

DECLARATION AND AFFIDAVIT

HAROLD A. PARICHAN, being first duly sworn, disposes and says that:

1. I reside at 3474 West Bluff, Fresno, California 93711.
2. I conduct business at 8344 Road 33, Madera, California 93636.
3. I am married to Edna S. Parichan.
4. I am an attorney licensed to practice in all courts of the State of California for the period of January 4, 1949 to September 16, 2005.

5. On January 2, 1970, I and my wife, Edna S. Parichan, husband and wife as joint tenants in common, purchased a vacant lot located in the County of Douglas, State of Nevada, and pursuant to Deed recorded January 2, 1970, in Book 72, at Page 381, as Document 46732, Douglas County Records, described as follows:

Lot 12, as shown on the map of said REVISED PLAT OF LAKERIDGE ESTATES NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 23, 1959.

6. On July 29, 1970, I acquired a Grant of Easement for access across adjacent Lot 10, as delineated in that certain Grant of Easement, and for purposes of installing and maintaining steps to the shoreline of Lake Tahoe, installing and maintaining a lift or elevator to the shoreline for ingress and

egress to said steps and shoreline, and for the construction and maintenance of the beach area and the use thereof, said strip of land and rights being more particularly in the Grant of Easement, recorded on August 3, 1970, in Book 78, at Page 94, as Document 48917, Douglas County Records. See Exhibit A attached hereto.

7. At no time did I construct any of the facilities or use any of rights set forth in the Grant of Easement described in Paragraph 5 above. It was always my understanding with my Grantors, namely Vincent Keele and Teddy Ann Keele, that the Grant of Easement was personal to myself and my wife, Edna S. Parichan, and could not be and would never be transferred as an appurtenant easement with Lot 12, above described.

8. On August 21, 1970, I acquired a second Grant of Easement from Charles R. Glattley for the purpose of installing and maintaining steps to the shoreline of Lake Tahoe and for ingress and egress to said steps and shoreline, over a portion of Lot 11. Said strip of land being more particularly in the Grant of Easement, recorded on August 21, 1970, in Book 78, at Page 485, as Document 49132, Douglas County Records. Again, it was always my understanding and belief that this easement would be personal to myself and my wife, Edna S. Parichan, and could not be and would not be transferred as an appurtenant easement with Lot 12, above described. See Exhibit B attached hereto.



9. On July 22, 1972, I acquired a third Grant of Easement over a portion of Lot 11, as described in said easement for certain purposes and uses, which Grant of Easement was recorded on July 26, 1972, in Book 103, at Page 516, as Document 60803, Douglas County Records. Again, it was always my understanding and belief that this easement would be personal to myself and my wife, Edna S. Parichan, and could not be and would not be transferred as an appurtenant easement with Lot 12, above described. See Exhibit C attached hereto.

10. I, as an attorney at law, drafted the three easements described in Paragraphs 5, 7 and 8 above.

11. At no time did I build a structure on Lot 12, or actually utilize the easements described in Paragraphs 5, 7 and 8 above.

12. On October 31, 1977, I, along with Edna S. Parichan, sold Lot 12 by joint tenancy deed, recorded on November 1, 1977, in Book 1177, at Page 053, as Document 14577, Douglas County Records. Lot 12 was sold independent of and without any of the easements described in Paragraphs 5, 7 and 8 above. No representations were made by my that any of the said easement rights were included in the sale of Lot 12, as it was my understanding and agreement with the Grantors of said three easements, that these easement rights would be and were personal to myself and my wife, Edna S. Parichan. Thus, these three

easements would not be sold as appurtenant easements to Lot 12 at such time as Lot 12 was sold and conveyed to others.

13. It is my information and belief that none of the three easements described in Paragraphs 5, 7 and 8 above were appurtenant to Lot 12, described above, and that at all times, these three easements were personal to Harold A. Parichan and Edna S. Parichan, husband and wife, and did not succeed and devolve to any subsequent owner or owners of Lot 12.

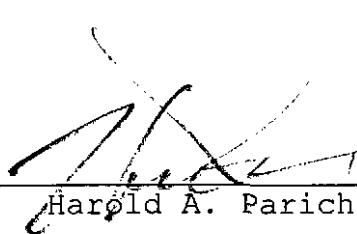
14. Also, it is my information and belief that all three easements described in Paragraphs 5, 7 and 8 above, were in fact, abandoned by Harold A. Parichan and Edna S. Parichan at the time we sold o.

15. It is my belief and affirmative statement that the three easements set forth in Paragraphs 5, 7 and 8 above, have no force, validity and effect at this time.

16. I have personal knowledge of statements contained in this Affidavit and if called to testify under oath and at a trial or hearing concerning these matters, I would testify in accordance herewith.

17. This Declaration and Affidavit is given under penalty of perjury in the County of Fresno, State of California.

Further, your Affiant saeth naught.



Harold A. Parichan

COPY

Sharon/Pierce,NPinePointLot12Parichan.affidavitdeclaration



STATE OF CALIFORNIA)
) ss.
COUNTY OF FRESNO)

On November 21, 2006 before me, Joanna Spence
personally appeared HAROLD A. PARICHAN, personally known to me
or proved to me on the basis of satisfactory evidence, to be the
person whose name is or subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the
person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal.



Signature Joanna Spence
(notary)

(seal)

WHEN RECORDED MAIL TO:
Mr. Harold A. Parichan
Attorney at Law
410 Security Bank Building
Fresno, CA 93721

48917

BOOK 78 PAGE 94

GRANT OF EASEMENT

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VINCENT AND TEDDYANNA KEELE, hereby grant to HAROLD A. PARICHAN and EDNA S. PARICHAN, husband and wife, as joint tenants, Grantee, an easement over and across a portion of land situated in the County of Douglas, State of Nevada, for the purpose of installing and maintaining steps to the shoreline, installing and maintaining a lift or elevator to the shoreline, for ingress and egress to such steps and shorelines; and for the construction and maintenance of a beach area and the use thereof; said strip of land being more particularly described as follows:

That portion of land lying wholly within Lot 10 as delineated on the Revised Plat of Lakeridge Estates No. 1 filed in the office of the County Recorder of Douglas County, Nevada, on February 23, 1959, being a strip of land 40 feet in width southwesterly of, and parallel with and adjacent to the lot line common to Lot 10 and Lot 12 of said Lakeridge Estates No. 1, being approximately 88.67 feet in length, and a strip of land 40 feet in width lying southwesterly of, and parallel with and adjacent to the lot line common to Lot 10 and Lot 11 of said Lakeridge Estates No. 1, being approximately 106.44 feet in length, said 40 foot wide strip lying between Pine Point Drive and the Easterly shoreline of Lake Tahoe.

DATED: July 29th, 1970.

Vincent Keele
VINCENT KEELE

Teddyanna P Keele
TEDDYANNA KEELE

GRANTORS

STATE OF Nevada,
COUNTY OF Douglas

On this 29th day of July, 1970, before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared

PARICHAN & KREBS
ATTORNEYS AT LAW
410 SECURITY BANK
BUILDING
FRESNO, CALIF. 93721
284-6522

48917

BOOK 78 PAGE 94



BK- 1206
PG- 932

EXHIBIT A

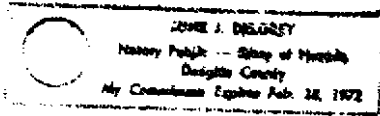
18917

BOOK 78 PAGE 95

VINCENT KEELE and TEDDYANNA KEELE, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

James J. Delaney
Notary Public



COPIED

COPIED COPY
The foregoing instrument is a full, true and correct copy of the original as the same appears in the Official Records of Douglas County, Nevada.

Book _____ Page _____ 18917

recorded at Request of NEVADA TITLE GUARANTY CO.
on Aug 3, 1970 At 5:27 Min. Past 2:45 AM
Official Records of Douglas County, Nevada. Fee 1.00
Ethel N. Schacht, Recorder. By Ethel N. Schacht

PARICHAN & KREBS
ATTORNEYS AT LAW
610 SECURITY BANK
BUILDING
FRESNO, CALIF. 93721
284-6928

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18917

BOOK 78 PAGE 95

BK- 1206
PG- 933
Page: 9 Of 18 12/04/2006
0689980

COPY

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 9th day of November, 2006

By: Patricia K. Rosenberg
Deputy Recorder



BK- 1206
PG- 934

49132

BOOK 78 PAGE 455

WHEN RECORDED MAIL TO

Mr. Harold A. Parichan
Attorney at Law
410 Security Bank Building
Fresno, CA 93721

GRANT OF EASEMENT

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHARLES R. GLATTLY, Grantor, hereby grants to HAROLD A. PARICHAN and EDNA S. PARICHAN, husband and wife, as joint tenants, Grantee, an easement over and across a portion of land situated in the County of Douglas, State of Nevada, for the purpose of installing and maintaining steps to the shoreline, and for ingress and egress to such steps and shoreline; said strip of land being more particularly described as follows:

That portion of land lying wholly within Lot 11 as delineated on the Revised Plat of Lakeridge Estates No. 1 filed in the Office of the County Recorder of Douglas County, Nevada, on February 23, 1959, being a strip of land 20 feet in width lying northeasterly of, and parallel with, and adjacent to the lot line common to Lot 11 and Lot 10 of said Lakeridge Estates No. 1, with sidelines of said 20 foot wide strip extended to intersect the easterly and westerly boundaries of the said Lot 11.

DATED: Aug 20, 1970.

Charles R. Glattly
GRANTOR

STATE OF Nevada)
COUNTY OF Douglas) ss

On this 20th day of August, 1970, before me, duly commissioned and sworn, personally appeared CHARLES R. GLATTLY, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Jane J. Delaney
Notary Public

JANE J. DELANEY
Notary Public - State of Nevada
Douglas County
My Commission Expires Feb. 28, 1972

49132

49132

Recorded at Request of Harold A. Parichan
On Aug 21, 1970 At 5:22 Min. Past 8 AM
Official Records of Douglas County, Nevada. Fee 3.00
Ethel N. Schacht, Recorder. By Ethel N. Schacht

BOOK 78 PAGE 455

BK- 1206
PG- 935
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0689980

EXHIBIT B

COPY

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 9th day of

November, 2006

By: Camela Kromberg
County Recorder



GRANT OF EASEMENT

Preamble: This agreement made this 22 day
of July, 1972 by and between VINCENT KEELE
and TEDDY ANNA KEELE, husband and wife, hereinafter referred
to as Grantors, and HAROLD PARICHAN and EDNA PARICHAN, husband
and wife, hereinafter referred to as Grantees.

Recitals: Whereas the Grantors are the owners
of certain real property described as follows:

That portion of land lying wholly within
Lot 11 as delineated on the Revised Plat
of Lakeridge Estates No. 1 filed in the
Office of the County Recorder of Douglas
County, Nevada, on February 23, 1959,
being a strip of land 20 feet in width
lying northeasterly of, and parallel
with, and adjacent to the lot line common
to Lot 11 and Lot 10 of said Lakeridge
Estates No. 1, with sideline of said 20
foot wide strip extended to intersect the
easterly and westerly boundaries of the
said Lot 11.

WHEREAS there is a breakwater with an area for
docking and securing boats connected to the property of
the Grantors hereinabove described.

WHEREAS Grantees desire to acquire certain rights
in the breakwater and area owned by Grantors and connected
to the property of the Grantors hereinabove described;

NOW, THEREFORE, it is agreed as follows:

Grant of Easement:

P. PARICHAN, KEELE,
REYNOLDS &
ELFENBERG
ATTORNEYS AT LAW
FOURTH FLOOR
SECURITY BLDG
BALDWIN
FEBRUARY,
CALIFORNIA 94721
(415) 254-8578



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BK- 1206
PG- 937

EXHIBIT C

60898

100-265-610

1. For valuable consideration, receipt of which is hereby acknowledged, Grantors hereby grant to Grantees an easement as hereinafter described.

Character of Easement:

2. The easement granted herein is an easement in gross.

Description of Easement:

3. The easement granted herein is a right to use the breakwater and area of the Grantors connected to the real property of the Grantors hereinabove described; Grantee shall have the right to use said breakwater and marina to dock or moor their boat or any other boat which they may be using, for such period of time as Grantees desire and Grantees shall be permitted to use said breakwater and marina for loading and unloading and any other use which is necessary for the use and maintenance of their boat or any other boat that they may use.

Entire Agreement:

4. This instrument contains the entire

PARICHAN, KRISSE,
REINBERG &
KLEBRIDGE
ATTORNEYS AT LAW
FOURTH FLOOR
SECURITY BANK
BUILDING
FREMONT,
CALIFORNIA 94539
(408) 264-1

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BK- 1206
PG- 938

69803

BOOK 105 PAGE 17

agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect:

5. This instrument is intended to be for the benefit of HAROLD PARICHAN and EDNA PARICHAN and their agents, guests, or invitees, but this easement shall not inure to the benefit of their respective heirs, successors, or assignees in interest.

IN WITNESS WHEREOF, the parties have hereto executed this instrument the day and year first above written.


Grantors


VINCENT KEELE


TEDDY ANNA KEELE


Grantees


HAROLD PARICHAN


EDNA PARICHAN

PARICHAN, KEELE,
KENNEDY &
KLEGG
ATTORNEYS AT LAW
FOURTH FLOOR
SECURITY BANK
BUILDING
MERCED,
CALIFORNIA 95354
(209) 244-8558

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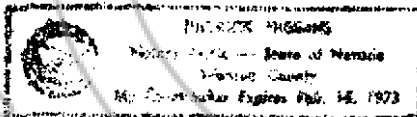

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PG- 939 12/04/2006

60802
MAR 10 10 2006

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

On this 22 day of JULY, 1972, before me,
a Notary Public in and for the State of NEVADA
with principal office in WASHOE County residing
therein, duly commissioned and sworn, personally appeared
VINCENT KEELER, TEDDY ANNA KEELER, know to me to be the persons
described within, whose names are subscribed to and who
executed the within instrument, and acknowledged that they
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal at my office in said County,
the day and year in this certificate first above written.



Patrick Higgins
NOTARY PUBLIC
in and for said county and state.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.

On this 24 day of July, 1972, before me,
a Notary Public in and for the State of California, with
principal office in Fresno County residing therein duly
commissioned and sworn, personally appeared HAROLD PARICHAN
and EDNA PARICHAN, known to me to be the persons described in,
whose names are subscribed to and who executed the within
instrument, and acknowledged that they executed the same.

PARICHAN, KREBS,
RENEBOIS &
ST. JONISSE
ATTORNEYS AT LAW
FOURTH FLOOR
SECURITY BANK
BUILDING
FRESNO,
CALIFORNIA 93701
(209) 264-6888

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BK- 1206
PG- 940

60802
BOOK 101 PAGE 101

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal at my office in said County,
the day and year in this certificate first above written.



Kathleen G. Nagel
NOTARY PUBLIC
in and for said county and state.

CERTIFIED COPY

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder in Douglas County, State of Nevada.

PUBLIC CLERK, RECORDS
SECTION
RECORDS &
CLERKSHIP
ATTORNEYS AT LAW
FOURTH FLOOR
SECURITY BANK
BUILDING
FRESNO,
CALIFORNIA 93705
(209) 264-8238

Recorded at Request of *Phyllis A. Parickson*
On JUL 28 1972 At 5:25 Min. Past 10 AM
Official Records of Douglas County, Nevada. Fee 7.00

Patricia J. Stanley
Patricia J. Stanley, Recorder.

BK- 1206
PG- 941
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0689980

60803

60803

COPY

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 9th day of

November, 2006

By: Patricia K. Foxenberg
Deputy Recorder



BK- 1206
PG- 942