

OFFICIAL RECORD

Requested By:
NORTHERN NEVADA TITLE

Do-105 0028-LS
APN: 1220-04-501-006,007, &008
MAIL DOCUMENT & TAX
STATEMENTS TO: GRANTEE,
BENCOR
90 S. Cascade Ave.
Colorado Springs, CO 80903

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 6 Fee: 19.00
BK-1205 PG- 6119 RPTT: # 3



Boundary Line Adjustment
Agreement Deed

This agreement, made this 1st day of November, 2005, by Bencor/Waterloo L.P., a Nevada Limited Partnership, and Roy Farrow and Madalena Farrow, Husband and Wife, as Joint Tenants with Right of Survivorship, herein referred to as the Parties.

WITNESSETH

THAT THE PARTIES, as owners of adjacent and abutting parcels of land, for a good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels being located in Section 4, T.12N., R.20E., MDM, Douglas County, Nevada and being more particularly described in EXHIBIT A attached hereto and incorporated herein by reference. Current ownership of the Parties is set forth on Exhibit A.

NOW, THEREFORE, the Parties do by these presents, quitclaim, bargain, and convey unto each other the portions of property necessary to effect this boundary line adjustment, so that the resultant parcels of land owned by the Parties shall be as described in EXHIBIT B, attached hereto and incorporated herein by reference. The new ownership after this conveyance is noted on EXHIBIT B.

IN WITNESS WHEREOF, the Parties have caused these presents to be executed the day and year first written above.

Bencor/Waterloo L.P., a Nevada Limited Partnership
By: Bencor Development, LLC
Its General Partner

By: Ray Walkowski
Ray Walkowski, Manager

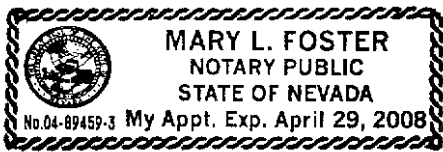
By: Roy Farrow
Roy Farrow

By: Madalena Farrow
Madalena Farrow

STATE OF Nevada)
) SS.
COUNTY OF Carson City)

Before me, Mary L. Foster, on this day personally appeared Roy Farrow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of November, 2005.



Mary L. Foster
Notary Public

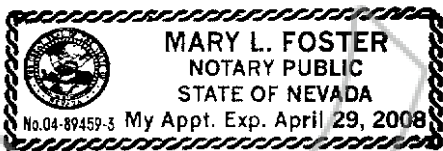
Mary L. Foster
Print Name

My Commission Expires: April 29, 2008

STATE OF Nevada)
) SS.
COUNTY OF Carson City)

Before me, Mary L. Foster, on this day personally appeared Madalena Farrow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of November, 2005.



Mary L. Foster
Notary Public

Mary L. Foster
Print Name

My Commission Expires: April 29, 2008



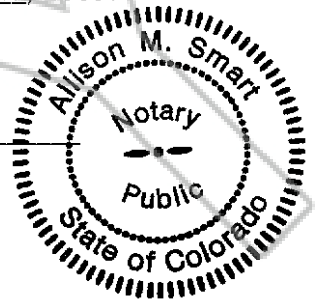
STATE OF Colorado)
) SS.
COUNTY OF El Paso)

Before me, Allison M. Smart, on this day personally appeared Ray Walkowski, Manager of Bencor/Waterloo, L.P., a Nevada limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.

Given under my hand and seal of office this 15th day of November, 2005.

Allison M. Smart
Notary Public

Allison M. Smart
Print Name



My Commission Expires: 8/9/2009

CO

EXHIBIT "A"

The following two parcels were consolidated by Declaration of Covenants, Conditions and Restrictions being a Deed Restriction for Lot Consolidation, Document No. 662021
BOOK 1205, Page 354, on 12-1-05.

EXISTING

Apn: 1220-04-501-007 & 008

All that certain real property situate in the county of Douglas, state of Nevada, described as follows:

PARCEL 1 – Owned by Bencor/Waterloo L.P.

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51° 06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51° 06'00" East, 514.70 feet to THE POINT OF BEGINNING;

THENCE continuing South 51° 06'00" East, 199.59 feet;

THENCE South 38°54'00" West, 210.87 feet;

THENCE North 50°51'03" West, 199.59 feet;

THENCE North 38°54'00" East, 210.00 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map of Lampe Ranch, recorded May 7, 1965 as File No. 28058 and to that certain Record of Survey Map to accompany a Lot Line Adjustment for Double D Investments recorded on June 26, 1990 as File No. 228900, Official Records.

Note: Legal description previously contained in Book 0905 at Page 11700 Document No. 656267, recorded on September 29, 2005.

PARCEL 2 – Owned by Bencor/Waterloo L.P.

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51° 06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51° 06'00" East, 714.29 feet to the point of the beginning;

THENCE continuing South 51° 06'00" East, 254.30 feet;

THENCE South 87°30'45" west, 37.04 feet;

THENCE along the arc of a curve to the right, non-tangent to the preceding course having a delta angle of 55°00'26", a radius of 100.00 feet and an arc length of 96.00 feet;



THENCE South 44°52'36" west, along the Northerly right-of-way line of Waterloo Lane, 102.10 feet;

THENCE North 50°51'03" west, 249.77 feet;

THENCE North 38°54'00" East, 210.87 feet to the point of the beginning.

Reference is hereby made to those certain Record of Survey Maps recorded on May 7, 1965 as File No. 28058 and on June 26, 1990 as File No. 228900, Official Records.

Note: Legal description previously contained in Book 0905 at Page 11700 Document No. 656267, recorded on September 29, 2005.

PARCEL 3 – Owned by Roy and Madalena Farrow

Apn: 1220-04-501-006

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

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the most Northeasterly corner of Adjusted APN 25-142-18 (shown as APN 25-142-15 per Record of Survey for Double D Investments, Book 690, Page 3621, Document No. 228900) at the Southwesterly right-of-way line of U.S. Highway 395;

THENCE South 38°54'00" west, 210.00 feet;

THENCE South 50° 51'03" East, 449.36 feet to the Northwesterly right-of-way line of Waterloo Lane;

THENCE South 44°52'36" west, 274.81 feet;

THENCE North 45°07'24" west, 116.63 feet;

THENCE North 49°12'40" west, 262.19 feet;

THENCE North 27°50'41" west, 159.20 feet;

THENCE North 12°38'47" west, 303.15 feet;

THENCE North 00°17'20" west, 222.90 feet;

THENCE North 57°50'10" East, 42.65 feet to the Southwesterly right-of-way line of U.S. Highway 395;

THENCE along said right-of-way line South 51°06'00" East, 467.97 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map No. 352770 to support a Boundary Line Adjustment for Double D Investments and Michael E. and Mary M. Jarrett recorded on December 16, 1994, in Book 1294 at Page 2592 as Document No. 352770, Official Records.

Note: Legal description previously contained in Book 0905 at Page 11700²⁴ Document No. ~~656267~~, recorded on September 29, 2005.
656269

EXHIBIT "B"

PARCEL A – Owned by Bencor/Waterloo L.P.

APN: Previously 1220-04-501-007 and 008 and a portion of 1220-04-501-006.

Portions of that certain property within Douglas County, Nevada situate in Section 4, Township 12 North, Range 20 East, M.D.M., as shown as parcels "APN 25-142-15 (5.70 acres)", "APN 25-142-16 (42,000 S.F.)", and "APN 25-142-17 (53,276 S.F.)" on



Record of Survey recorded June 26, 1990 as Document No. 228900, in Official Records, described as follows:

Commencing at the most Northerly point of said APN 25-142-16;

Thence along the line of U.S. Hwy 395 S 50°18'53" E, a distance of 136.28 feet to the point of beginning;

Thence continuing along the line of U.S. Hwy 395 S 50°18'53" E, a distance of 317.61 feet;

Thence S 88°18'01" W, a distance of 37.04 feet;

Thence along a non-tangent curve, concave Northwesterly, with a radius of 100.00 feet, through an angle of 55°00'26", and an arc length of 96.00 feet, a chord bearing S 18°10'19" W, a distance of 92.36 feet;

Thence along the line of Waterloo Lane S 45°39'43" W, a distance of 162.78 feet;

Thence N 50°00'45" W, a distance of 305.61 feet;

Thence N 39°26'27" E, a distance of 270.70 feet to the point of beginning.

Containing 85,129 square feet, more or less.

PARCEL B – Owned by Roy and Madalena Farrow

APN: Previously 1220-04-501-006.

Portions of that certain property within Douglas County, Nevada situate in Section 4, Township 12 North, Range 20 East, M.D.M., as shown as parcel "APN 25-142-15 (5.70 acres)" on Record of Survey recorded June 26, 1990 as Document No. 228900, in Official Records, described as follows:

Commencing at the most Southerly point of said APN 25-142-15";

Thence N 44°20'17" W, a distance of 116.63 feet;

Thence N 48°25'33" W, a distance of 262.19 feet;

Thence N 27°03'34" W, a distance of 159.20 feet;

Thence N 11°51'40" W, a distance of 303.15 feet;

Thence N 00°29'47" W, a distance of 222.90 feet;

Thence N 58°37'17" E, a distance of 42.65 feet;

Thence along the Southwesterly line of US Highway 395 S 50°18'53" E, a distance of 604.25 feet;

Thence S 39°26'27" W, a distance of 270.70 feet;

Thence S 50°00'45" E, a distance of 305.61 feet;

Thence S 45°39'43" W along the Northwesterly right-of-way line of Waterloo Lane a distance of 214.13 feet to the point of beginning.

Containing 5.91 acres, more or less.

Basis of bearings is Nevada State Plane Coordinates, West Zone, NAD 83/94.

Dan Asikainen, P.L.S. #3318
Jeff Codega Planning / Design
433 West Plumb Lane

W:\25\2535\05\BLAdeed.rtf

