

RECORDED AT THE REQUEST OF:
Indian Hills General Improvement District
3394 James Lee Park Drive #A
Carson City, NV 89705

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 44.00
BK-1010 PG- 592 RPTT: # 3

APN 1420-18-801-002



GRANT DEED FOR PUBLIC UTILITY EASEMENT

This indenture is made this 21ST day of SEPTEMBER, 2010 between the Sunridge Corporation, Grantor, and the Indian Hills General Improvement District, a political subdivision of the State of Nevada, Grantee.

The Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, grants, bargains and sells to the Grantee, and to its assigns forever, a permanent non-exclusive public utility easement and temporary non-exclusive access, construction, and maintenance easements to include, but not limited to, the location, construction, maintenance, repair, and replacement of a waterline inter-tie to facilitate the conveyance of water pertinent to provide water service between Douglas County, the Town of Minden, and Indian Hills General Improvement District. The public utility easement will facilitate the conveyance of water through a water line, and necessary incidents thereon, over, across and through the real property situated in and being a strip of land 15 to 25 feet wide within portions of Section 18, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, being more particularly described in the map and legal description attached as Exhibit "A", together with all and singular tenements, hereditaments, and appurtenances belonging to or in anyway appertaining to the property. Additionally, the Grantor will allow for the Grantee to utilize temporary easements during the initial construction of the waterline and maintenance activities on the waterline. These temporary easements will not exist except during the initial construction activities or during future maintenance activities. The temporary easements to include a strip of land 25-foot wide located north of, parallel and adjacent to the proposed permanent utility easement, access to the construction site from South Sunridge Drive through existing exit points, and use of the parcel within existing disturbed areas for construction staging. Upon completion of construction or maintenance activities, Grantee agrees, to the extent reasonably possible, to return the all easement areas to their pre-activity or like condition including any native re-vegetation, landscaping, paving, etc.

In constructing waterline improvements within the easement described above, Grantee shall also construct and install other improvements for the benefit of Grantor including three (3) fire hydrants and two (2) stub-outs from the waterline as depicted on the map attached as part of Exhibit "B".

In conjunction with the consideration for the above-referenced easements and by execution of this Deed, accepting said easements, Grantee hereby acknowledges and affirms that as of the date of this Deed, Grantor owns and controls one hundred forty six (146) currently unused sewer connections for use within the service area of Grantee, entitling Grantor to sewer service for up to one hundred forty six (146) Equivalent Dwelling Units ("EDUs") as defined by Grantee's ordinances and policies. Grantor is entitled to such sewer connections without additional payment to Grantee.

Additionally, Grantee commits to provide water service to the above-referenced parcels, subject to payment of the then-applicable connection and service fees to Grantee.

The Grantor has signed on the day and year above written.

GRANTOR
Sunridge Corporation,
a Nevada corporation

[Signature]
By: Sunridge Corporation
Bill Wellman, President

State of NEVADA
County of CLARK

This instrument was acknowledged before me on the 21 day of September, 2010 by Bill Wellman.



[Signature]
Notary Public

Acceptance and acknowledgment -on behalf of the Indian Hills General Improvement District this 8 day of Sept., 2010.

By: [Signature]

Jim Taylor
Manager, Indian Hills General Improvement District

State of Nevada
County of Douglas

This instrument was acknowledged before me on the 8th day of September, 2010 by Jim Taylor.



[Signature]
Notary Public

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PERMANENT WATERLINE EASEMENT
LEGAL DESCRIPTION

An irregular strip of land located within a portion of the Southwest one-quarter of the Southeast one-quarter of Section 18, Township 14 North, Range 20 East, MDM, Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the south quarter corner of said Section 18;

Thence N. 89°55'03"E., 62.24 feet along the South line of said Section 18 to a point on the easterly right of way line of Highway 395 marked by a damaged 5/8" rebar with a yellow plastic cap inscribed "PLS4737", said point being THE TRUE POINT OF BEGINNING.

- thence 25.08 feet along the arc of a curve to the right having a radius of 4,960.00 feet with a central angle of 00°17'23" (chord bears N. 01°19'51" E., 25.08 feet);
- thence S. 67°31'32" E., 26.25 feet;
- thence N. 89°55'03" E., 247.98 feet;
- thence N. 00°04'46" W., 10.00 feet;
- thence N. 89°55'03" E., 5.00 feet;
- thence S. 00°04'46" E., 10.00 feet;
- thence N. 89°55'03" E., 295.01 feet;
- thence N. 00°04'46" W., 10.00 feet;
- thence N. 89°55'03" E., 5.00 feet;
- thence S. 00°04'46" E., 10.00 feet;
- thence N. 89°55'03" E., 295.01 feet;
- thence N. 00°04'46" W., 10.00 feet;
- thence N. 89°55'03" E., 5.00 feet;
- thence S. 00°04'46" E., 10.00 feet;

- thence N. 89°55'03" E., 383.83 feet to a point on the East line of said Southwest one-quarter of the Southeast one-quarter of Section 18;
- thence S. 00°05'18" E., 15.00 feet along said East line to the Southeast corner of said Southwest one-quarter of the Southeast one-quarter of Section 18 marked by a BLM brass cap;
- thence S. 89°55'03" W., 1,261.69 feet to the POINT OF BEGINNING.

Containing 0.441 acres (19,197 square feet).

Also a TEMPORARY CONSTRUCTION EASEMENT which includes the above Permanent Easement and is bounded southerly by the south line of Section 18 which is also the southerly line of the above described Permanent Easement, bounded northerly by a line 40 feet north of and parallel with said south line of Section 18, and bounded east and west by the east and west lines of said Permanent Easement extended northerly to meet said northerly line.

Basis of Bearing:

The South line of the Southeast one-quarter of Section 18, as shown on Bureau of Land Management Plat of Dependent Resurvey of Township 14 North, Range 20 East, M.D.M., Nevada, dated April 19, 2007. (S. 89°55'00" W.)



EXHIBIT 'A'

**Sunridge Corporation
Public Utility Easement
Area: 19,197 ± S.F.**

APN 1420-18-801-002
SUNRIDGE CORP.

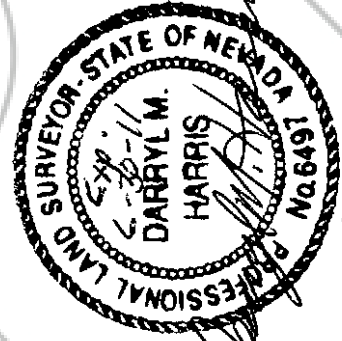
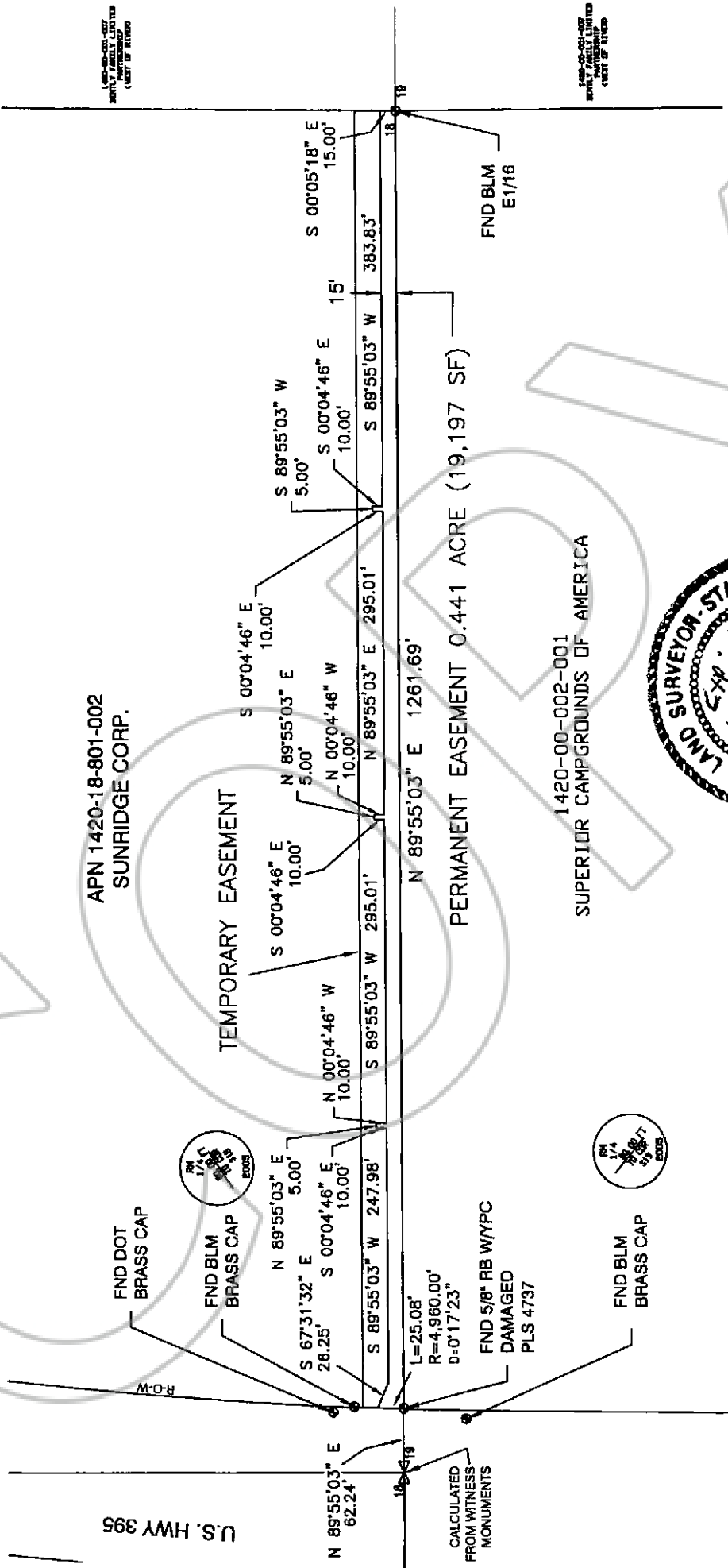
TEMPORARY EASEMENT

PERMANENT EASEMENT 0.441 ACRE (19,197 SF)

1420-00-002-001
SUPERIOR CAMPGROUNDS OF AMERICA

**Indian Hills
General Improvement District
Public Utility Easement
Portion of Section 18
T. 14 N., R. 20 E., M.D.M.**

— RESOURCE CONCEPTS, INC.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ CALCULATED SECTION CORNER

SCALE: 1"=150'

Prepared: 9/02/10

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PG- 596

1420-00-002-007
SUNRIDGE FAMILY LIMITED
PARTNERSHIP
COUNTY OF RENO

1420-00-002-007
SUNRIDGE FAMILY LIMITED
PARTNERSHIP
COUNTY OF RENO

U.S. HWY 395

FND 5/8" RB W/WPC
DAMAGED
PLS 4737

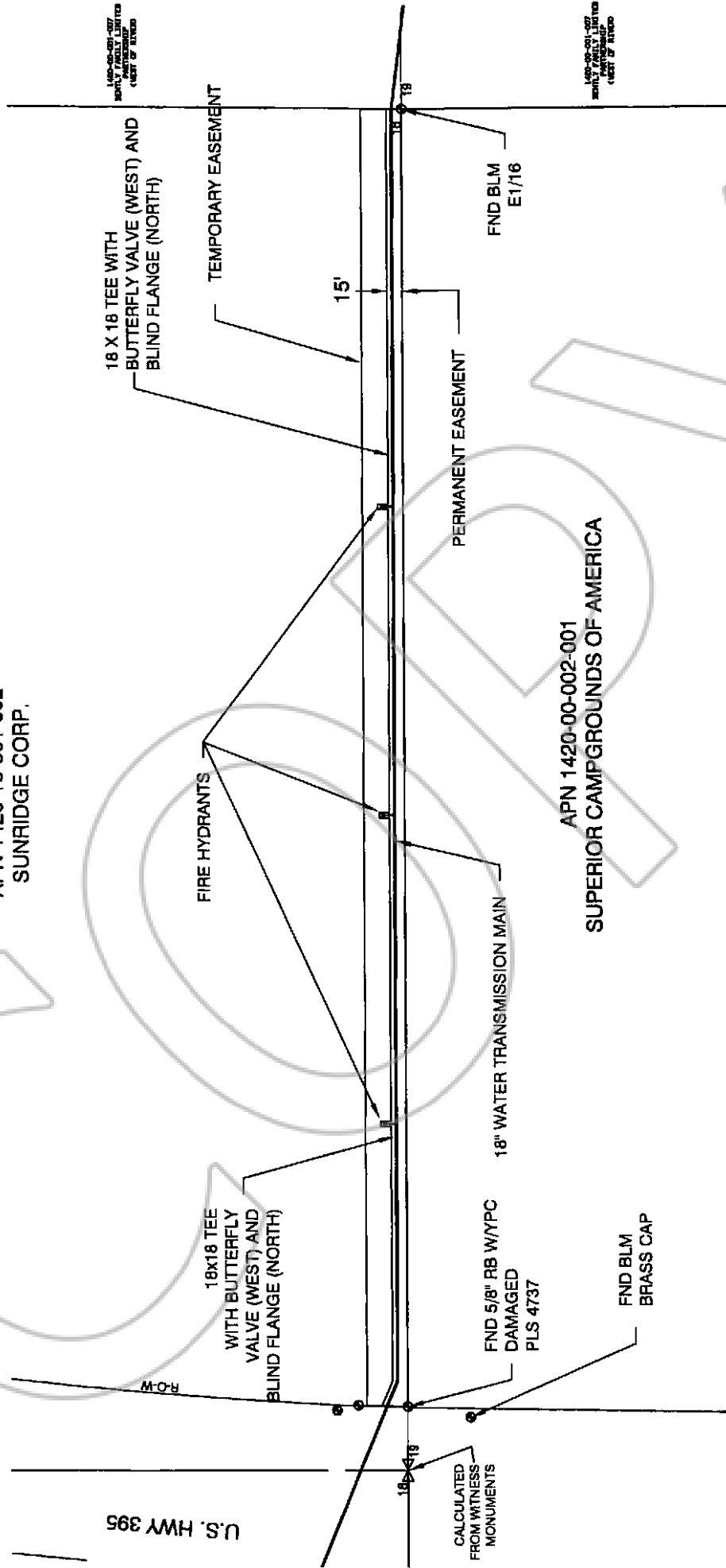


EXHIBIT 'B'

Sunridge Corporation Fire Hydrant and Tee Locations

APN 1420-18-801-002
SUNRIDGE CORP.

U.S. HWY 395



LEGEND

- FOUND MONUMENT AS NOTED
- ◁▷ CALCULATED SECTION CORNER



SCALE: 1"=150'

Prepared: 9/02/10

APN 1420-00-002-001
SUPERIOR CAMPGROUNDS OF AMERICA

Indian Hills
General Improvement District
Public Utility Easement
Portion of Section 18
T. 14 N., R. 20 E., M.D.M.

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RESOURCE CONCEPTS, INC.