

29-

#2

Assessor's Parcel Number: 1419-26-001-019

Recording Requested By: R.O. Anderson Eng.

Name: R.O. Anderson Engineering

Address: 1603 Esmeralda Ave.

City/State/Zip Minden, NV 89423

Real Property Transfer Tax:

DOC # 0704703
07/09/2007 03:23 PM Deputy: PK

OFFICIAL RECORD

Requested By:
RO ANDERSON ENGINEERING

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 16 Fee: 29.00
BK-0707 PG- 2427 RPTT: 0.00



\$ _____

Public Utility Easement

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

Public Utility Easement [2]
A.P.N. 1419-26-001-019

Recorded at the request of, and
after recording please return to:
Davidon Development Corp.
1600 South Main Street, Suite 150
Walnut Creek, CA 94596

PUBLIC UTILITY EASEMENT

MDA Enterprises, Inc., a Nevada corporation ("*MDA*") hereby grants an easement upon the terms and conditions set forth below:

RECITALS

- A. MDA is the owner of that certain real property located in Douglas County, Nevada, commonly known as A.P.N. 1419-26-001-019 Adjusted Parcel 13 (the "*Property*") and further described in the attached Exhibit A.
- B. A development has been or is currently in the process of being constructed on or near the Property (the "*Development*").
- C. Douglas County has approved the Development, but has required as a condition of such approval the granting of an easement for public utilities.
- D. In furtherance of satisfying the foregoing condition, MDA desires now to grant an easement upon a portion of the Property as more particularly described and depicted in the attached Exhibit B (the "*Easement Area*") upon the terms and conditions set forth below.

GRANT OF EASEMENT

MDA and its successors and assigns, hereby grant a perpetual non-exclusive easement in, on, under and over the Easement Area, for the installation, maintenance, repair and replacement of those public utilities pertaining to water, telephone, sewer, electric and gas lines, and improvements related thereto, together with rights of access to and from the Easement Area (the "*Easement*") for the benefit of public utility companies (as defined by Nevada law) serving the public of Douglas County, Nevada. Upon the completion of any installation, construction, maintenance, replacement, or repair of any of the foregoing utility lines or facilities, the public utility using the foregoing easement, shall, at its sole expense, repair

or replace the existing improvements (including any landscaping) to their prior condition, including but not limited to, any grading, paving, curbs, gutters, or sidewalks disturbed.

MDA Enterprises, Inc.,
a Nevada Corporation

By: *Mario Antoci*
Mario Antoci

Its: President

Date: 6/26/07

STATE OF NEVADA }

COUNTY OF DOUGLAS }

This instrument was acknowledged before me on June 26, 2007 by Mario Antoci as President of MDA Enterprises, Inc., a Nevada corporation.

Linda M. Biaggi
Notary Public



EXHIBIT A

Legal Description

COPY



BK- 0707
PG- 2430

**DESCRIPTION
ADJUSTED PARCEL 13
(Adjusted APN 1419-26-001-015)**

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

A parcel of land located within portions of Section 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, the POINT OF BEGINNING;
thence along the east line of the Northeast one-quarter of said Section 26, South 00°04'53" East, 2649.58 feet to the east one-quarter corner of said Section 26, a found 1985 BLM aluminum cap;
thence along the east line of the Southeast one-quarter of said Section 26, South 00°17'12" East, 238.23 feet;
thence WEST, 280.50 feet;
thence South 16°28'39" West, 455.86 feet;
thence South 48°32'24" West, 727.00 feet;
thence South 79°10'05" West, 171.38 feet;
thence South 65°39'14" West, 100.28 feet;
thence South 23°25'42" West, 143.74 feet;
thence North 66°34'18" West, 203.42 feet;
thence North 37°09'27" West, 169.17 feet;
thence WEST, 177.25 feet;
thence North 51°25'17" West, 137.89 feet;
thence South 38°34'43" West, 40.00 feet to a point on the boundary of Adjusted Parcel 13 as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding Co. et al recorded June 30, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 648319;

thence along said boundary of Adjusted Parcel 13, the following courses:

South 38°34'43" West, 32.08 feet;
Along the arc of a tangent 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 South 83°34'43" West, 21.21 feet;
North 51°25'17" West, 190.93 feet;
Along the arc of a tangent 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 tangent 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 08°19'06" East, 5.00 feet;

Along the arc of a tangent curve to the right having a radius of 220.00 feet, central angle of 65°00'00", arc length of 249.58 feet, and chord bearing and distance of North 40°49'06" East, 236.41 feet;

North 73°19'06" East, 18.42 feet;

South 59°11'21" East, 205.22 feet;

North 75°10'35" East, 160.00 feet;

South 66°48'56" East, 122.30 feet;

Along the arc of a tangent curve to the left having a radius of 480.00 feet, central angle of 56°36'25", arc length of 474.23 feet, and chord bearing and distance of North 84°52'52" East, 455.17 feet;

North 45°22'49" East, 186.42 feet;

Along the arc of a tangent curve to the left having a radius of 480.00 feet, central angle of 10°51'52", arc length of 91.02 feet, and chord bearing and distance of North 28°45'02" East, 90.88 feet;

North 23°19'06" East, 100.00 feet;

Along the arc of a tangent curve to the right having a radius of 520.00 feet, central angle of 16°12'35", arc length of 147.11 feet, and chord bearing and distance of North 31°25'24" East, 146.63 feet;

South 54°20'40" East, 55.29 feet;

North 35°39'20" East, 75.00 feet;

North 54°20'40" West, 44.72 feet;

Along the arc of a non-tangent curve to the left having a radius of 480.00 feet, central angle of 45°28'26", arc length of 380.96 feet, and chord bearing and distance of North 26°03'19" East, 371.04 feet;

Along the arc of a reverse curve to the right having a radius of 520.00 feet, central angle of 24°40'56", arc length of 224.01 feet, and chord bearing and distance of North 15°39'34" East, 222.28 feet;

Along the arc of a reverse curve to the left having a radius of 610.00 feet, central angle of 56°02'16", arc length of 596.61 feet, and chord bearing and distance of North 00°01'06" West, 573.11 feet;

North 28°56'26" East, 245.31 feet;

North 26°54'31" East, 195.00 feet;

Along the arc of a tangent curve to the right having a radius of 250.00 feet, central angle of 45°13'25", arc length of 197.33 feet, and chord bearing and



distance of North 49°31'13" East, 192.24 feet;
North 72°07'56" East, 185.22 feet;
North 17°52'04" West, 759.81 feet;
South 57°07'56" West, 473.11 feet;
Along the arc of a tangent curve to the left having a radius of 400.00 feet,
central angle of 32°39'55", arc length of 228.05 feet, and chord bearing and
distance of South 36°22'56" West, 224.97 feet;
South 20°02'59" West, 59.39 feet;
South 23°38'38" East, 101.01 feet;
South 26°15'56" West, 190.53 feet;
Along the arc of a non-tangent curve to the left having a radius of 760.00
feet, central angle of 22°52'34", arc length of 303.44 feet, and chord bearing and
distance of South 28°33'06" West, 301.43 feet;
Along the arc of a tangent curve to the right having a radius of 240.00
feet, central angle of 12°43'07", arc length of 53.28 feet, and chord bearing and
distance of South 23°28'22" West, 53.17 feet;
South 33°37'29" West, 60.00 feet;
Along the arc of a non-tangent curve to the left having a radius of 450.00
feet, central angle of 28°24'51", arc length of 223.16 feet, and chord bearing and
distance of North 70°34'56" West, 220.88 feet;
South 32°55'35" West, 194.06 feet;
South 14°40'58" West, 107.86 feet;
South 44°30'42" West, 118.22 feet;

thence leaving said boundary of Adjusted Parcel 13, South 42°25'09" West,
76.38 feet;

thence South 03°13'19" East, 42.20 feet;
thence South 19°01'17" West, 50.13 feet;
thence South 46°39'54" West, 63.65 feet;
thence South 07°39'35" West, 112.15 feet;
thence South 34°38'02" West, 89.02 feet;
thence South 48°04'29" West, 77.05 feet;
thence South 17°18'10" West, 49.80 feet;
thence South 44°29'22" West, 31.27 feet;
thence South 80°50'26" West, 43.42 feet;
thence North 68°20'30" West, 77.86 feet;
thence South 62°03'47" West, 104.73 feet;
thence South 39°06'18" West, 58.79 feet;
thence South 12°25'57" East, 65.04 feet;
thence South 02°49'53" West, 39.01 feet;
thence South 07°21'14" West, 72.67 feet;

thence South 18°10'54" West, 71.77 feet;
thence South 10°56'54" West, 138.28 feet;
thence South 08°10'42" East, 73.66 feet;
thence South 17°29'55" East, 63.65 feet;
thence South 12°35'42" East, 40.89 feet;
thence South 05°08'12" East, 41.64 feet;
thence South 06°16'54" West, 44.27 feet;
thence South 18°15'51" West, 42.66 feet;
thence South 31°37'18" West, 25.17 feet;
thence South 48°27'32" West, 22.08 feet;
thence South 62°59'11" West, 88.26 feet;
thence South 30°41'27" West, 64.24 feet;
thence South 38°02'05" West, 54.31 feet;
thence South 43°38'20" West, 89.05 feet;
thence South 52°07'52" West, 96.77 feet;
thence South 65°24'33" West, 72.88 feet to a point on the boundary of said

Adjusted Parcel 13;

thence along said boundary of Adjusted Parcel 13, the following courses:

Along the arc of a non-tangent curve to the right having a radius of 705.00 feet, central angle of 10°31'14", arc length of 129.45 feet, and chord bearing and distance of North 66°18'03" West, 129.27 feet;

North 61°02'26" West, 131.36 feet;
South 24°52'01" West, 75.19 feet;
North 65°39'24" West, 174.24 feet;
South 24°20'36" West, 162.52 feet;
South 65°39'24" East, 246.20 feet;
South 24°20'36" West, 75.82 feet;
South 51°56'07" West, 670.00 feet;
South 38°03'53" East, 121.52 feet;
South 51°55'58" West, 587.60 feet;

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;

South 44°53'02" West, 121.21 feet;
North 45°06'58" West, 135.24 feet;
South 51°15'37" West, 301.87 feet;
North 45°06'58" West, 21.93 feet;

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;
North 69°32'35" West, 193.91 feet;
North 20°27'25" East, 520.00 feet;
North 28°31'47" East, 339.01 feet;
North 45°07'09" West, 118.68 feet;
South 44°52'51" West, 166.69 feet;

Along the arc of a non-tangent curve to the left having a radius of 61.50 feet, central angle of 163°21'59", arc length of 175.35 feet, and chord bearing and distance of South 63°59'17" West, 121.71 feet;

Along the arc of a reverse curve to the right having a radius of 15.00 feet, central angle of 38°09'07", arc length of 9.99 feet, and chord bearing and distance of South 01°22'51" West, 9.80 feet;

South 20°27'25" West, 306.01 feet;

Along the arc of a tangent curve to the right having a radius of 120.00 feet, central angle of 60°00'00", arc length of 125.66 feet, and chord bearing and distance of South 50°27'25" West, 120.00 feet;

Along the arc of a reverse curve to the left having a radius of 80.00 feet, central angle of 75°39'31", arc length of 105.64 feet, and chord bearing and distance of South 42°37'39" West, 98.13 feet;

Along the arc of a reverse curve to the right having a radius of 120.00 feet, central angle of 41°24'35", arc length of 86.73 feet, and chord bearing and distance of South 25°30'11" West, 84.85 feet;

South 46°12'29" West, 22.61 feet;

Along the arc of a tangent 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 88°47'31" West, 21.21 feet;

North 43°47'31" West, 129.48 feet;

South 46°12'29" West, 60.00 feet;

South 43°47'31" East, 200.46 feet;

Along the arc of a tangent curve to the left having a radius of 180.00 feet, 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;

South 69°32'35" East, 174.89 feet;

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;

South 19°31'16" West, 135.80 feet;

South 76°39'18" West, 281.81 feet;

North 58°47'44" West, 370.94 feet;

North 43°54'17" West, 170.09 feet;

North 45°59'09" West, 257.68 feet to a point on the easterly line of Jacks



Valley Road;

Along said easterly line of Jacks Valley Road, North $21^{\circ}17'11''$ East, 3383.63 feet;

Continuing along said easterly line of Jacks Valley Road, along the arc of a tangent curve to the left having a radius of 2630.00 feet, central angle of $09^{\circ}12'33''$, arc length of 422.72 feet, and chord bearing and distance of North $16^{\circ}40'55''$ East, 422.27 feet;

South $36^{\circ}57'04''$ East, 559.28 feet;

South $33^{\circ}56'22''$ East, 896.96 feet;

North $83^{\circ}57'55''$ East, 46.80 feet;

North $14^{\circ}27'34''$ East, 175.84 feet;

North $30^{\circ}30'18''$ East, 128.95 feet;

North $47^{\circ}52'54''$ East, 112.46 feet;

North $63^{\circ}21'49''$ East, 85.24 feet;

North $80^{\circ}15'10''$ East, 87.19 feet;

South $66^{\circ}58'22''$ East, 73.31 feet;

Along the arc of a non-tangent curve to the right having a radius of 250.00 feet, central angle of $66^{\circ}43'24''$, arc length of 291.14 feet, and chord bearing and distance of South $41^{\circ}29'30''$ East, 274.96 feet;

South $08^{\circ}07'48''$ East, 601.77 feet;

South $78^{\circ}07'48''$ East, 68.40 feet;

North $31^{\circ}52'12''$ East, 303.36 feet;

thence leaving said boundary of Adjusted Parcel 13 along the arc of a tangent curve to the left having a radius of 61.50 feet, central angle of $100^{\circ}28'05''$, arc length of 107.84 feet, and chord bearing and distance of North $18^{\circ}21'51''$ West, 94.55 feet;

North $14^{\circ}54'09''$ East, 135.87 feet;

North $48^{\circ}28'01''$ East, 129.67 feet;

South $85^{\circ}33'15''$ East, 136.39 feet;

North $77^{\circ}50'28''$ East, 158.26 feet to a point on said boundary of Adjusted

Parcel 13;

thence along said boundary of Adjusted Parcel 13, the following courses:

North $32^{\circ}22'17''$ East, 79.96 feet;

North $45^{\circ}00'16''$ East, 68.09 feet;

North $57^{\circ}21'00''$ East, 77.47 feet;

North $62^{\circ}20'56''$ East, 128.14 feet;

EAST, 78.31 feet;

North $41^{\circ}30'06''$ East, 46.05 feet;

North $85^{\circ}29'04''$ East, 31.47 feet;



South 45°51'46" East, 47.88 feet;
North 32°55'35" East, 260.59 feet;

thence leaving said boundary of Adjusted Parcel 13 and continuing North 32°55'35" East, 30.99 feet to a point on said boundary of Adjusted Parcel 13;

thence along said boundary of Adjusted Parcel 13, the following courses:

North 15°11'12" West, 240.72 feet;
North 09°02'13" East, 221.05 feet;
North 20°35'43" East, 511.70 feet;
North 09°12'15" East, 37.66 feet;
North 02°24'49" East, 126.19 feet;

Along the arc of a tangent curve to the left having a radius of 555.00 feet, central angle of 44°30'58", arc length of 431.21 feet, and chord bearing and distance of North 18°07'24" West, 420.44 feet to a point on the north line of said Northeast one-quarter of Section 26;

Along said north line, North 89°23'01" East, 1363.99 feet to the POINT OF BEGINNING, (containing 243.71 acres, more or less).

EXCEPTING THEREFROM the following parcel of land (known as Adjusted Parcel 14):

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

A parcel of land 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 Adjusted Parcel 13 as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding Co. et al recorded June 30, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 648319, a point on the easterly right-of-way of Jacks Valley Road;

thence along said easterly right-of-way of Jacks Valley Road, North 21°17'11" East, 2092.29 feet to a point on the southerly line of a 50-foot non-exclusive private access easement as recorded December 31, 1996 in said office of Recorder in Book 1296, at Page 4911, as Document No. 403934;

thence along said southerly line of private access easement, South 57°24'21" East, 385.07 feet to a point on the boundary of Adjusted Parcel 14 as shown on said Record of Survey, Document No. 648319, the POINT OF BEGINNING:



thence along the boundary of said Adjusted Parcel 14, the following courses:

North 26°23'05" East, 1033.27 feet;
North 83°19'32" East, 94.64 feet;
South 28°22'32" East, 311.42 feet;
South 17°15'57" East, 774.92 feet;
South 37°01'19" East, 167.99 feet;
South 24°23'07" West, 315.15 feet;
South 65°36'53" East, 165.00 feet;
South 24°23'07" West, 45.00 feet;
South 65°36'53" East, 205.00 feet;
South 24°23'07" West, 305.56 feet;
North 57°20'21" West, 585.93 feet;
North 59°14'14" West, 87.21 feet;

Along the arc of a tangent curve to the right having a radius of 125.00 feet,
central angle of 21°57'15", arc length of 47.90 feet, and chord bearing and distance
of North 48°15'37" West, 47.60 feet;

South 68°02'52" West, 733.74 feet;
North 61°20'53" West, 110.54 feet;
North 23°52'20" East, 837.66 feet;

North 57°24'21" West, 61.94 feet to the POINT OF BEGINNING, (containing
30.48, acres, more or less).

ADJUSTED PARCEL 13 CONTAINING 213.23 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the
Northeast one-quarter of Section 26, T.14N., R.19E., M.D.M. as shown on the Record
of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC,
Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding
Co. et al recorded June 30, 2005 in the office of Recorder, Douglas County, Nevada as
Document No. 648319.

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

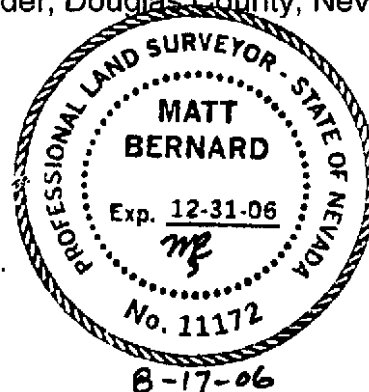


EXHIBIT B

Legal Description and Depiction of Easement Area(s)



1308-002-05
Revised 06/25/07
Revised 09/13/06
06/23/06
Page 1 of 2
PUE-Par 13

**DESCRIPTION
PUBLIC UTILITY EASEMENT
(APN 1419-26-001-019 Parcel 13)**

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

A seven and one-half-foot wide (7.5') 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 northeasterly terminus of Cloudburst Canyon Drive as shown on the Final Subdivision Map 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 southeasterly corner of Adjusted Remainder Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding Co. et al recorded June 30, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 648319, the POINT OF BEGINNING;

thence along the boundary of said Adjusted Remainder Parcel 1, the following courses:

North 08°19'06" East, 5.00 feet;
Along the arc of a curve to the right having a radius of 220.00 feet, central angle of 65°00'00", arc length of 249.58 feet, and chord bearing and distance of North 40°49'06" East, 236.41 feet;
North 73°19'06" East, 18.42 feet;
South 59°11'21" East, 10.17 feet;

thence along a line 7.5' easterly of and parallel with said boundary of Adjusted Remainder Parcel 1, the following courses:

South 73°19'06" West, 25.30 feet;
Along the arc of a curve to the left having a radius of 212.50 feet, central angle of 65°00'00", arc length of 241.07 feet, and chord bearing and distance of South 40°49'06" West, 228.35 feet;
South 08°19'06" West, 5.00 feet;

thence North 81°40'54" West, 7.50 feet to the POINT OF BEGINNING,

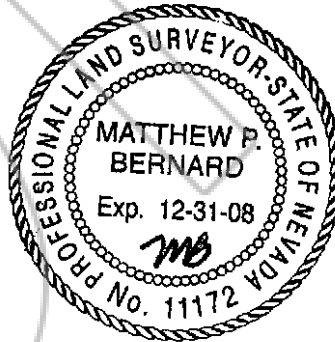
1308-002-05
Revised 06/25/07
Revised 09/13/06
06/23/06
Page 2 of 2
PUE-Par 13

containing 2,041 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 of Section 26, T.14N., R.19E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding Co. et al recorded June 30, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 648319.

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



6-26-07

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHORD
C1	65°00'00"	220.00'	249.58'	140.16'	N40°49'06"E	236.41'
C2	65°00'00"	212.50'	241.07'	135.38'	S40°49'06"W	228.35'

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°19'06"W	5.00'
L2	N73°19'06"E	18.42'
L3	S59°11'21"E	10.17'
L4	S73°19'06"W	25.30'
L5	S08°19'06"W	5.00'
L6	N81°40'54"W	7.50'



REMAINDER PARCEL 1
1419-26-001-020
FOUR CREEKS VISALIA, LP
62.38 ACRES

PARCEL 13
1419-26-001-019
MDA ENTERPRISES, INC.
213.23 ACRES



ROAnderson

1603 EMERALDA AVENUE / POST OFFICE BOX 2224
HENDER, NEVADA 89425
PHONE: (775) 782-2322 / FAX: (775) 782-7064
WEB SITE: WWW.ROANDERSON.COM

PUBLIC UTILITY EASEMENT
(Over Parcel 13 A.P.N. 1419-26-001-019)
SECTION 26, T.14N., R.19E., M.D.M. 1308-002EXH-PUE-PAR 13.dwg

REVISED 06/25/07
REVISED 09/13/06
06/23/06
SHEET 1 OF 1