

APN: 1320-17-000-010

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0106 PG-00794 RPTT: 0.00



IRRIGATION DITCH AND ACCESS EASEMENT

THIS GRANT OF EASEMENT made and entered into this 23rd day of December, 2005, by and between ALLEGRETTI & COMPANY, a California corporation, of 9400 Lurline Avenue, Suite A-1, Chatsworth, CA 01311 (hereinafter "Grantor"), and ALLERMAN-UPPER VIRGINIA IRRIGATION COMPANY, INC., a Nevada corporation, of 1692 County Road, Minden, NV 89423 (hereinafter "Grantee"),

WITNESSETH

Grantor, for and in consideration of the sum of Ten Dollars (\$10) in hand paid by Grantee, and other good and valuation consideration, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive easement and right-of-way for the construction, maintenance, repair, replacement, inspections, removal, and operation of an irrigation ditch for the transmission of water for irrigation purposes on, over, in, under, across, and along that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit A attached hereto and incorporated hereby by reference.

IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of accessing, constructing, altering, maintaining, inspecting, repairing, reconstruction, and operation of the irrigation ditch.
2. Grantee shall be responsible for any damage to personal property or improvements suffered by Grantor by reason of utilizing and access, constructing, altering, maintaining, inspecting, repairing, reconstruction, and operating the irrigation ditch.

WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703
(775) 885-9066

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage, or liability suffered or sustained by reason of any injury or damage to any person or property caused by the use of this access, constructing, altering, maintaining, inspecting, repairing, reconstruction and operating of the irrigation ditch.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents, and assigns of Grantor and Grantee, and all right herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents, and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above-written.

GRANTOR: STATE OF CALIFORNIA)
ALLEGRETTI & COMPANY, a)
California corporation)
COUNTY OF LOS ANGELES)
: SS.

By: Joseph A. Allegretti
JOSEPH A. ALLEGRETTI,
President

This instrument was acknowledged before me on the 23RD day of DECEMBER, 2005, by JOSEPH A. ALLEGRETTI, as President of ALLEGRETTI & COMPANY.



JMM
NOTARY PUBLIC

GRANTEE: STATE OF Nevada)
ALLERMAN-UPPER VIRGINIA)
IRRIGATION COMPANY, INC.)
COUNTY OF Douglas)
: SS.

By: Ginnda Aldax
Its PRES

This instrument was acknowledged before me on the 13 day of December, 2005, by Andrew Aldax, as President of ALLERMAN-UPPER VIRGINIA IRRIGATION COMPANY, INC..

Ginnda K. Teglia
NOTARY PUBLIC

WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703
(775) 885-9066

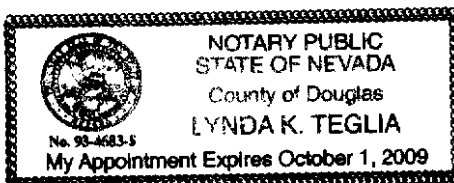


EXHIBIT A
TO IRRIGATION DITCH & ACCESS EASEMENT

COPY

EXHIBIT A
Page 1 of 3

**IRRIGATION DITCH & ACCESS EASEMENT
LEGAL DESCRIPTION**

July 7, 2005

A strip of land 50 feet wide for irrigation ditch and access easement purposes located within a portion of Section 17, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 2-Phase II, being a 5/8" rebar with cap stamped PLS 5547 on the Westerly right-of-way line of Heybourne Road as shown on Record of Survey #1 of Meridian Business Park, Phase II for Allegretti & Company, Doc. No.635092 of the Douglas County Recorder's Office, said point bears S. 63°13'16" E., 2900.09 feet from the Northwest corner of said Section 17;

thence S. 89°47'30" W., along the Southerly line of said Parcel 2, 50.00 feet;

thence N. 00°09'34" W., parallel to said Westerly right-of-way line of Heybourne Road, 550.00 feet to the Southerly line of the extension of Meridian Boulevard;

thence N. 89°47'30" E., along said Southerly extension, 29.98;

thence 31.43 feet, continuing along said Southerly extension, along the arc of a curve to the right having a central angle of 90°02'56" and a radius of 20.00 feet, (chord bears S. 45°11'02" E., 28.30 feet), to a point on said Westerly right-of-way line of Heybourne Road;

thence S. 00°09'34" E., 529.98 feet to the POINT OF BEGINNING.

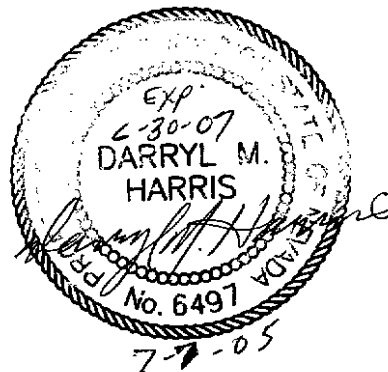
Containing 27,414 square feet more or less.

Basis of Bearing

The West Line of Parcel 2-Phase II as shown on Record of Survey #1 of Meridian Business Park, Phase II for Allegretti & Company, Doc. No.635092 of the Douglas County Recorder's Office (N. 0°03'04" E).

PREPARED BY:

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(775) 588-7500



SKETCH
OF
50' IRRIGATION DITCH & ACCESS EASEMENT

