

APN: 1419-33-000-001 & 1419-33-000-002³

Recording Requested by and
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Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 10 Fee: 23.00
BK-0907 PG- 6745 RPTT: # 3



Eagle Ridge at Genoa, LLC
P.O. Box 37
Genoa, NV 89411

07041356
060101476

EASEMENT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged EAGLE RIDGE AT GENOA, LLC, a Nevada Limited Liability Company, "Grantor" does hereby grant to DOUGLAS COUNTY, a political subdivision of the State of Nevada, "Grantee", the following non-exclusive easements;

Slope Easement #1, Slope Easement #2, Slope Easement #3, and Parking and Slope Easement #4 all as described in Exhibit "A" attached, and more particularly depicted on Exhibit "B" that is also attached, including the right of access, use, maintenance, repair and restoration of the included areas for the purposes listed.

These Easements are granted subject to the following terms of use;

1. Hold Harmless: Grantee shall hold harmless, indemnify and defend the property owner and its members, directors, officers, employees, agents and the heirs, personal representatives, successors and assigns of each of them (collectively, "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including, without limitation, reasonable attorneys' fees arising from or in any way connected with the injury to or the death of any person, or physical damage to any property, or other matters related to or occurring on or about the Easement, regardless of cause, unless due solely to the negligence of the Grantor.
2. Insurance: Grantee, its contractors and any subcontractors employed by or on behalf of Grantee shall maintain both general liability and worker's compensation

insurance coverage for any and all operations to be conducted within or upon these easement areas.

- 3. Controlling Law. The interpretation and performance of this Easement Deed shall be governed by the laws of the State of Nevada.
- 4. Severability. If any provision of this Easement Deed, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Reservation of Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
- 5. Entire Agreement. This instrument sets forth the entire Easement granted by the Grantor, and supersedes all prior discussion, negotiations, understandings or agreements relating to the Reservation of Easement, all of which are merged herein.
- 6. Successors. The covenants, terms, conditions and restrictions of this Reservation of Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors and assigns, and shall continue as a servitude running on and with the land described in Exhibits "A" and "B", respectively.
- 7. Captions. The captions of this Grant have been inserted solely for convenience of reference are not a part of this instrument and shall have not effect upon construction of interpretation.

TO HAVE AND TO HOLD unto Grantor, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Reservation of Easement on the day and year shown above.

Grantor:

EAGLE RIDGE OF GENOA, LLC

Gregory W Painter

By: Gregory W. Painter

Its: Manager/Member

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 6th day of September, 2007, before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada, duly commissioned and sworn, personally appeared, Gregory W. Painter, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Linda M. Biaggi
Notary Public



EXHIBIT 'A'

COPY



**DESCRIPTION
PARKING AND SLOPE EASEMENTS
(Over Adjusted Parcel A-2 A.P.N. 1419-33-000-003,
Parcel A-3 A.P.N. 1419-33-000-001, and Lot 18 A.P.N. 1419-34-310-003)**

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

Slope Easement #1:

A strip of land for slope easement purposes located within a portion of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 18 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856;

thence along the westerly boundary of said Lot 18, also being the common boundary with Parcel A-3 as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631680, North 31°15'34" East, 45.28 feet to the POINT OF BEGINNING;

thence continuing along said common boundary of Lot 18 and Parcel A-3, North 31°15'34" East, 154.50 feet;

thence South 58°44'26" East, 35.00 feet;

thence South 31°15'34" West, 176.77 feet;

thence South 19°21'15" East, 28.82 feet;

thence South 70°38'45" West, 5.00 feet;

thence North 19°21'15" West, 70.00 feet to the POINT OF BEGINNING, containing 6,044 square feet, more or less.

TOGETHER WITH:

Slope Easement #2:

A strip of land for slope easement purposes located within a portion of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:



Commencing at the southwest corner of Lot 18 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856, the POINT OF BEGINNING;

thence along the northerly line of a 40-foot wide public access, public utility, ingress, egress, and tank access easement as recorded June 21, 2005 in said office of Recorder in Book 0605, at Page 9224, as Document No. 647411, the following five courses:

North 08°44'46" East, 65.81 feet;
North 23°53'27" West, 127.25 feet;
North 42°49'42" East, 79.69 feet;
North 21°51'53" East, 37.33 feet;
North 09°44'15" West, 35.56 feet;

thence along the easterly line of a public parking and access easement as recorded June 21, 2005 in said office of Recorder in Book 0605, at Page 9212, as Document No. 647408, the following four courses:

North 28°27'37" East, 46.45 feet;
South 61°32'23" East, 33.00 feet;
North 28°27'37" East, 94.00 feet;
North 61°32'23" West, 61.31 feet;

thence along the easterly line of a 15-foot wide non-motorized, non-equestrian trail easement as recorded June 21, 2005 in said office of Recorder in Book 0605, at Page 9229, as Document No. 647412, North 41°22'40" East, 15.39 feet;

thence South 61°32'23" East, 175.72 feet to a point on the westerly boundary of Lot 19 as shown on said Final Subdivision Map for Eagle Ridge at Genoa;

thence along the westerly boundary of Lot 18 and 19 as shown on said Final Subdivision Map for Eagle Ridge at Genoa, South 31°15'34" West, 437.89 feet to the POINT OF BEGINNING, containing 44,373 square feet, more or less.

TOGETHER WITH:

Slope Easement #3:

A strip of land for slope easement purposes located within a portion of the Southwest one-quarter (SW¹/₄) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 18 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856;

thence South 84°41'45" West, 41.23 feet to the northwest corner of Lot 'A' as shown on said Final Subdivision Map for Eagle Ridge at Genoa, also being an angle point in the southerly boundary of Adjusted Parcel A-2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Peter L. III and Diane K. Lusich, Timberland Holdings, LLC, and Eagle Ridge at Genoa, LLC recorded May 18, 2007 in said office of Recorder as Document No. 701479, the POINT OF BEGINNING;

thence along said southerly boundary of Adjusted Parcel A-2, North 46°51'04" West, 105.00 feet;

thence North 66°06'33" East, 75.54 feet to a point on the southerly line of a 40-foot wide public access, public utility, ingress, egress, and tank access easement as recorded June 21, 2005 in said office of Recorder in Book 0605, at Page 9217, as Document No. 647409;

thence along said southerly line, the following two courses:

South 23°53'27" East, 42.69 feet;

South 08°44'46" West, 64.11 feet to the POINT OF BEGINNING, containing 4,390 square feet, more or less.

TOGETHER WITH:

Parking and Slope Easement #4:

A strip of land for parking and slope easement purposes located within a portion of the Southwest one-quarter (SW¼) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 18 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856;

thence South 84°41'45" West, 41.23 feet to the northwest corner of Lot 'A' as shown on said Final Subdivision Map for Eagle Ridge at Genoa, also being an angle point in the southerly boundary of Adjusted Parcel A-2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Peter L. III and Diane K. Lusich, Timberland Holdings, LLC, and Eagle Ridge at Genoa, LLC recorded May 18, 2007 in said office of Recorder as Document No. 701479;

thence along the southerly line of a 40-foot wide public access, public utility, ingress, egress, and tank access easement as recorded June 21, 2005 in said office of Recorder in Book 0605, at Page 9217, as Document No. 647409, the following three courses:

North 08°44'46" East, 64.11 feet;
North 23°53'27" West, 141.85 feet;
North 42°49'42" East, 80.13 feet to the POINT OF BEGINNING;

thence North 40°17'18" West, 27.34 feet to a point on the easterly line of a 40-foot wide private access easement as shown on the Map of Division into Large Parcels for Eagle Ridge at Genoa, LLC as recorded December 13, 2004 in said office of Recorder as Document No. 631680;

thence along said easterly line of the 40-foot wide private access easement, the following two courses:

North 43°39'50" East, 3.57 feet;
North 43°08'32" East, 26.56 feet;

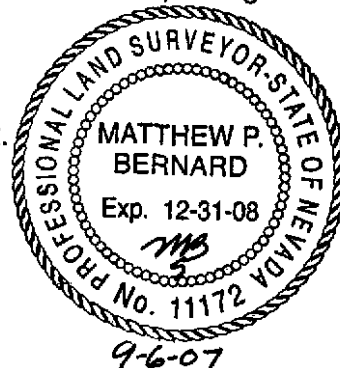
thence along the southerly and westerly lines of said 40-foot wide public access, public utility, ingress, egress, and tank access easement, the following five courses:

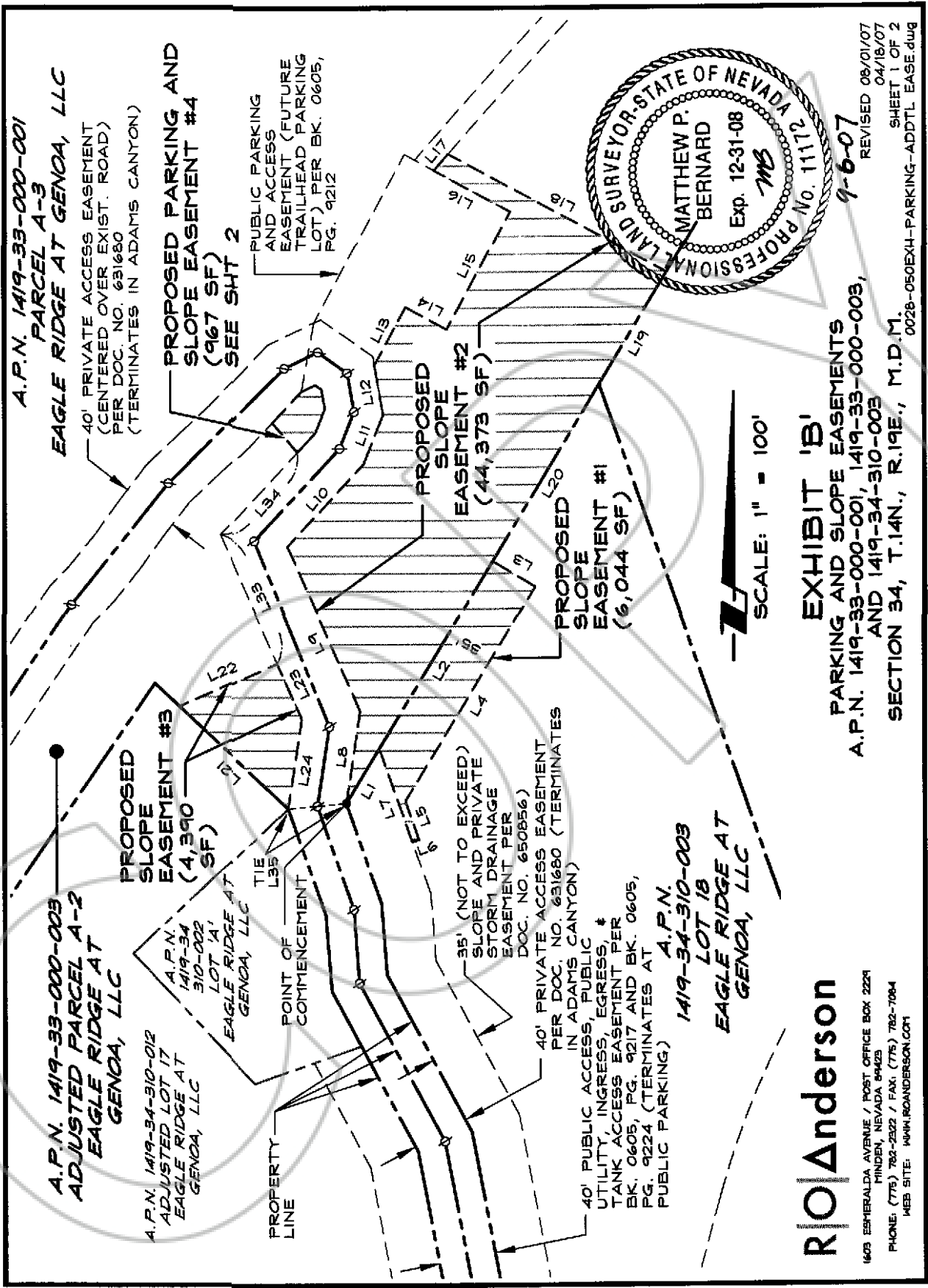
North 64°28'37" East, 10.89 feet;
South 54°59'18" East, 5.36 feet;
South 09°44'15" East, 13.80 feet;
South 21°51'53" West, 18.61 feet;
South 42°49'42" West, 18.49 feet to the POINT OF BEGINNING, containing 967 square feet, more or less.

The Basis of Bearing of these descriptions is South 00°00'08" East, the west line of the Southwest one-quarter of the Northwest one-quarter (SW¼NW¼) of Section 3, T.13N., R.19E., M.D.M. as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631680.

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





RO Anderson

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EXHIBIT 'B'
PARKING AND SLOPE EASEMENTS
A.P.N. 1419-33-000-001, 1419-33-000-003,
AND 1419-34-310-003
SECTION 34, T.14N., R.19E., M.D.M.

REVISED 08/01/07
04/18/07
9-6-07
SHEET 1 OF 2
0028-050EXH-PARKING-ADDTL EASE.dwg

LINE	BEARING	LENGTH
L1	N31°15'34"E	45.28'
L2	N31°15'34"E	154.50'
L3	S58°44'26"E	35.00'
L4	S31°15'34"W	176.77'
L5	S19°21'15"E	28.82'
L6	S70°38'45"W	5.00'
L7	N19°21'15"W	70.00'
L8	N08°44'46"E	65.81'
L9	N28°53'27"W	127.25'
L10	N42°49'42"E	79.69'
L11	N21°51'53"E	37.33'
L12	N09°44'15"W	35.56'
L13	N28°27'37"E	46.45'
L14	S61°32'23"E	33.00'
L15	N28°27'37"E	94.00'
L16	N61°32'23"W	61.31'
L17	N41°22'40"E	15.39'
L18	S61°32'23"E	175.72'
L19	S31°15'34"W	92.26'
L20	S31°15'34"W	145.85'
L21	N46°51'04"W	105.00'
L22	N66°06'33"E	75.54'
L23	S23°53'27"E	42.69'
L24	S08°44'46"W	64.11'
L25	N64°28'37"E	10.89'
L26	S54°59'18"E	5.36'
L27	S09°44'15"E	13.80'
L28	S21°51'53"W	18.61'
L29	S42°49'42"W	18.49'
L30	N40°17'18"W	27.34'
L31	N43°39'50"E	3.57'
L32	N43°08'32"E	26.56'
L33	N23°53'27"W	99.18'
L34	N42°49'42"E	80.13'
L35	S84°41'45"W	41.23'

A.P.N. 1419-33-000-001
PARCEL A-3
EAGLE RIDGE AT GENOA, LLC

A.P.N. 1419-33-000-003
ADJUSTED
PARCEL A-2
EAGLE RIDGE
AT GENOA,
LLC

40' PRIVATE ACCESS EASEMENT
(CENTERED OVER EXIST. ROAD)
PER DOC. NO. 631680
(TERMINATES IN ADAMS CANYON)

PROPOSED PARKING AND
SLOPE EASEMENT #4
(967 SF)

TERMINUS OF 40' PUBLIC
ACCESS, PUBLIC UTILITY,
INGRESS, EGRESS, & TANK
ACCESS EASEMENT PER
BK. 0605, PG. 9217 AND
BK. 0605, PG. 9224

40' PUBLIC ACCESS, PUBLIC
UTILITY, INGRESS, EGRESS, & TANK
ACCESS, EASEMENT PER
BK. 0605, PG. 9217 AND BK. 0605,
PG. 9224 (TERMINATES AT
PUBLIC PARKING)

PROPOSED SLOPE
EASEMENT #2
(44,373 SF)

PUBLIC PARKING AND
ACCESS EASEMENT
(FUTURE TRAILHEAD
PARKING LOT) PER
BK. 0605, PG. 9212

15' NON-MOTORIZED,
NON-EQUESTRIAN
TRAIL EASEMENT
PER BK. 0605,
PG. 9229

ROAnderson

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EXHIBIT 'B'

PARKING AND SLOPE EASEMENTS
A.P.N. 1419-33-000-001, 1419-33-000-003
AND 1419-34-310-003
SECTION 34, T.14N., R.19E., M.D.M

SCALE: 1" = 50'

REVISED 08/01/07
04/18/07
SHEET 2 OF 2
0028-050EXH-PARKING-ADDTL EASE.dwg