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

2004 AUG -6 PM 1:23

WERNER CHRISTEN  
RECORDER

\$31<sup>00</sup> PAID *bc* DEPUTY

This instrument prepared by,  
and after recording return to:

✓ Joseph S. Rupkey, Esq.  
Foley & Lardner LLP  
777 E. Wisconsin Avenue  
Milwaukee, Wisconsin 53202-5367

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**DECLARATION OF WASH PAD DRAINAGE EASEMENT**

**THIS DECLARATION OF WASH PAD DRAINAGE EASEMENT** (this "Declaration") is made and effective as of August 6, 2004, by **LITTLE MONDEAUX LIMOUSIN CORPORATION**, a Nevada corporation ("Declarant").

**WITNESSETH:**

**WHEREAS**, Declarant is the owner of fee title to a certain tract of real property and the improvements thereon, if any, situated in the County of Douglas, State of Nevada, as such tract is more particularly described in **EXHIBIT A** attached hereto and incorporated herein (hereinafter, the "**Burdened Parcel**" and Declarant, acting in its capacity as such owner, the "**Burdened Parcel Owner**");

**WHEREAS**, Declarant is also the owner of fee title to a certain additional tract of real property situated adjacent to and contiguous with certain portions of the Burdened Parcel, as such tract is more particularly described in **EXHIBIT B** attached hereto and incorporated herein (the "**Benefited Parcel**" and Declarant, acting in its capacity as such owner, the "**Benefited Parcel Owner**"), which tract is improved with portions of an 18-hole golf course and related facilities currently known as the Sierra Nevada Golf Ranch (the "**Golf Ranch**"), such improvements being acknowledged to include, without limitation, a maintenance equipment storage and cleaning facility (the "**Maintenance Facility**");

**WHEREAS**, pursuant to the terms of an agreement between Declarant and Tombstone Golf Club of Nevada LLC, a Nevada limited liability ("**Tombstone**"), Tombstone is the owner of the improvements associated with the Golf Ranch and possesses certain rights to use and occupy the Benefited Parcel;

**WHEREAS**, pursuant to the terms of various agreements entered into from time to time between Tombstone and certain parties experienced in the operation of golf courses (collectively, and as replaced from time to time hereafter, the "**Operators**"), the Operators have

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been responsible for the management and operation of the Golf Ranch, including the Maintenance Facility, on Tombstone's behalf;

**WHEREAS**, the Maintenance Facility is equipped with, among other things, a wash pad (the "**Wash Pad**") and related facilities for the cleaning and rinsing of golf course maintenance equipment, the runoff from which (the "**Wash Pad Runoff**") currently drains onto, over, through and across a portion of the Burdened Parcel as such portion (the "**Easement Area**") is more particularly described in **EXHIBIT C** attached hereto and incorporated herein; and

**WHEREAS**, Declarant, acting in its dual capacities as the Burdened Parcel Owner and the Benefited Parcel Owner, desires to establish of record a temporary, nonexclusive easement to allow for the drainage of the Wash Pad Runoff onto, over, through and across the Easement Area, in accordance with and subject to the terms, covenants and conditions herein contained.

**NOW, THEREFORE**, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. **Grant of Easement**. Declarant, acting in its capacity as the Burdened Parcel Owner, hereby declares and establishes of record, for the benefit of the Benefited Parcel Owner, Tombstone, the Operators, and their respective successors and assigns (collectively, the "**Benefited Parties**"), a temporary, nonexclusive easement onto, over, through and across the Easement Area for the drainage of the Wash Pad Runoff from the Maintenance Facility, in accordance with and subject to the terms, covenants and conditions herein contained, *provided, however*, that the Wash Pad Runoff is sufficiently decontaminated and otherwise treated as necessary prior to discharge from the Wash Pad such that the eventual discharge of the Wash Pad Runoff into the sanitary sewer system for the Benefited Parcel upon completion of, and connection to, the same, shall be lawful and that, until the Wash Pad is connected to said sanitary sewer system, substantially all contaminants or other byproducts are removed, the deposit or concentration of which within the Easement Area could support a claim or cause of action under any federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements. From and after the date of this Declaration, the Benefited Parcel Owner shall indemnify, defend and hold the Burdened Parcel Owner harmless from and against any damages, liabilities, losses, costs (including actual legal fees and court costs) and claims which the Burdened Parcel Owner may suffer or incur, including expenses of environmental analysis and testing and remediation costs, as a result of Wash Pad Runoff in the Easement Area or elsewhere in, on or under the Burdened Parcel occurring after the date hereof. The Burdened Parcel Owner shall have the right to relocate and improve the Easement Area as reasonably necessary to accommodate its use and development of the Burdened Parcel, provided that such relocation or improvement does not unreasonably interfere with the benefits derived from

creation of the Easement Area for the benefit of the Benefited Parcel or the disposition of the Wash Pad Runoff.

2. **Maintenance of Easement Area.** The Benefited Parcel Owner, acting on its own or through Tombstone and/or the Operators, shall replace so much of the surface or subsurface of the soil of the Easement Area as may be eroded or otherwise disturbed by such Wash Pad Runoff, with the surface of the Easement Area to be restored to its condition substantially as existing at the time of commencement of the term of this Declaration. The Benefited Parties shall be granted reasonable access to, from and across the Easement Area in order to effectuate the repairs and maintenance called for under this Section.

3. **Real Estate Taxes.** The Benefited Parcel Owner shall not, by reason of this Declaration, be obligated to pay any real estate taxes or special assessments levied against the Easement Area or the Burdened Parcel.

4. **Termination of Easement.** The term of this Declaration shall commence on the date first set forth above and shall automatically terminate at such time as, if ever, a sanitary sewer system serving the Benefited Parcel is dedicated to the County of Douglas, Nevada (the "County") and the County accepts said dedication.

5. **Covenants Running with the Land.** This Declaration shall be binding upon Declarant, its successors and assigns, acting in its capacity as the Burdened Parcel Owner and owner of the Easement Area, and shall inure to the benefit of the Benefited Parties and their respective successors and assigns, it being the intent that the easement set forth herein shall be a "covenant running with the land" and, as such, shall run with, be binding upon and constitute an encumbrance upon the Easement Area and shall inure to the benefit of the Benefited Parties.

6. **Modification.** This Declaration may not be modified, amended or, except as provided in Section 4 above, terminated except by a writing executed and delivered by each and all of the owners of the Easement Area and the Benefited Parcel.

7. **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 of the same or any other term or condition.

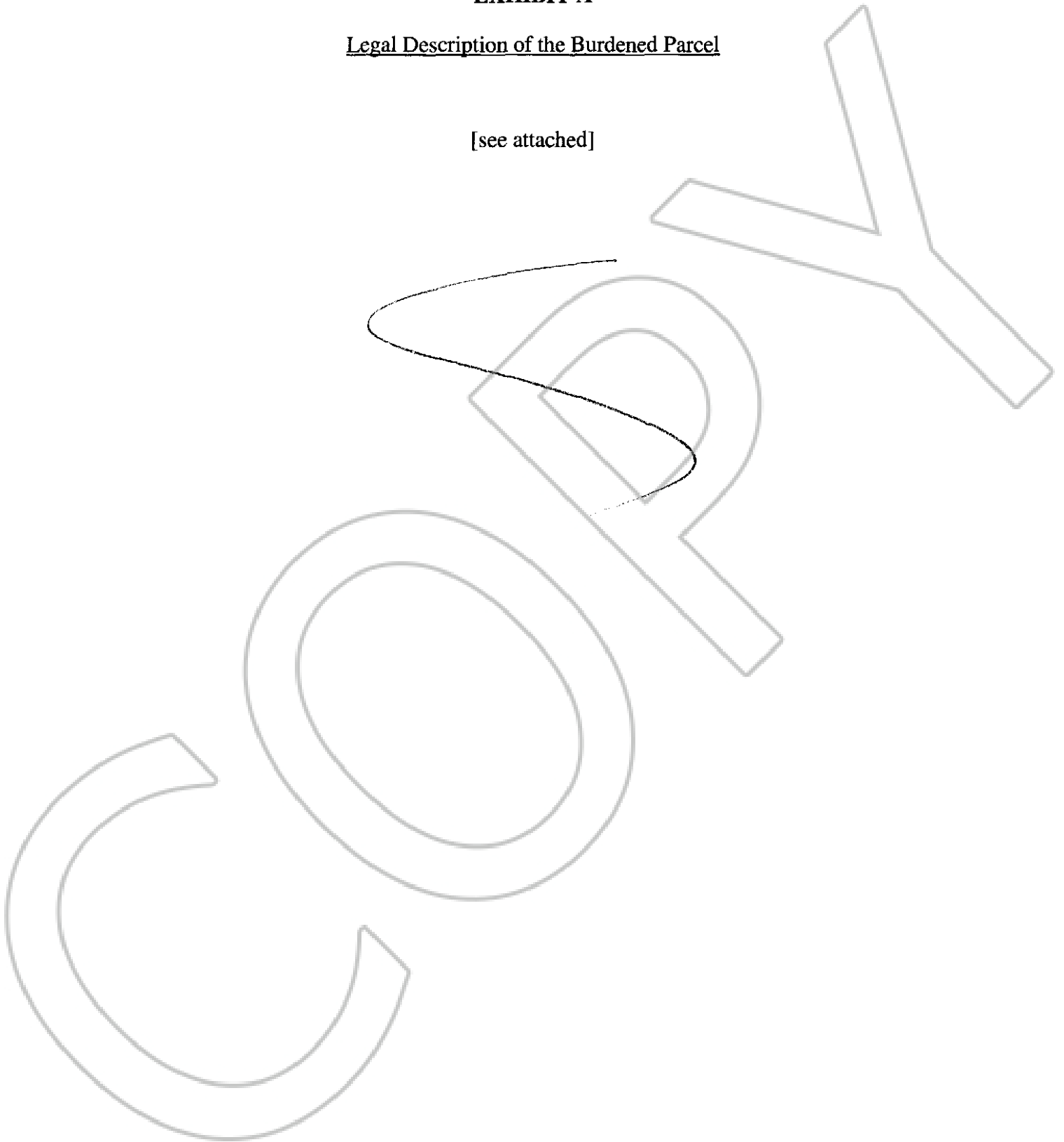
8. **Severability.** If any term or condition of this Declaration shall, in any case, be invalid or unenforceable under applicable law, then the same and all other terms and conditions of this Declaration shall, in all other cases, not be affected thereby, and all such terms and conditions shall be valid and enforceable to the fullest extent permitted by applicable law.



**EXHIBIT A**

Legal Description of the Burdened Parcel

[see attached]



**DESCRIPTION  
CANYON CREEK MEADOWS  
REMAINDER PARCEL 2**

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

Canyon Creek Meadows located within a portion of Sections 26 and 35, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Remainder Parcel 2 of the Final Subdivision Map, A Planned Development, PD-0016/LDA 02-008 for Canyon Creek Meadows, Phase 1, recorded February 11, 2004 in the office of Recorder, Douglas County, Nevada in Book 0204, at Page 4470, as Document No. 604356.

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

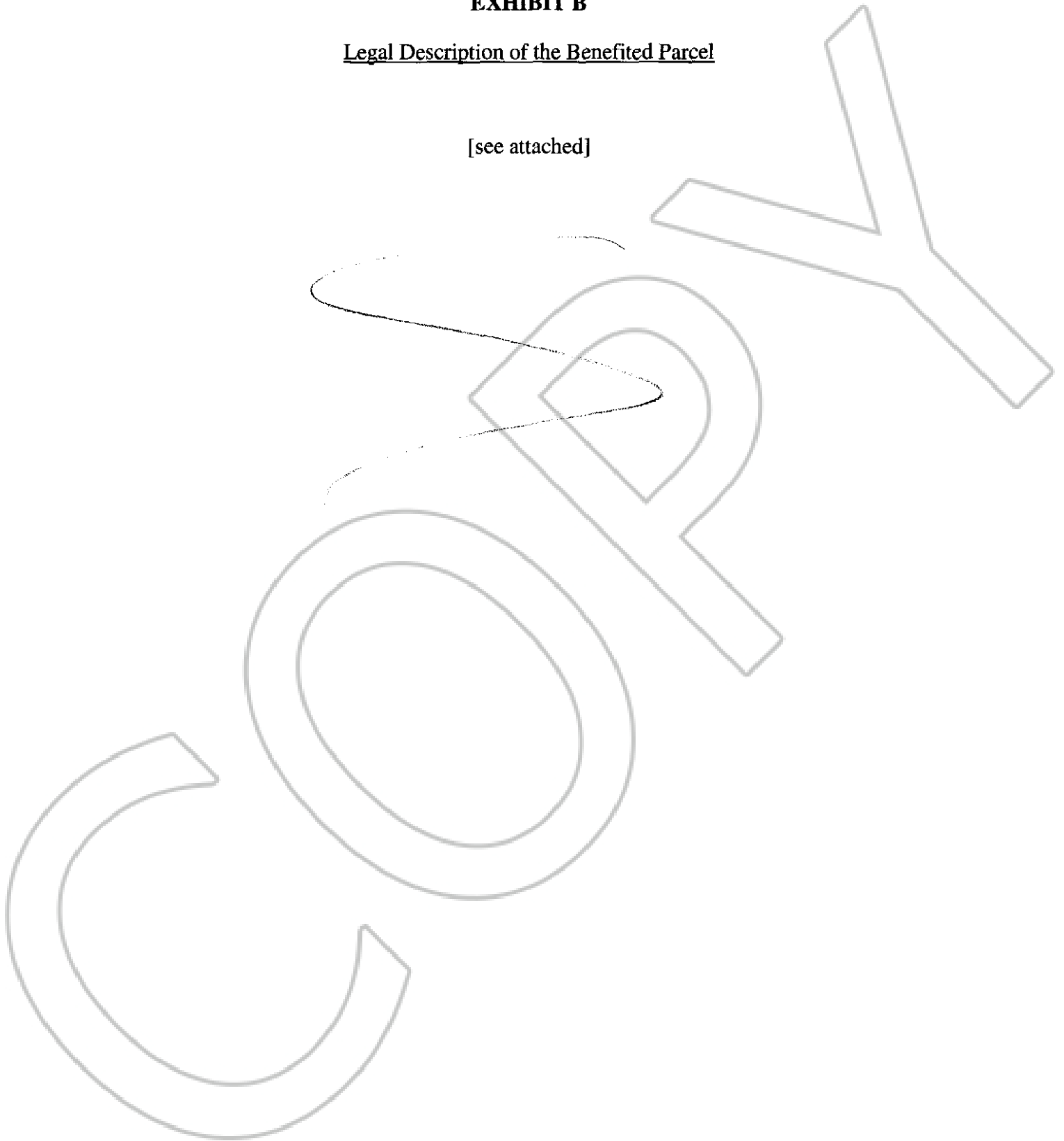
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



**EXHIBIT B**

Legal Description of the Benefited Parcel

[see attached]



**DESCRIPTION**  
**ADJUSTED PARCEL 13**  
**(Golf Course Parcel East of Jacks Valley Road)**  
**(Adjusted APN 1419-26-001-000)**  
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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  $21^{\circ}05'46''$ , arc length of 259.58 feet, and chord bearing and distance of North  $71^{\circ}35'19''$  West, 258.11 feet;

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

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

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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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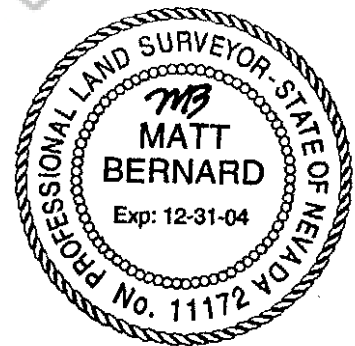
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thence South 67°56'54" East, 136.45 feet;  
thence South 76°57'51" East, 115.98 feet;  
thence South 43°47'31" East, 408.02 feet;  
thence South 69°32'35" East, 488.75 feet;  
thence South 45°22'30" East, 538.44 feet;  
thence South 33°32'36" East, 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.  
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6-6-03

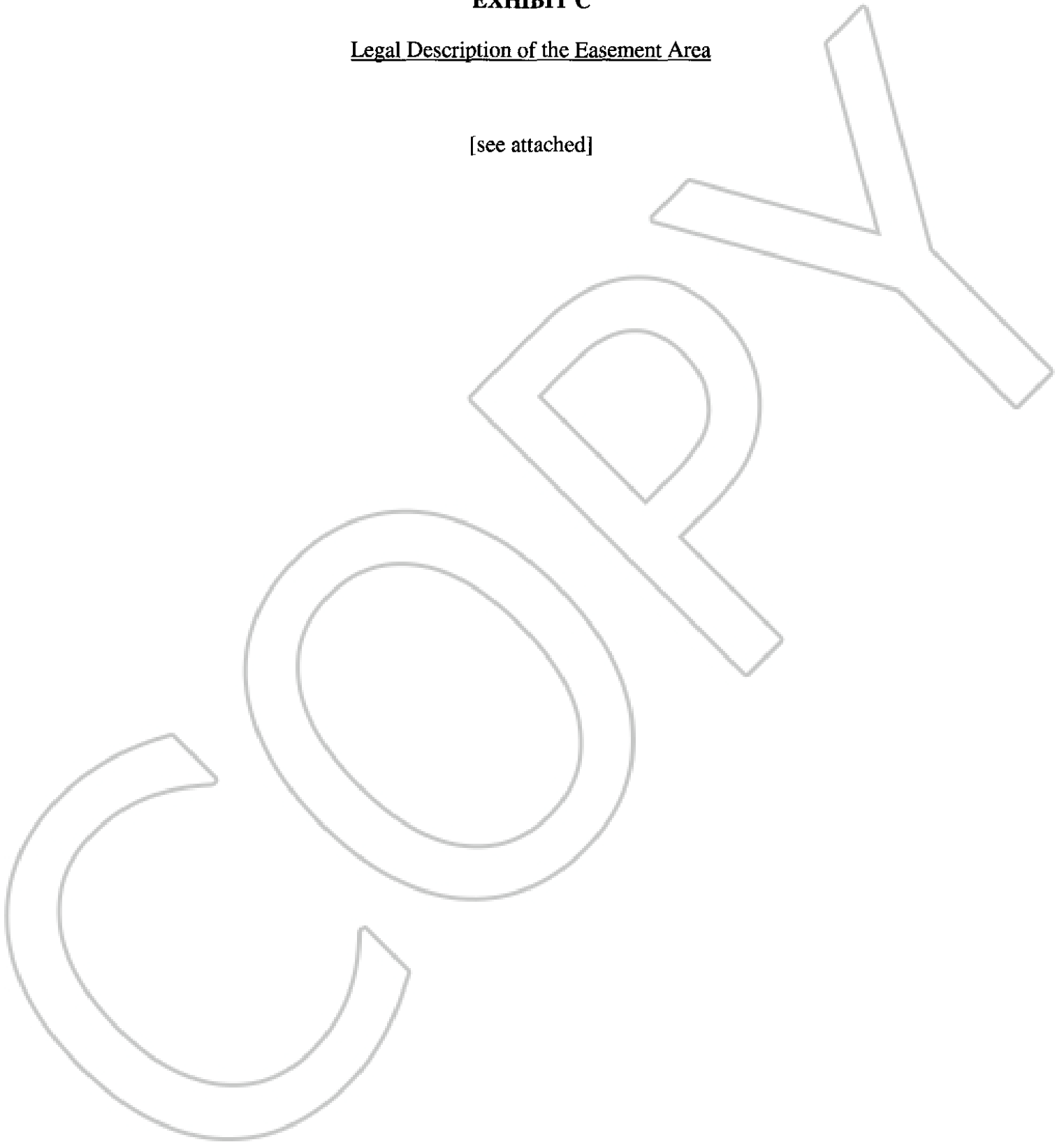
0620858

BK0804 PG02720

**EXHIBIT C**

Legal Description of the Easement Area

[see attached]





**EASEMENT 'LL1'**  
**20' TEMPORARY DRAINAGE EASEMENT**  
**(Over Remainder Parcel 2, A.P.N. 1419-26-401-001)**

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 temporary drainage 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 southeasterly 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 which bears North 42°21'48" East, 496.35 feet from the southwest corner of said Section 26;

thence along the southeasterly boundary of said Parcel 13, also being the westerly boundary 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 said office of Recorder as Document No. 604356, North 76°39'18" East, 154.19 feet to the POINT OF BEGINNING;

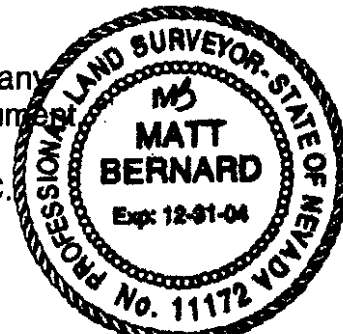
thence South 50°22'55" East, 46.00 feet to the TERMINUS of this description, containing 920 square feet, more or less.

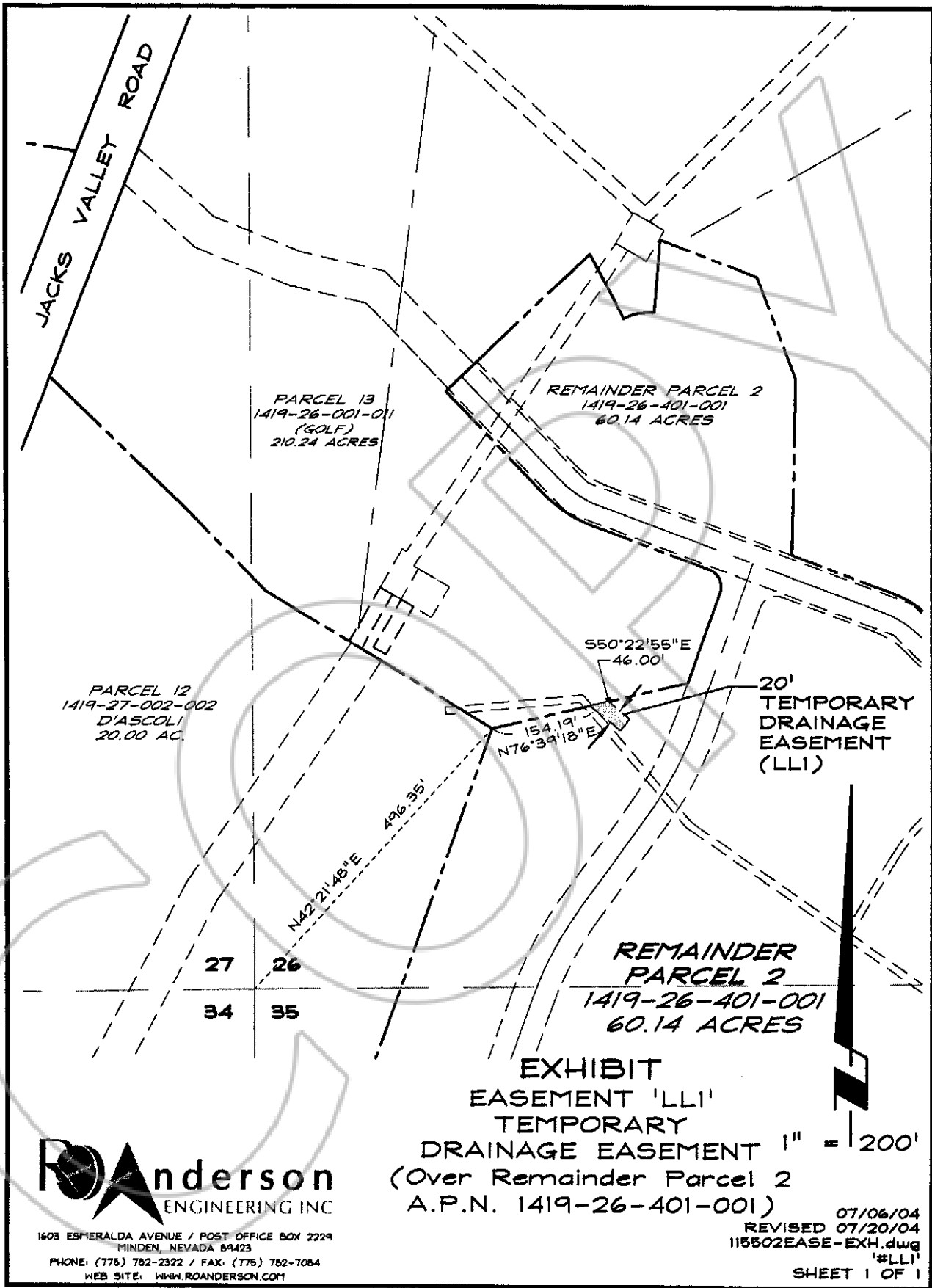
The sidelines of the above described strip of land shall be extended and shortened to terminate at said southeasterly line of Parcel 13, also being the westerly line of said Remainder Parcel 2.

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.

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ENGINEERING INC

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**EXHIBIT**  
**EASEMENT 'LLI'**  
**TEMPORARY**  
**DRAINAGE EASEMENT 1" = 200'**  
**(Over Remainder Parcel 2**  
**A.P.N. 1419-26-401-001)**

07/06/04  
REVISED 07/20/04  
115502EASE-EXH.dwg  
#LLI'  
SHEET 1 OF 1

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