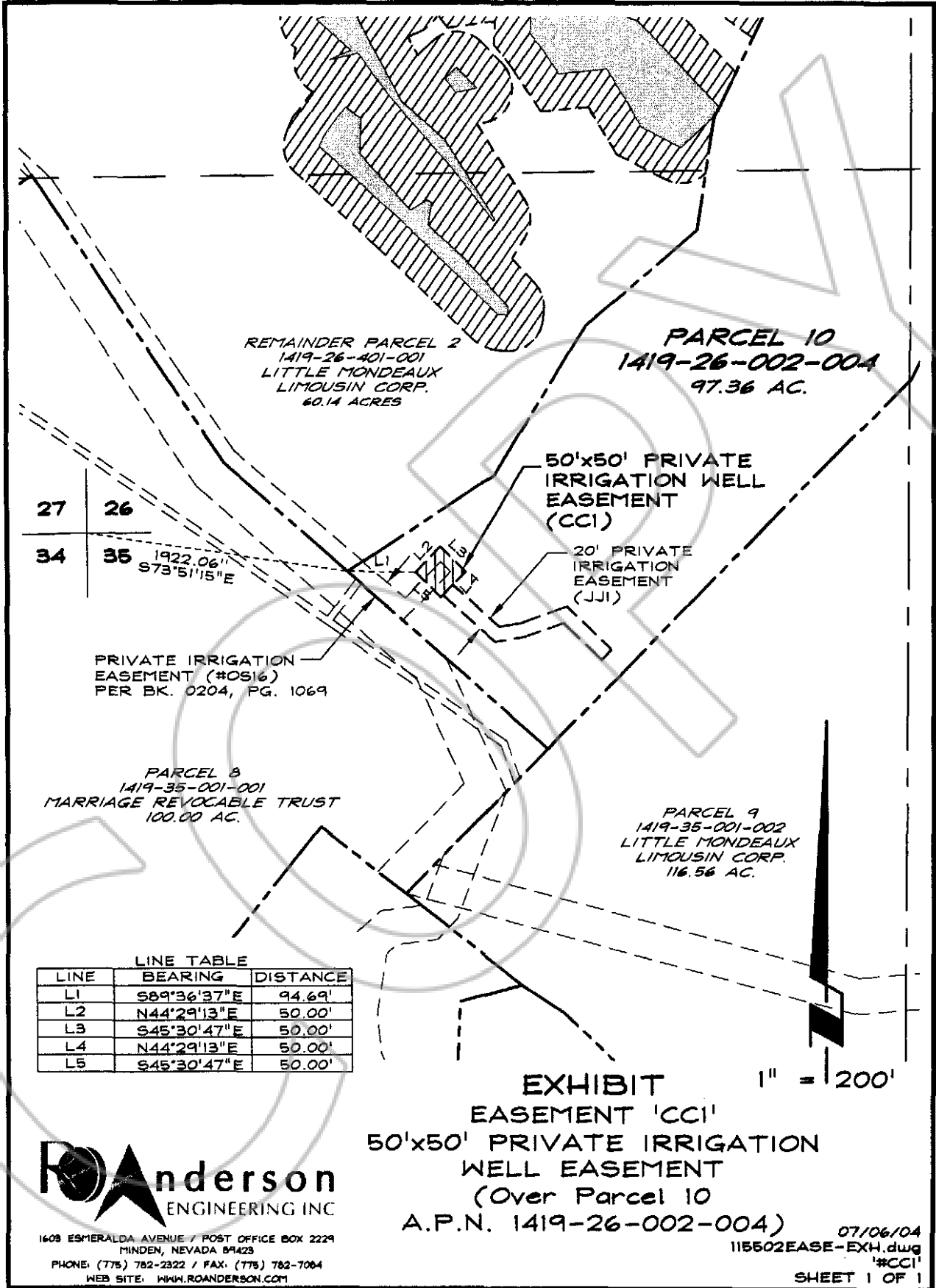
thence South 89°36'37" East, 94.69 feet to the POINT OF BEGINNING;
thence North 44°29'13" East, 50.00 feet;
thence South 45°30'47" East, 50.00 feet;
thence South 44°29'13" West, 50.00 feet;
thence North 45°30'47" West, 50.00 feet to the POINT OF BEGINNING, containing 2,500 square feet, more or less.

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





REMAINDER PARCEL 2
 1419-26-401-001
 LITTLE MONDEAUX
 LIMOUSIN CORP.
 60.14 ACRES

PARCEL 10
 1419-26-002-004
 97.36 AC.

50'x50' PRIVATE
 IRRIGATION WELL
 EASEMENT
 (CCI)

20' PRIVATE
 IRRIGATION
 EASEMENT
 (JJI)

PRIVATE IRRIGATION
 EASEMENT (#OS16)
 PER BK. 0204, PG. 1069

PARCEL 8
 1419-35-001-001
 MARRIAGE REVOCABLE TRUST
 100.00 AC.

PARCEL 9
 1419-35-001-002
 LITTLE MONDEAUX
 LIMOUSIN CORP.
 116.56 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°36'37"E	94.69'
L2	N44°29'13"E	50.00'
L3	S45°30'47"E	50.00'
L4	N44°29'13"E	50.00'
L5	S45°30'47"E	50.00'

EXHIBIT
 EASEMENT 'CCI'
 50'x50' PRIVATE IRRIGATION
 WELL EASEMENT
 (Over Parcel 10
 A.P.N. 1419-26-002-004)

1" = 200'



1608 ESMERALDA AVENUE / POST OFFICE BOX 2229
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 '#CCI'
 SHEET 1 OF 1

0620761
 BK0804PG02267

EASEMENT 'JJ1'
20' PRIVATE IRRIGATION EASEMENT
(Over Parcel 10, A.P.N. 1419-26-002-004)

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 private irrigation purposes located within a portion of Section 35, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southeasterly corner of Remainder Parcel 2 as shown on the Final Subdivision Map PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356, also being the southwesterly corner of Parcel 10 as shown on the Record of Survey to Support a Boundary Line Adjustment for Little Mondeaux Limousin Corporation recorded November 19, 2001 in said office of Recorder as Document No. 528042;

thence along the southerly boundary of said Parcel 10, South 48°38'31" East, 103.16 feet;

thence along the easterly line of an existing Private Irrigation Easement (#OS16) as recorded in said office of Recorder in Book 0204, at Page 1069, as Document No. 603686, North 44°29'13" East, 60.26 feet;

thence along the southerly line of a 50'x50' Private Irrigation Well Easement, South 45°30'47" East, 15.00 feet;

thence along the easterly line of said 50'x50' Private Irrigation Well Easement, North 44°29'13" East, 13.77 feet to the centerline of an existing irrigation pipe, the POINT OF BEGINNING;

thence along the centerline of said existing irrigation pipe, South 48°38'31" East, 93.29 feet to an existing ditch;

thence along said existing ditch, North 80°23'07" East, 36.48 feet;

thence along said existing ditch, North 70°40'20" East, 63.32 feet;

thence South 45°52'08" East, 80 feet, more or less, to the existing slough, the TERMINUS of this description, containing 5,462 square feet, more or less.

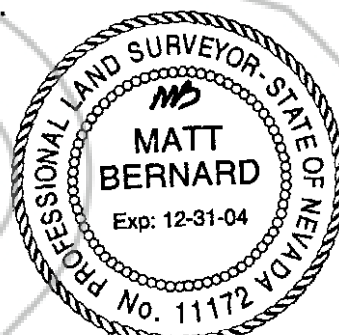
The sidelines of the above described strip of land shall be extended and shortened to terminate at said easterly line of 50'x50' Private Irrigation Well Easement and the existing slough.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the

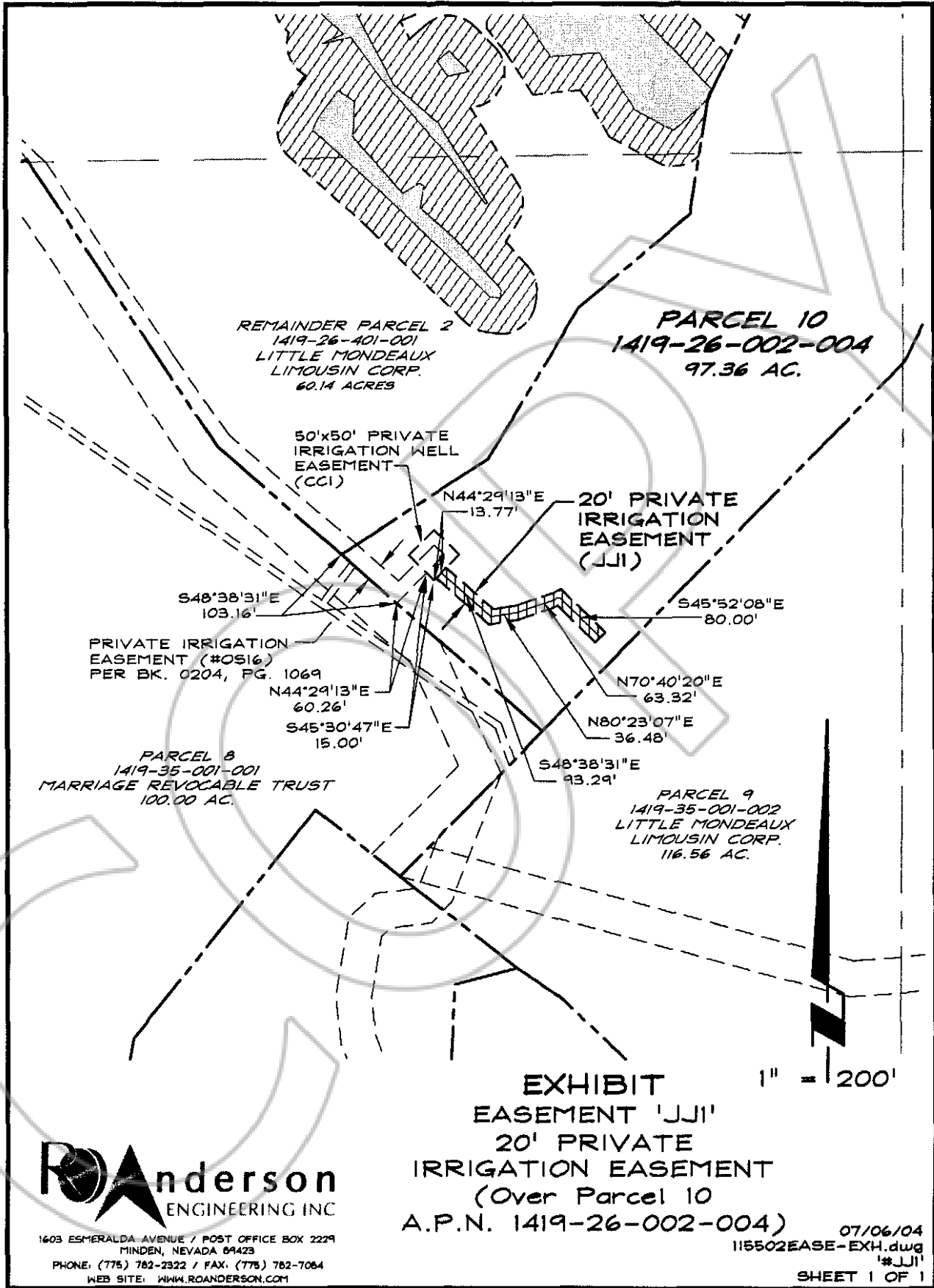
Northeast one-quarter (NE $\frac{1}{4}$) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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



7-12-04



RoAnderson
ENGINEERING INC

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'#JJI'
SHEET 1 OF 1

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BK0804PG02270

EASEMENT 'DD1'
20' PRIVATE IRRIGATION EASEMENT
(Over Common Area 1, A.P.N. 1419-26-310-001
and Lot 1, A.P.N. 1419-26-310-002)

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

A twenty-foot wide (20') strip of land for private irrigation purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southeast corner of Common Area 1 as shown on the Final Subdivision Map PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356, a point on the westerly boundary of Lot 1 of said Canyon Creek Meadows;

thence along said westerly boundary of Lot 1, South 24°20'36" West, 5.20 feet to the POINT OF BEGINNING;

thence North 52°41'30" East, 18.37 feet;

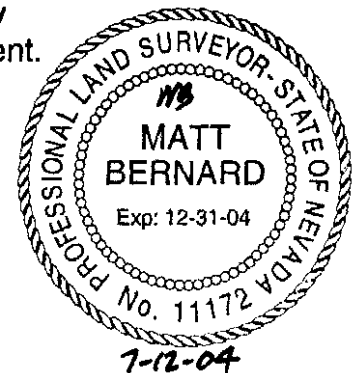
thence North 28°03'29" East, 219.60 feet to a point on the northerly line of Mountain Meadow Drive, the TERMINUS of this description, containing 4,827 square feet, more or less.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northerly line of Mountain Meadow Drive, the southerly line of said Common Area 1, and said westerly line of Lot 1.

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



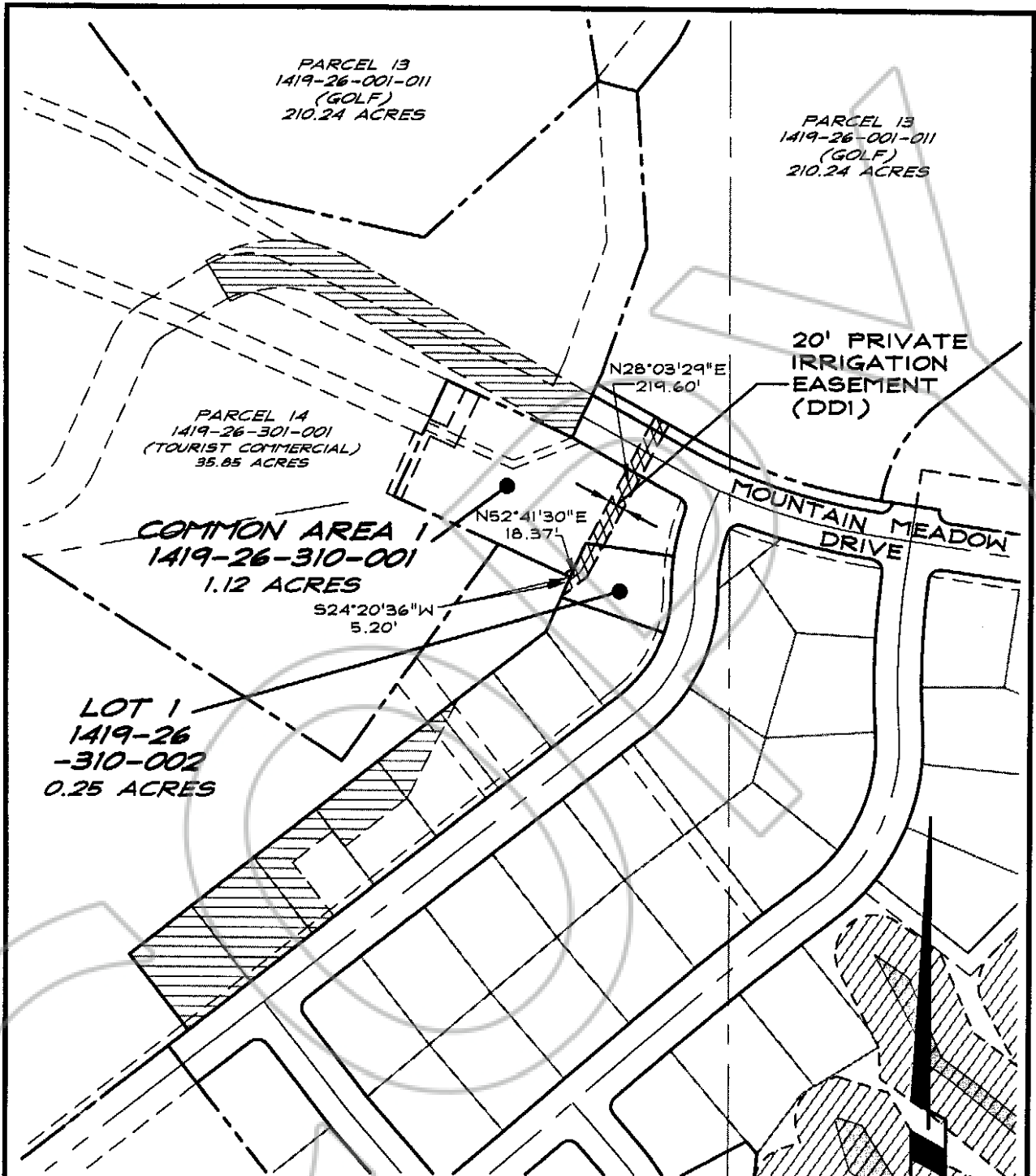


EXHIBIT
EASEMENT 'DDI' 1" = 200'
20' PRIVATE
IRRIGATION EASEMENT
(Over Common Area 1,
A.P.N. 1419-26-310-001
and Lot 1,
A.P.N. 1419-26-310-002)



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#DDI'
SHEET 1 OF 1

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BK0804PG02272

EXHIBIT D-1

NARRATIVE DESCRIPTION OF SANITARY SEWER SYSTEM

Sierra Nevada Golf Course and the residential development that surrounds it, now known as Canyon Creek, will be provided community sewer service by Douglas County Utilities Division at their North Valley water pollution control facility. The project developer is responsible to construct a sewage collection system to serve the proposed lots within the subdivision as well as the property that is zoned for Tourist Commercial uses and the existing clubhouse with its related facilities. The gravity collection system has been constructed to serve the 38 lots included within the initial final map for the west side development area, that was then called "Mountain Meadows Estates, Phase 1", and this system has been extended by the developer easterly through the Tourist Commercial property and past the Clubhouse to the location of a proposed regional lift station that, when completed, will serve total project area. The gravity sewer system has been similarly constructed to serve the 44 lots included within the initial subdivision located on the east side of Jacks Valley Road and known as "Canyon Creek Meadows, Phase 1". Remaining phase(s) of both the west and east side residential development projects will be required to extend this gravity collection system through the project phases.

The proposed regional lift station is located north easterly of the existing clubhouse on a separate site in an area proposed for future residential homes. From the proposed regional lift station, sewage will be pumped through a developer-constructed sewer force main within the proposed street right-of-ways of the east side residential development area to the existing sewer force main owned and controlled by Douglas County that is located near the extreme south end of the area planned for residential development. This force main has also been constructed but is not yet tested or ready for dedication to Douglas County.

With the exception of but a few proposed home sites located on the easterly project limits, all sewer connections will be obtained by gravity connections and therefore will not require individual sewage pump stations.

This sewage collection system, including Douglas County's commitment to construct off-site sewage collections system improvements, is currently projected to be fully operational in February 2005. The sewage collection system located westerly of Jacks Valley Road, within Mountain Meadows Estates, Phase 1 and future phases will be privately maintained. Current project approvals contemplate that, upon successfully completing construction of the east side collection system including the regional lift station, Douglas County will accept those improvements for maintenance.

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EXHIBIT D-2

LEGAL DESCRIPTION OF SANITARY SEWER SYSTEM

- 'N' Sanitary sewer easements
Grant of Sanitary Sewer Easements
Bk. 1003, Pg. 6273, Document No. 593446
- 'O1' 60' Access and public utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'P' 35' Sanitary sewer and waterline easement (#OS2)
Grant of Sanitary Sewer and Waterline Easement
Bk. 0204, Pg. 799, Document No. 603672
- 'O' 15' Public utility easement (#OS1)
Grant of Sanitary Sewer Easement
Bk. 0204, Pg. 781, Document No. 603671
- 'Q' Public utility easement (#OS3)
Grant of Public Utility Easement
Bk. 0204, Pg. 808, Document No. 603673
- 'R' 20' Sanitary sewer easement (#OS4)
Grant of Sanitary Sewer Easement
Bk. 0204, Pg. 829, Document No. 603674
- 'C1' Relocatable public utility easement (#OS18)
Grant of Relocatable Public Utility Easement
Bk. 0204, Pg. 1118, Document No. 603688
- 'N1' 20' Private sanitary sewer easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' Temporary septic system to be abandoned upon removal of system
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' 60' Public roadway and public utility easements (roadways)
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356

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BK0804PG02274

- 'N1' 60' Public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' Sanitary sewer easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' Public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' 60' Private access and public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' 60' Private access, private irrigation and public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' 20' Sanitary sewer easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'N1' 60' Private access and public utility easement
Final Subdivision Map/Planned Development for Canyon Creek Meadows, Phase 1
Bk. 0204, Pg. 4470, Document No. 604356
- 'MM1' Temporary septic system easement to be abandoned upon operation of Canyon Creek
Meadows lift station
This easement is recorded for the first time as part of this Declaration

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BK0804PG02275

**EASEMENT 'MM1'
TEMPORARY SEPTIC SYSTEM EASEMENT
(Over Remainder Parcel 1, A.P.N. 1419-26-001-012)**

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

A strip of land for temporary septic system purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of Remainder Parcel 1 as shown on the Final Subdivision Map PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356;

thence along the southerly boundary of said Remainder Parcel 1, South 81°39'12" East, 45.00 feet to the POINT OF BEGINNING;
thence North 08°19'06" East, 47.05 feet;
thence South 81°40'54" East, 247.44 feet;
thence North 32°00'00" East, 143.04 feet;
thence South 58°00'00" East, 152.00 feet;
thence South 32°00'00" West, 193.13 feet to a point on said southerly boundary of Remainder Parcel 1, also being a point on the northerly line of Mountain Meadow Drive;
thence along said northerly line of Mountain Meadow Drive the following courses:
North 51°25'17" West, 26.85 feet;
Along the arc of a curve to the left, having a radius of 230.00 feet, central angle of 30°15'37", arc length of 121.47 feet, and chord bearing and distance of North 66°33'06" West, 120.07 feet;
North 81°40'54" West, 182.42 feet;
Along the arc of a curve to the right, having a radius of 15.00 feet, central angle of 90°00'00", arc length of 23.56 feet, and chord bearing and distance of North 36°40'54" West, 21.21 feet;
North 81°40'54" West, 30.00 feet to the POINT OF BEGINNING, containing 43,486 square feet, more or less.

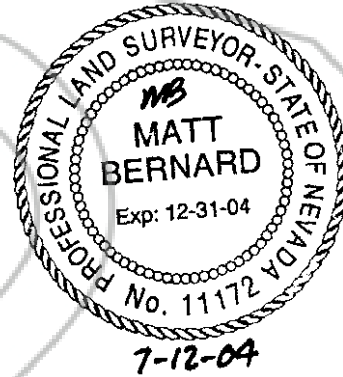
The intent of this Description is to provide a temporary septic system easement over Remainder Parcel 1 to be abandoned upon operation of the Canyon Creek Meadows sewer lift station.

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.

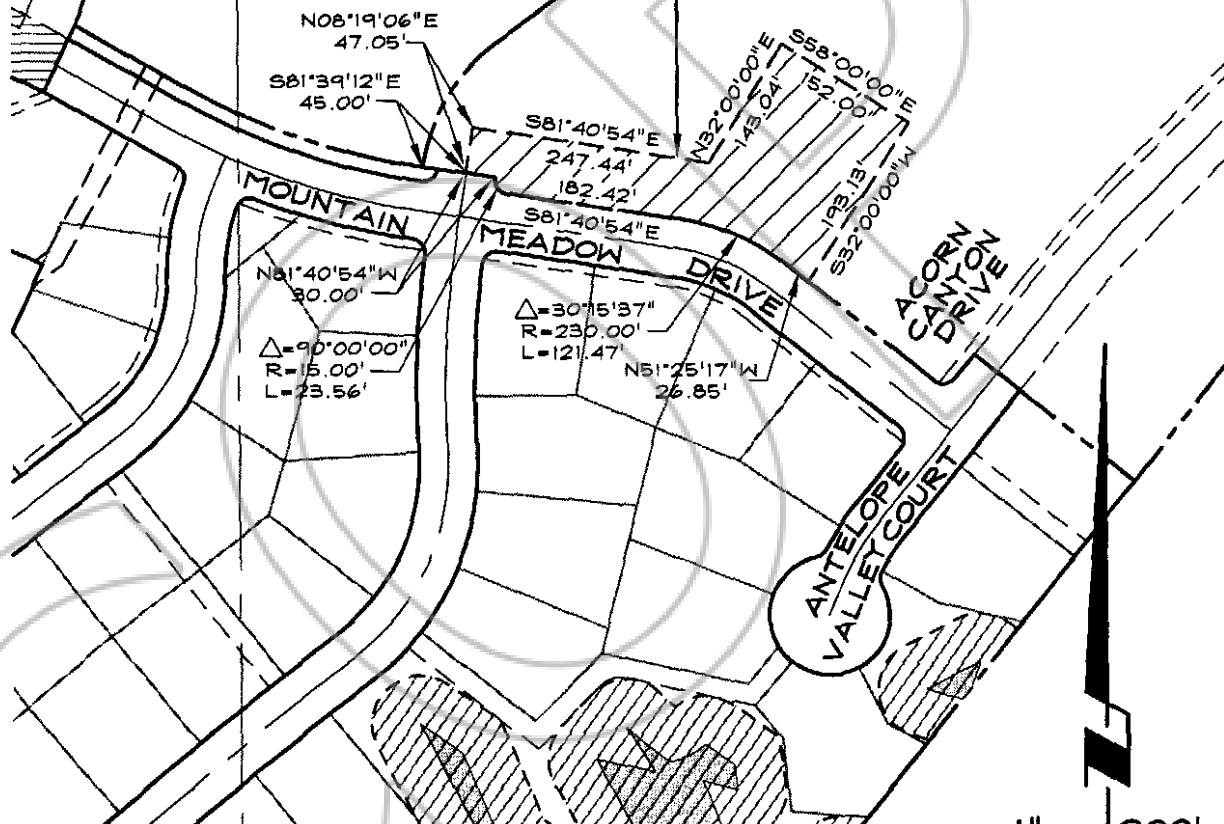
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



PARCEL 13
1419-26-001-011
(GOLF)
210.24 ACRES

TEMPORARY SEPTIC SYSTEM
EASEMENT TO BE ABANDONED
UPON OPERATION OF CANYON
CREEK MEADOWS LIFT
STATION (MM1)

REMAINDER PARCEL 1
1419-26-001-012
82.12 ACRES



1" = 200'

EXHIBIT
EASEMENT 'MM1'
TEMPORARY
SEPTIC SYSTEM EASEMENT
(Over Remainder Parcel 1
A.P.N. 1419-26-001-012)



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SHEET 1 OF 1

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EXHIBIT E-1

NARRATIVE DESCRIPTION OF WATER SYSTEM

The development at Sierra Nevada Golf Course including the adjoining residential developments on both the west and east sides of Jacks Valley Road, now known as Canyon Creek Estates and Canyon Creek Meadows, respectively, are provided domestic water service by an existing public water system. This water system generally includes two municipal, drilled and cased wells, transmission pipelines, two at-grade water storage tanks and a distribution network of pipelines. In addition to the uses and developments identified above, this same water system also services two adjoining residential parcels, namely the D'Ascoli residence and the Charney residence.

The two existing municipal wells have been in operation for numerous years and have consistently demonstrated production capacities of approximately 400 GPM and 100 GPM, respectively. The larger of the two is equipped with a vertical turbine pump and motor, while the smaller is equipped with a submersible pump and motor. There is currently no well house at either well site; at some time in the future, prior to dedication of the system to Douglas County for operation and maintenance purposes, the larger well will be required to be enclosed in a well house. Both wells are located on the east side of Jacks Valley Road. Additional water supply capacity will be required for the project's full planned development to be realized.

From the two wells, water is pumped through an existing transmission line to the lower of the two at-grade storage tanks, which has an approximate capacity of 0.5 million gallons. From this lower tank, an existing booster pump station pumps or transfers water through a relatively small diameter pipeline to the upper pressure zone and ultimately to the upper tank. The upper tank has a capacity of 0.98 million gallons. Combined these two tanks have sufficient storage capacity to serve the entire planned residential and commercial development at Canyon Creek. Douglas County has agreed to participate with the owner of the water system to construct a portion of the capacity in the upper tank.

Water demands within the service area, including fire flows, are delivered through an existing water distribution network of pipes, valves, fire hydrants and water services to each existing service location. Due to site topography and elevations, the distribution system is separated into 9 different pressure zones.

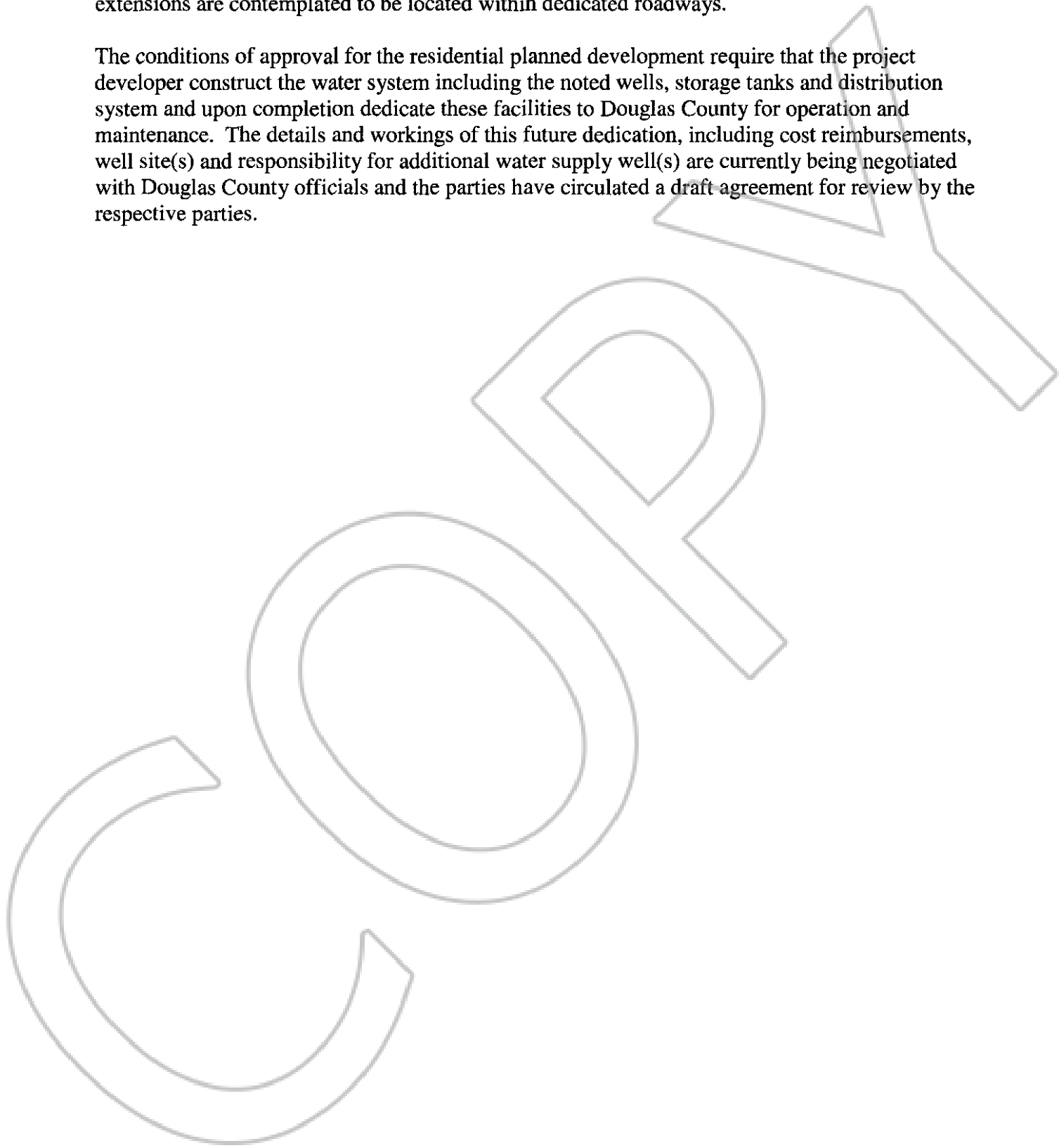
With the possible exceptions of the existing clubhouse, real estate offices and the D'Ascoli residence, each water service is provided with a meter pit capable of accepting a future water meter. Currently no meters have been installed in the system. With each future phase of the development projects the respective developers will be required to extend the water distribution mains within their development areas to serve the proposed lots. The existing water mains are generally located within existing streets and roads, however, there are some locations where these pipelines have been constructed outside such improvements; in these situations where

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locations are known, public utility or water line easements are provided. All future water line extensions are contemplated to be located within dedicated roadways.

The conditions of approval for the residential planned development require that the project developer construct the water system including the noted wells, storage tanks and distribution system and upon completion dedicate these facilities to Douglas County for operation and maintenance. The details and workings of this future dedication, including cost reimbursements, well site(s) and responsibility for additional water supply well(s) are currently being negotiated with Douglas County officials and the parties have circulated a draft agreement for review by the respective parties.



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BK0804PG02280

EXHIBIT E-2

LEGAL DESCRIPTION OF WATER SYSTEM

- 'EE1' Water storage and water access easement
Easement for System Improvements
Bk. 0104, Pg. 4429, Document No. 602082
- 'FF1' Public water access and waterline easement
This easement is recorded for the first time as part of this Declaration
- 'AA1' Public slope and drainage easement for the water storage reservoir and access road
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 20' Public reservoir access and waterline easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 30' Public utility easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 60' Public utility easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 60' Private access and public utility easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'O1' 60' Access and public utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'P' 35' Sanitary sewer and waterline easement (#OS2)
Grant of Sanitary Sewer and Waterline Easement
Bk. 0204, Pg. 799, Document No. 603672
- 'AA1' 20' Public waterline easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360

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- 'AA1' Public booster pump easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 50' Public water and utility access easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'AA1' 30' Public water and utility easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'GG1' 100' Water storage tank (reduced from 200' per Doc. #536360) and 50' pipeline right-
'AA1' of-way to Jacks Valley Road
Easement Deed
Bk. 291, Pg. 2198, Document No. 245153 and
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'O1' 60' Utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'O1' 30' Utility easement
Grant Easement Deed
Bk. 698, Pg. 2782, Document No. 441787
- 'AA1' 20' Public drain pipe easement
Final Subdivision Map/Planned Development for Mountain Meadow Estates, Phase 1
Bk. 0302, Pg. 2214, Document No. 536360
- 'Q' Public utility easement (#OS3)
Grant of Public Utility Easement
Bk. 0204, Pg. 808, Document No. 603673
- 'HH1' 20' Public utility easement
This easement is recorded for the first time as part of this Declaration
- 'Y' 20' Waterline easement (#OS14)
Grant of Waterline Easement
Bk. 0204, Pg. 1033, Document No. 603684

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'X' 50'x50' Well and waterline easement (#OS13)
Grant of Well and Waterline Easement
Bk. 0204, Pg. 1017, Document No. 603683

'W' 20' Relocatable waterline easement (#OS12)
Grant of Relocatable Waterline Easement
Bk. 0204, Pg. 994, Document No. 603682

'V' 50'x50' Well and waterline easement (#OS11)
Grant of Well and Waterline Easement
Bk. 0204, Pg. 978, Document No. 603681

'KK1' 20' Public waterline easement(s)
This easement is recorded for the first time as part of this Declaration

'III' 20' Waterline access easement
Easement for System Improvements
Bk. 0104, Pg. 4429, Document No. 602082

'III' 20' Waterline easement
Easement for System Improvements
Bk. 0104, Pg. 4429, Document No. 602082

0620761

BK0804PG02283

EASEMENT 'FF1'
PUBLIC WATER ACCESS AND WATERLINE EASEMENT
(Over Remainder, A.P.N. 1419-00-002-040)

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

A strip of land for public water access and waterline purposes located within a portion of the Northeast one-quarter (NE) of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of the Remainder parcel as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1, recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a found 1996 BLM brass cap which bears South 00°16'51" East, 667.52 feet from the north one-quarter corner of said Section 27;

thence along the southwesterly boundary of said Remainder parcel, South 21°17'48" East, 48.82 feet to the POINT OF BEGINNING;

thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 140.00 feet, central angle of 24°16'20", arc length of 59.31 feet, and chord bearing and distance of North 26°34'23" East, 58.87 feet;

thence North 14°26'13" East, 102.87 feet to a point on the north line of an existing Public Water Storage Reservoir Easement as shown on said Final Subdivision Map for Mountain Meadow Estates, Phase 1, Document No. 536360;

thence along said north line, North 89°43'09" East, 20.68 feet;

thence South 14°26'13" West, 108.13 feet;

thence along the arc of a curve to the right, having a radius of 160.00 feet, central angle of 28°19'37", arc length of 79.10 feet, and chord bearing and distance of South 28°36'01" West, 78.30 feet to a point on said southwesterly boundary of the Remainder parcel;

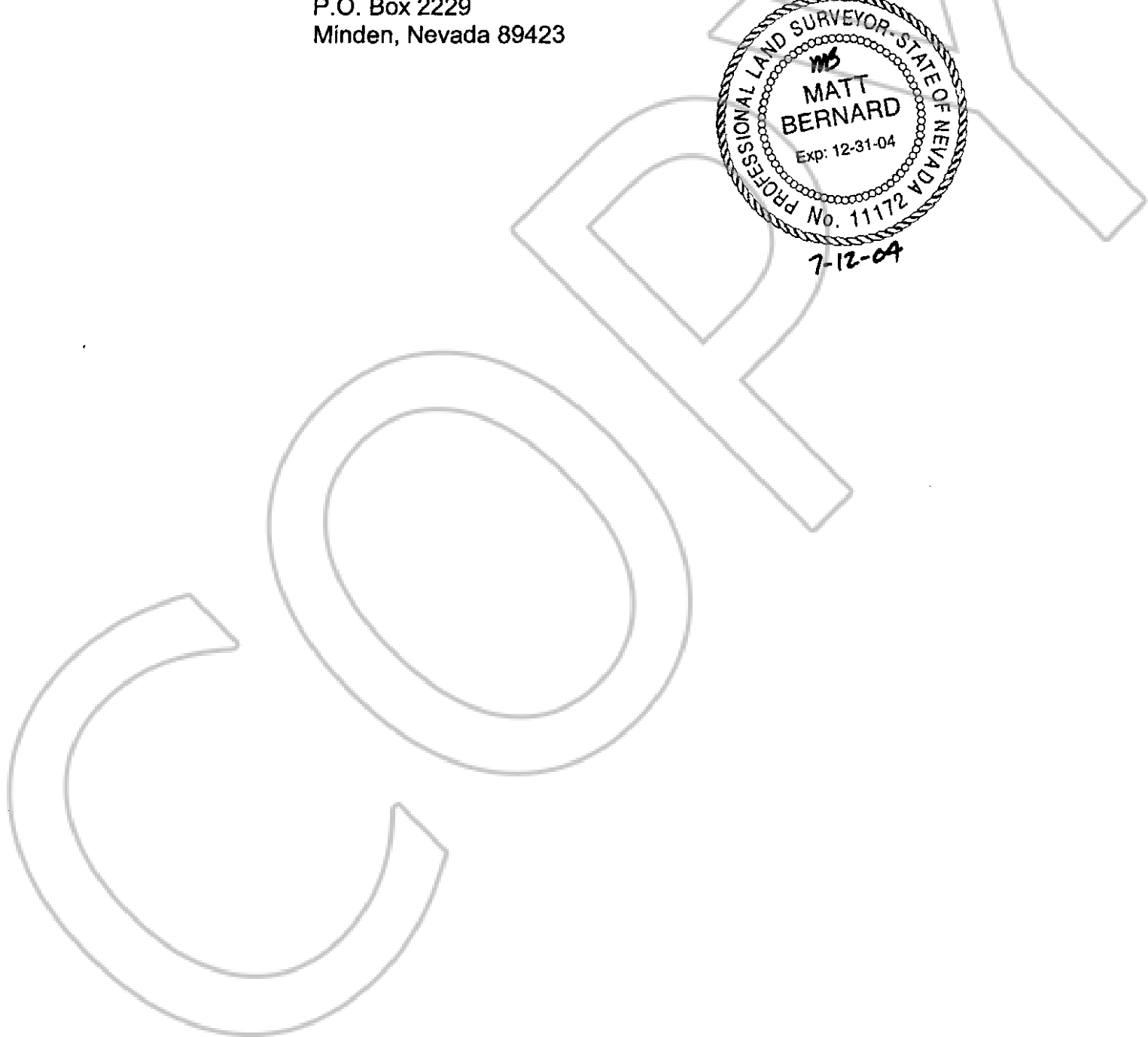
thence along said southwesterly boundary of the Remainder parcel, North 21°17'48" West, 22.63 feet to the POINT OF BEGINNING, containing 3,495 square feet, more or less.

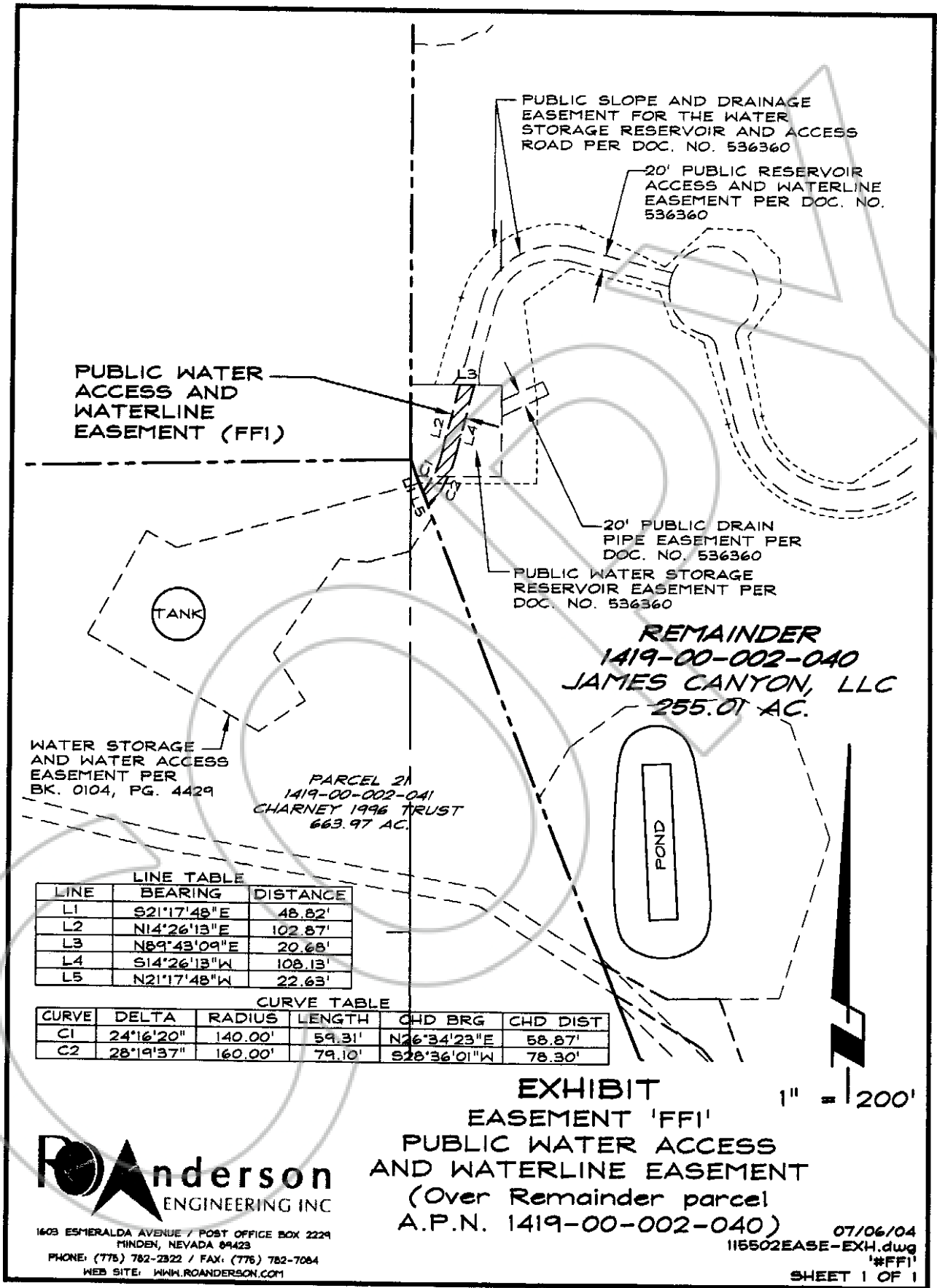
The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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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PUBLIC WATER ACCESS AND WATERLINE EASEMENT (FFI)

PUBLIC SLOPE AND DRAINAGE EASEMENT FOR THE WATER STORAGE RESERVOIR AND ACCESS ROAD PER DOC. NO. 536360

20' PUBLIC RESERVOIR ACCESS AND WATERLINE EASEMENT PER DOC. NO. 536360

20' PUBLIC DRAIN PIPE EASEMENT PER DOC. NO. 536360

PUBLIC WATER STORAGE RESERVOIR EASEMENT PER DOC. NO. 536360

WATER STORAGE AND WATER ACCESS EASEMENT PER BK. 0104, PG. 4429

PARCEL 2A
1419-00-002-041
CHARNEY 1996 TRUST
663.97 AC.

REMAINDER
1419-00-002-040
JAMES CANYON, LLC
255.01 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S21°17'48"E	48.82'
L2	N14°26'13"E	102.87'
L3	N89°43'09"E	20.68'
L4	S14°26'13"W	108.13'
L5	N21°17'48"W	22.63'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST
C1	24°16'20"	140.00'	59.31'	N26°34'23"E	58.87'
C2	28°19'37"	160.00'	79.10'	S28°36'01"W	78.30'

1" = 200'

EXHIBIT
EASEMENT 'FFI'
PUBLIC WATER ACCESS
AND WATERLINE EASEMENT
(Over Remainder parcel
A.P.N. 1419-00-002-040)



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FFI
SHEET 1 OF 1

0620761

BK0804PG02286

EASEMENT 'HH1'
20' PUBLIC UTILITY EASEMENT
(Over Common Area 1, A.P.N. 1419-26-310-001
and Parcel 14, A.P.N. 1419-26-301-001)

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

A twenty-foot wide (20') strip of land for public utility purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Common Area 1 as shown on the Final Subdivision Map PD 00-16/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 604356;

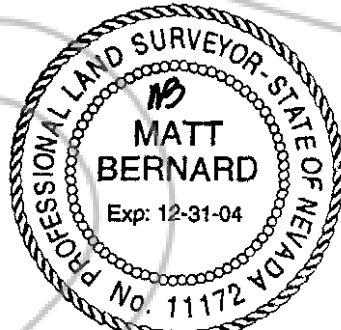
thence along the westerly boundary of said Common Area 1, South 24°20'36" West, 54.17 feet to the POINT OF BEGINNING;
thence South 66°23'18" East, 24.61 feet;
thence North 25°34'20" East, 53.87 feet to a point on the northerly boundary of said Common Area 1;
thence along said northerly boundary, South 65°39'24" East, 20.00 feet;
thence South 25°34'20" West, 73.63 feet;
thence North 66°23'18" West, 34.19 feet;
thence along a line parallel to and offset 10 feet easterly from said westerly boundary of Common Area 1, South 24°20'36" West, 88.48 feet to a point on the southerly boundary of said Common Area 1;
thence along said southerly boundary and the prod thereof, North 65°39'24" West, 20.00 feet;
thence along a line parallel to and offset 10 feet westerly from said westerly boundary of Common Area 1, North 24°20'36" East, 85.72 feet to a point on the southerly line of an existing Public Utility Easement (#OS3) as recorded February 3, 2004 in said office of Recorder in Book 0204, at Page 808, as Document No. 603673;
thence along said Public Utility Easement, South 66°23'18" East, 10.00 feet;
thence along said westerly boundary of Common Area 1, North 24°20'36" East, 22.50 feet to the POINT OF BEGINNING, containing 3,705 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¹/₄) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as

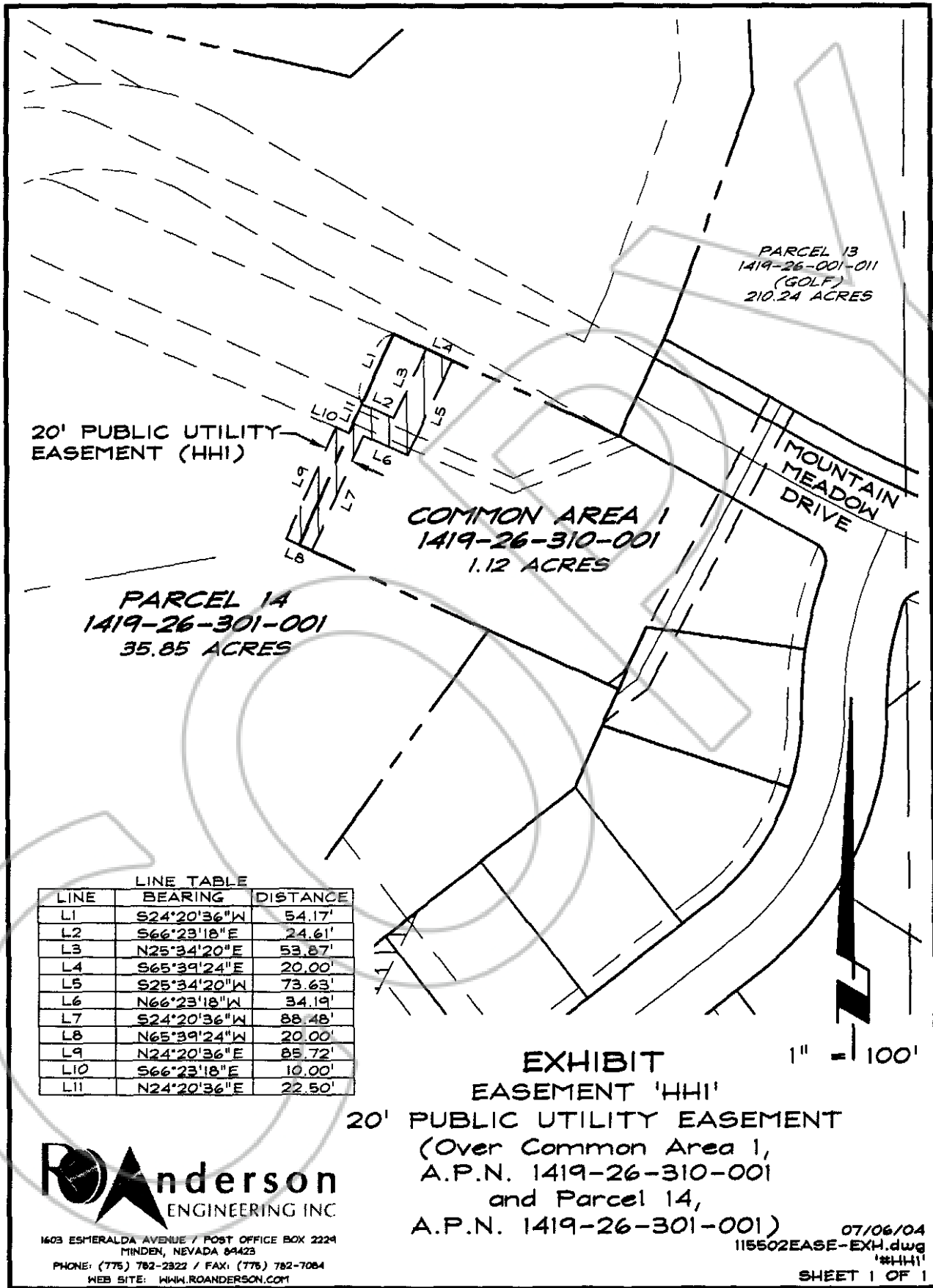
Document No. 284936.

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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7-12-04



PARCEL 13
1419-26-001-011
(GOLF)
210.24 ACRES

20' PUBLIC UTILITY
EASEMENT (HHI)

COMMON AREA 1
1419-26-310-001
1.12 ACRES

MOUNTAIN
MEADOW
DRIVE

PARCEL 14
1419-26-301-001
35.85 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°20'36"W	54.17'
L2	S66°23'18"E	24.61'
L3	N25°34'20"E	53.87'
L4	S65°39'24"E	20.00'
L5	S25°34'20"W	73.63'
L6	N66°23'18"W	34.19'
L7	S24°20'36"W	88.48'
L8	N65°39'24"W	20.00'
L9	N24°20'36"E	85.72'
L10	S66°23'18"E	10.00'
L11	N24°20'36"E	22.50'

1" = 100'

EXHIBIT
EASEMENT 'HHI'
20' PUBLIC UTILITY EASEMENT
(Over Common Area 1,
A.P.N. 1419-26-310-001
and Parcel 14,
A.P.N. 1419-26-301-001)



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'HHI'
SHEET 1 OF 1

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**EASEMENT 'KK1'
20' PUBLIC WATERLINE EASEMENT(S)
(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 twenty-foot (20') wide strip of land for public waterline purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of an existing 20' wide Relocatable Waterline Easement (#OS12) as recorded February 3, 2004 in the office of Recorder, Douglas County, Nevada in Book 0204, at Page 994, as Document No. 603682, which bears South 57°25'37" East, 549.44 feet from 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 said office of Recorder, as Document No. 591895, the POINT OF BEGINNING;

thence along the southerly line of said 20' wide Relocatable Waterline Easement, South 59°51'53" East, 20.00 feet;

thence South 29°46'06" West, 88.12 feet to a point on the southerly line of said Parcel 13;

thence along said southerly line of Parcel 13, North 58°47'44" West, 20.01 feet;

thence North 29°46'06" East, 87.74 feet to the POINT OF BEGINNING, containing 1,759 square feet, more or less.

TOGETHER WITH a twenty-foot (20') wide strip of land for public waterline purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of an existing 20' wide Relocatable Waterline Easement (#OS12) as recorded February 3, 2004 in the office of Recorder, Douglas County, Nevada in Book 0204, at Page 994, as Document No. 603682, which bears South 57°25'37" East, 549.44 feet from 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 said office of Recorder, as Document No. 591895;

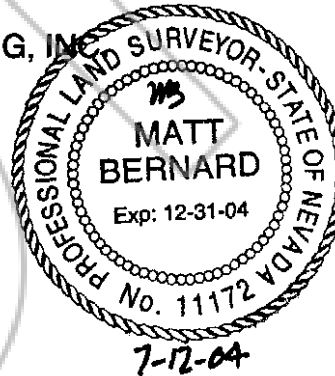
thence along the southerly line of said 20' wide Relocatable Waterline Easement and the southerly line of an existing 50'x50' Well and Waterline Easement as recorded

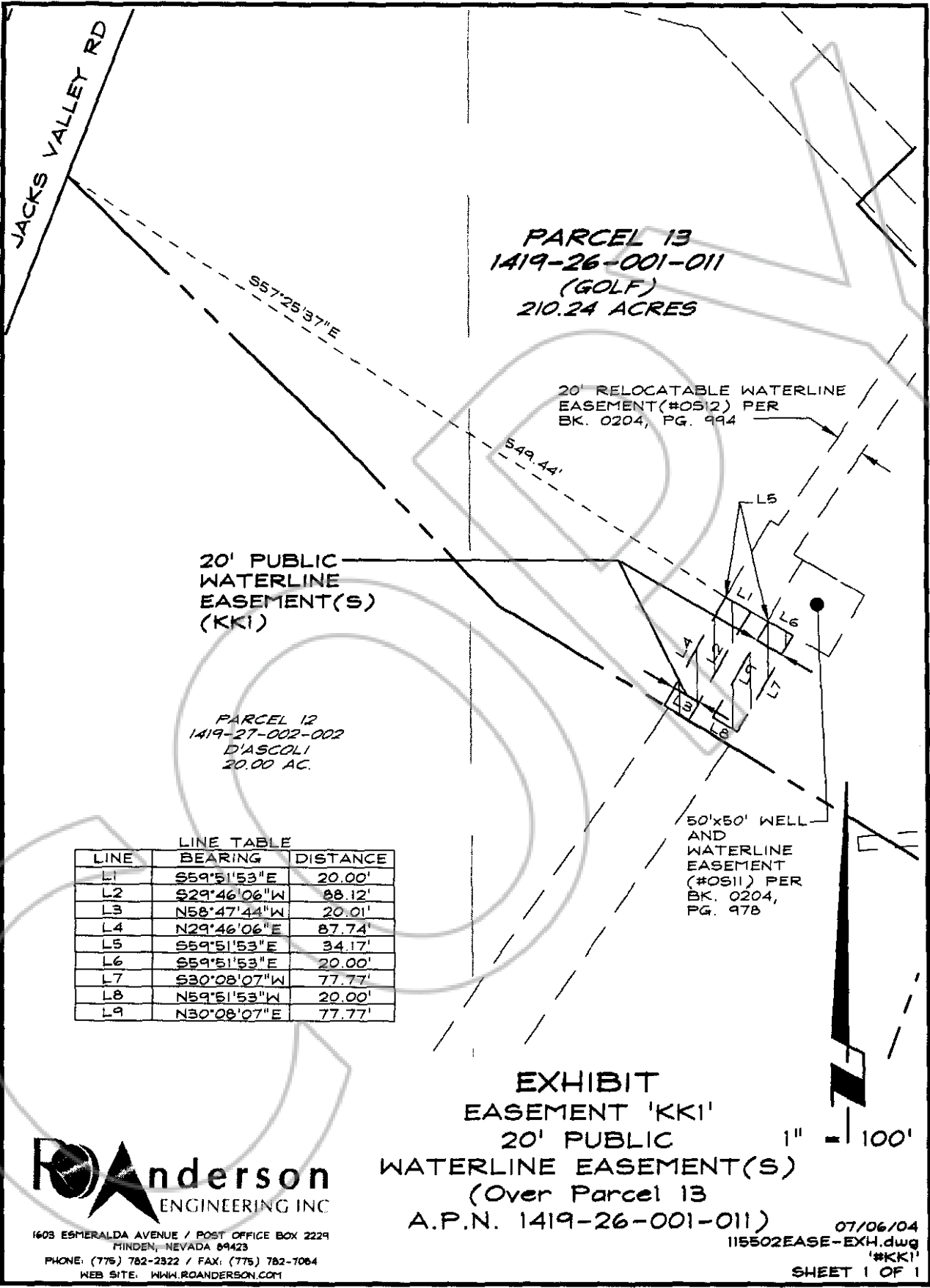
February 3, 2004 in said office of Recorder in Book 0204, at Page 978, as Document No. 603671, South 59°51'53" East, 34.17 feet to the POINT OF BEGINNING;
thence continuing along said southerly line of an existing 50'x50' Well and Waterline Easement, South 59°51'53" East, 20.00 feet;
thence South 30°08'07" West, 77.77 feet;
thence North 59°51'53" West, 20.00 feet;
thence North 30°08'07" East, 77.77 feet to the POINT OF BEGINNING, containing 1,555 square feet, more or less.

The Basis of Bearing of these descriptions 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.

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P.O. Box 2229
Minden, Nevada 89423





PARCEL 13
1419-26-001-011
(GOLF)
210.24 ACRES

20' RELOCATABLE WATERLINE
 EASEMENT (#0512) PER
 BK. 0204, PG. 994

20' PUBLIC
 WATERLINE
 EASEMENT(S)
 (KKI)

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

50'x50' WELL
 AND
 WATERLINE
 EASEMENT
 (#0511) PER
 BK. 0204,
 PG. 978

LINE TABLE

LINE	BEARING	DISTANCE
L1	S59°51'53"E	20.00'
L2	S29°46'06"W	88.12'
L3	N58°47'44"W	20.01'
L4	N29°46'06"E	87.74'
L5	S59°51'53"E	34.17'
L6	S59°51'53"E	20.00'
L7	S30°08'07"W	77.77'
L8	N59°51'53"W	20.00'
L9	N30°08'07"E	77.77'

EXHIBIT
EASEMENT 'KKI'
20' PUBLIC
WATERLINE EASEMENT(S)
(Over Parcel 13
A.P.N. 1419-26-001-011)

1" = 100'



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 '#KKI'

SHEET 1 OF 1

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