

DOC # 808133
08/27/2012 03:55PM Deputy: GB

OFFICIAL RECORD

Requested By:

Stewart Title - Carson

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 13 Fee: \$26.00

BK-812 PG-6857 RPTT: 10920.00



**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Megan J. Ellis, Esquire

Foley & Lardner LLP

100 North Tampa Street, Suite 2700

Tampa, FL 33602

MAIL TAX STATEMENTS TO:

Clear Creek Golf, LLC

4200 Marsh Landing Boulevard

Suite 100

Jacksonville Beach, Florida 32250

1047502DR

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons.

Assessor's Parcel Number: 1419-09-000-005; 1419-10-000-008;
1419-03-000-013; 1419-03-000-012;
1419-04-000-021; 1419-10-000-009

GRANT BARGAIN AND SALE SPECIAL WARRANTY DEED

THIS GRANT BARGAIN AND SALE SPECIAL WARRANTY DEED is made this 27th day of August, 2012 between **SPE GO HOLDINGS, INC.**, a Delaware corporation, whose address is 11700 Great Oaks Way, Suite 320, Alpharetta, Georgia 30022 (hereinafter called the "Grantor"), and **CLEAR CREEK GOLF, LLC**, a Delaware limited liability company (hereinafter called the "Grantee").

WITNESSETH:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Douglas, State of Nevada, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes and assessments levied against the Property, and the covenants, conditions, easements and restrictions as set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.



IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

SPE GO HOLDINGS, INC.,
a Delaware corporation

Name: [Signature]
Print Name: Helen K. Phillips

By: [Signature]
Print Name: Gerard J. Hinckley
Title: President

Name: [Signature]
Print Name: Elizabeth Founcey

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 20th day of August, 2012, by GERARD J. Hinckley as President of SPE GO HOLDINGS, INC., on behalf of the corporation. (He/She) is personally known to me or produced _____ as identification.



Virginia L. Szelich
NOTARY PUBLIC
Name: Virginia L. Szelich
My Commission Expires: 12/14/2014



**Exhibit "A"
Legal Description**

**Real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:
ADJUSTED PARCEL 11**

**A PARCEL OF LAND SITUATE IN SECTION 3, TOWNSHIP 14 NORTH, RANGE 19 EAST, MDM,
DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 42°58'36" EAST A DISTANCE OF 2807.20 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT
BEARING OF NORTH 42°38'58" WEST, A RADIUS OF 1522.50 FEET, A CENTRAL ANGLE OF
23°15'08", A DISTANCE OF 617.87 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 327.50
FEET, A CENTRAL ANGLE OF 59°57'58", A DISTANCE OF 342.76 FEET TO A POINT ON THE
NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;
THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 85°13'59" EAST A
DISTANCE OF 1436.81 FEET;
THENCE LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, NORTH 89°12'25" EAST A
DISTANCE OF 273.07 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 01°38'41" EAST A DISTANCE OF 110.72 FEET;
THENCE SOUTH 06°08'05" WEST A DISTANCE OF 99.36 FEET;
THENCE SOUTH 27°32'44" WEST A DISTANCE OF 107.74 FEET;
THENCE SOUTH 03°18'44" WEST A DISTANCE OF 98.96 FEET;
THENCE SOUTH 70°40'56" WEST A DISTANCE OF 202.10 FEET;
THENCE SOUTH 66°44'07" WEST A DISTANCE OF 117.97 FEET;
THENCE NORTH 85°18'58" WEST A DISTANCE OF 475.67 FEET;
THENCE SOUTH 57°11'57" WEST A DISTANCE OF 105.37 FEET;
THENCE SOUTH 47°21'02" WEST A DISTANCE OF 127.01 TO THE POINT OF BEGINNING.**

**REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 11 ON RECORD OF SURVEY
RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK
0608, PAGE 7364 AS DOCUMENT NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA.**

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL
DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE
7280, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."**



ADJUSTED PARCEL 12

A PARCEL OF LAND SITUATE IN SECTION 3, TOWNSHIP 14 NORTH, RANGE 19 EAST, MDM, DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 13°09'03" EAST A DISTANCE OF 1827.13 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 68°42'00" WEST A DISTANCE OF 295.69 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 322.60 FEET, A CENTRAL ANGLE OF 11°44'24", A DISTANCE OF 66.08 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 06°12'11", A DISTANCE OF 30.04 FEET;
THENCE NORTH 61°58'38" EAST A DISTANCE OF 276.39 FEET;
THENCE NORTH 36°35'53" WEST A DISTANCE OF 14.28 FEET;
THENCE NORTH 59°39'19" EAST A DISTANCE OF 352.28 FEET;**

**THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 117.02 FEET; A CENTRAL ANGLE OF 57°34'32", A DISTANCE OF 117.59 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT OF BEARING OF NORTH 49°16'12" EAST, A RADIUS OF 161.05 FEET, A CENTRAL ANGLE OF 59°14'49", A DISTANCE OF 166.53 FEET;
THENCE SOUTH 73°21'10" EAST A DISTANCE OF 759.79 FEET;
THENCE ALONG THE ARC OF NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT BEARING OF SOUTH 31°37'42" WEST, A RADIUS OF 377.50 FEET, A CENTRAL ANGLE OF 48°38'31", A DISTANCE OF 320.48 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 272.50 FEET, A CENTRAL ANGLE OF 09°31'15", A DISTANCE OF 45.28 FEET;
THENCE NORTH 20°23'08" WEST A DISTANCE OF 27.59 FEET;
THENCE NORTH 87°41'11" WEST A DISTANCE OF 439.96 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 46°45'37", A DISTANCE OF 122.42 FEET;
THENCE NORTH 40°55'34" WEST A DISTANCE OF 73.05 FEET;
THENCE SOUTH 49°41'07" WEST A DISTANCE OF 343.67 FEET TO THE POINT OF BEGINNING.**

REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 12 ON RECORD OF SURVEY RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK 0608, PAGE 7354 AS DOCUMENT NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK-0608, PAGE 7290, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



ADJUSTED PARCEL 13

A PARCEL OF LAND SITUATE IN SECTIONS 3 AND 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, MDM, DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3:
THENCE NORTH 05°40'03" WEST A DISTANCE OF 689.88 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 85°00'14" WEST A DISTANCE OF 534.04 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF NORTH 65°49'46" WEST, A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 16°27'08", A DISTANCE OF 63.89 FEET;
THENCE NORTH 07°43'08" EAST A DISTANCE OF 29.40 FEET;
THENCE NORTH 46°20'38" WEST A DISTANCE OF 49.78 FEET;
THENCE NORTH 68°02'52" WEST A DISTANCE OF 618.70 FEET;
THENCE NORTH 50°16'20" WEST A DISTANCE OF 291.77 FEET;
THENCE NORTH 45°23'56" WEST A DISTANCE OF 550.14 FEET;
THENCE NORTH 28°04'26" WEST A DISTANCE OF 97.08 FEET;
THENCE NORTH 01°10'43" WEST A DISTANCE OF 128.24 FEET;
THENCE NORTH 36°11'32" EAST A DISTANCE OF 172.82 FEET;
THENCE NORTH 67°19'26" EAST A DISTANCE OF 626.05 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF SOUTH 68°41'59" EAST, A RADIUS OF 272.50 FEET, A CENTRAL ANGLE OF 44°47'51", A DISTANCE OF 213.06 FEET;
THENCE SOUTH 61°11'42" EAST A DISTANCE OF 933.74 FEET;
THENCE NORTH 40°18'09" EAST A DISTANCE OF 293.13 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF SOUTH 60°24'31" EAST, A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 20°01'53", A DISTANCE OF 112.75 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 11°44'24", A DISTANCE OF 66.86 FEET;
THENCE SOUTH 68°42'00" EAST A DISTANCE OF 260.74 FEET;
THENCE SOUTH 47°08'37" WEST A DISTANCE OF 532.92 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT BEARING OF SOUTH 40°40'26" EAST, A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 137°48'09", A DISTANCE OF 493.05 FEET;
THENCE NORTH 73°26'00" WEST A DISTANCE OF 773.35 FEET;
THENCE SOUTH 68°03'39" WEST A DISTANCE OF 467.83 FEET;
THENCE SOUTH 00°37'40" WEST A DISTANCE OF 32.62 FEET;
THENCE SOUTH 61°24'58" EAST A DISTANCE OF 620.39 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF SOUTH 35°59'42" EAST, A RADIUS OF 223.07 FEET, A CENTRAL ANGLE OF 38°53'48", A DISTANCE OF 151.44 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF SOUTH 20°44'56" EAST, A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 122°54'51", A DISTANCE OF 107.26 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.50 FEET, A CENTRAL ANGLE OF 45°30'42", A DISTANCE OF 20.26 FEET;
THENCE NORTH 81°50'55" EAST A DISTANCE OF 28.01 FEET;



THENCE SOUTH 67°19'03" EAST A DISTANCE OF 188.26 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, A
 CENTRAL ANGLE OF 60°22'49", A DISTANCE OF 168.81 FEET;
 THENCE SOUTH 08°58'14" EAST A DISTANCE OF 43.86 FEET;
 THENCE NORTH 64°46'43" EAST A DISTANCE OF 434.49 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT
 BEARING OF SOUTH 85°41'44" EAST, A RADIUS OF 437.50 FEET, A CENTRAL ANGLE OF
 00°34'52", A DISTANCE OF 4.44 FEET;
 THENCE LONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 302.50
 FEET, A CENTRAL ANGLE OF 21°57'01", A DISTANCE OF 115.89 FEET;
 THENCE SOUTH 64°19'35" EAST A DISTANCE OF 7.54 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2550 FEET, A
 CENTRAL ANGLE OF 78°50'25", A DISTANCE OF 35.09 FEET;
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 222.50
 FEET, A CENTRAL ANGLE OF 33°45'55", A DISTANCE OF 131.12 FEET;
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 277.50
 FEET, A CENTRAL ANGLE OF 48°15'35", A DISTANCE OF 233.74 FEET;
 THENCE SOUTH 29°00'30" WEST A DISTANCE OF 67.42 FEET;
 THENCE NORTH 47°39'18" WEST A DISTANCE OF 101.73 FEET TO THE POINT OF BEGINNING.

REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 13 ON RECORD OF SURVEY
 RECORDED IN OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK 0608,
 PAGE 7354 AS DOCUMENT NO. 725938, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
 NEVADA.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL
 DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE
 7280, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
 STATE OF NEVADA."

ADJUSTED PARCEL 14

A PARCEL OF LAND SITUATE IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 14 NORTH, RANGE 19
 EAST, MDM, DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;
 THENCE SOUTH 58°18'31" WEST A DISTANCE OF 331.86 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 22°33'05" EAST A DISTANCE OF 39.91 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, A
 CENTRAL ANGLE OF 57°01'16", A DISTANCE OF 213.97 FEET;
 THENCE NORTH 79°34'20" EAST A DISTANCE OF 265.30 FEET;
 THENCE SOUTH 83°49'43" EAST A DISTANCE OF 234.37 FEET;
 THENCE NORTH 65°07'48" EAST A DISTANCE OF 324.52 FEET;
 THENCE NORTH 22°11'41" WEST A DISTANCE OF 37.34 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT
 BEARING OF SOUTH 82°04'30" WEST, A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF
 48°47'14", A DISTANCE OF 263.96 FEET;



THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 28°02'36", A DISTANCE OF 178.65 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 52°59'50", A DISTANCE OF 221.99 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 42°21'11", A DISTANCE OF 110.88 FEET;
THENCE NORTH 29°00'30" EAST A DISTANCE OF 120.56 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 322.50 FEET; A CENTRAL ANGLE OF 48°15'35", A DISTANCE OF 271.64;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET, A CENTRAL ANGLE OF 32°14'34", A DISTANCE OF 99.89 FEET;
THENCE SOUTH 50°39'58" EAST A DISTANCE OF 705.40 FEET;
THENCE NORTH 89°15'43" EAST A DISTANCE OF 401.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; A CENTRAL ANGLE OF 61°28'23", A DISTANCE OF 160.94 FEET;
THENCE SOUTH 29°16'54" EAST A DISTANCE OF 8.03 FEET;
THENCE NORTH 74°22'53" EAST A DISTANCE OF 321.90 FEET;
THENCE NORTH 13°33'21" WEST A DISTANCE OF 418.99 FEET;
THENCE NORTH 13°00'36" WEST A DISTANCE OF 208.16 FEET;
THENCE NORTH 06°15'21" EAST A DISTANCE OF 198.49 FEET;
THENCE NORTH 10°23'00" EAST A DISTANCE OF 480.75 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF NORTH 63°07'06" EAST, A RADIUS OF 422.50 FEET, A CENTRAL ANGLE OF 31°29'23" A DISTANCE OF 232.21 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 27°49'16", A DISTANCE OF 134.75 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET; A CENTRAL ANGLE OF 08°01'37", A DISTANCE OF 31.17 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 28.50 FEET; A CENTRAL ANGLE OF 80°25'13", A DISTANCE OF 40.00 FEET;
THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1477.50 FEET, A CENTRAL ANGLE OF 10°10'09", A DISTANCE OF 262.23 FEET;
THENCE SOUTH 52°00'43" WEST A DISTANCE OF 110.26 FEET;
THENCE SOUTH 27°03'03" WEST A DISTANCE OF 215.25 FEET;
THENCE SOUTH 09°28'15" WEST A DISTANCE OF 419.47 FEET;
THENCE SOUTH 08°37'32" EAST A DISTANCE OF 806.80 FEET;
THENCE SOUTH 06°53'04" WEST A DISTANCE OF 46.51 FEET;
THENCE SOUTH 35°48'00" WEST A DISTANCE OF 42.21 FEET;
THENCE SOUTH 60°28'16" WEST A DISTANCE OF 54.92 FEET;
THENCE NORTH 88°56'22" WEST A DISTANCE OF 43.02 FEET;
THENCE SOUTH 05°49'43" EAST A DISTANCE OF 39.22 FEET;
THENCE SOUTH 11°56'56" WEST A DISTANCE OF 42.32 FEET;
THENCE SOUTH 31°57'03" WEST A DISTANCE OF 115.43 FEET;
THENCE NORTH 78°50'35" EAST A DISTANCE OF 296.06 FEET;
THENCE SOUTH 86°37'44" EAST A DISTANCE OF 888.56 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT BEARING OF SOUTH 19°51'12" EAST, A RADIUS OF 177.50 FEET, A CENTRAL ANGLE OF 122°13'33", A DISTANCE OF 378.65 FEET;



THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 672.50 FEET, A CENTRAL ANGLE OF 36°16'17", A DISTANCE OF 425.73 FEET;
THENCE SOUTH 68°06'04" WEST A DISTANCE OF 140.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 527.50 FEET, A CENTRAL ANGLE OF 16°06'40", A DISTANCE OF 148.33 FEET;
THENCE NORTH 47°18'21" WEST A DISTANCE OF 67.11 FEET;
THENCE SOUTH 80°22'34" WEST A DISTANCE OF 474.82 FEET;
THENCE SOUTH 04°27'19" EAST A DISTANCE OF 192.36 FEET;
THENCE NORTH 86°49'18" WEST A DISTANCE OF 252.56 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 274.50 FEET, A CENTRAL ANGLE OF 32°24'16", A DISTANCE OF 155.25 FEET, TO THE BEGINNING OF A NON TANGENT LINE;
THENCE ALONG SAID NON TANGENT LINE, SOUTH 68°51'58" WEST A DISTANCE OF 188.80 FEET;
THENCE SOUTH 65°50'16" WEST A DISTANCE OF 720.59 FEET;
THENCE NORTH 20°29'28" WEST A DISTANCE OF 208.77 FEET;
THENCE NORTH 51°38'14" WEST A DISTANCE OF 48.93 FEET;
THENCE NORTH 23°01'02" WEST A DISTANCE OF 65.53 FEET;
THENCE NORTH 59°36'49" EAST A DISTANCE OF 291.94 FEET;
THENCE NORTH 82°59'40" WEST A DISTANCE OF 591.93 FEET;
THENCE SOUTH 55°47'42" WEST A DISTANCE OF 82.54 FEET;
THENCE NORTH 78°38'33" WEST A DISTANCE OF 589.01 FEET;
THENCE SOUTH 27°29'02" WEST A DISTANCE OF 38.46 FEET;
THENCE SOUTH 62°40'45" EAST A DISTANCE OF 826.79 FEET;
THENCE SOUTH 88°07'21" EAST A DISTANCE OF 77.83 FEET;
THENCE NORTH 67°49'41" EAST A DISTANCE OF 100.01 FEET;
THENCE SOUTH 79°30'35" EAST A DISTANCE OF 80.02 FEET;
THENCE SOUTH 60°37'57" EAST A DISTANCE OF 83.14 FEET;
THENCE SOUTH 20°29'28" EAST A DISTANCE OF 199.68 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 00°54'03", A DISTANCE OF 5.50 FEET;
THENCE ALONG THE ARC OF A NON TANGENT REVERSE CURVE TO THE RIGHT HAVING A TANGENT BEARING OF SOUTH 23°22'57" WEST, A RADIUS OF 190.24 FEET, A CENTRAL ANGLE OF 132°21'15", A DISTANCE OF 439.46 FEET;
THENCE NORTH 70°20'38" WEST A DISTANCE OF 472.32 FEET;
THENCE NORTH 46°59'26" WEST A DISTANCE OF 666.05 FEET;
THENCE SOUTH 51°44'08" WEST A DISTANCE OF 89.47 FEET;
THENCE SOUTH 17°56'11" EAST A DISTANCE OF 240.68 FEET;
THENCE SOUTH 11°37'48" EAST A DISTANCE OF 370.70 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°32'37", A DISTANCE OF 198.72 FEET;
THENCE SOUTH 33°54'49" WEST A DISTANCE OF 200.32 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A TANGENT BEARING OF SOUTH 80°38'29" WEST, A RADIUS OF 872.50 FEET, A CENTRAL ANGLE OF 09°56'46", A DISTANCE OF 151.46 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 402.50 FEET, A CENTRAL ANGLE OF 17°51'58", A DISTANCE OF 125.51 FEET;



THENCE NORTH 15°02'27" WEST A DISTANCE OF 331.55 FEET;
 THENCE NORTH 04°58'54" WEST A DISTANCE OF 223.97 FEET;
 THENCE NORTH 47°17'26" WEST A DISTANCE OF 598.02 FEET;
 THENCE NORTH 44°07'51" WEST A DISTANCE OF 451.25 FEET;
 THENCE NORTH 53°16'52" EAST A DISTANCE OF 249.86 FEET;
 THENCE SOUTH 58°39'12" EAST A DISTANCE OF 601.85 FEET;
 THENCE NORTH 30°58'50" EAST A DISTANCE OF 200.22 FEET;
 THENCE NORTH 35°15'29" EAST A DISTANCE OF 100.67 FEET;
 THENCE NORTH 30°11'41" WEST A DISTANCE OF 89.77 FEET;
 THENCE SOUTH 80°58'33" WEST A DISTANCE OF 25.01 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00, A CENTRAL
 OF 98°00'50", A DISTANCE OF 134.08 FEET;
 THENCE NORTH 03°00'37" WEST A DISTANCE OF 2.63 FEET;
 THENCE NORTH 56°33'27" WEST A DISTANCE OF 29.30 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A
 CENTRAL ANGLE OF 74°00'00", A DISTANCE OF 51.66 FEET;
 THENCE NORTH 17°26'33" EAST A DISTANCE OF 23.22 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A
 CENTRAL ANGLE OF 107°28'33", A DISTANCE OF 112.51 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 28.33 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A
 CENTRAL ANGLE OF 68°59'07", A DISTANCE OF 96.32 FEET;
 THENCE NORTH 21°00'53" WEST A DISTANCE OF 25.90 FEET;

THENCE SOUTH 60°41'00" WEST A DISTANCE OF 357.90 FEET;
 THENCE SOUTH 54°11'24" WEST A DISTANCE OF 346.67 FEET;
 THENCE NORTH 32°34'32" WEST A DISTANCE OF 114.56 FEET;
 THENCE NORTH 25°38'13" WEST A DISTANCE OF 116.47 FEET;
 THENCE NORTH 25°32'10" EAST A DISTANCE OF 68.64 FEET;
 THENCE NORTH 29°30'12" EAST A DISTANCE OF 207.42 FEET;
 THENCE NORTH 64°48'58" EAST A DISTANCE OF 886.88 FEET;
 THENCE ALONG THE ARC OF NON TANGENT CURVE TO THE LEFT HAVING A TANGENT
 BEARING OF SOUTH 48°51'07" EAST, A RADIUS OF 372.50 FEET, A CENTRAL ANGLE OF
 22°10'16", A DISTANCE OF 144.14 FEET;
 THENCE SOUTH 13°03'16" WEST A DISTANCE OF 57.96 FEET;
 THENCE SOUTH 43°10'33" EAST A DISTANCE OF 410.79 FEET;
 THENCE SOUTH 65°59'00" EAST A DISTANCE OF 830.67 FEET TO THE POINT OF BEGINNING.

REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 14 ON RECORD OF SURVEY
 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK
 0608, PAGE 7354 AS DOCUMENT NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY,
 STATE OF NEVADA.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL
 DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE
 7290, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
 STATE OF NEVADA."



ADJUSTED APRCEL 15

A PARCEL OF LANDS SITUATE IN SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MDRR, DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 10;
THENCE SOUTH 69°30'40" EAST A DISTANCE OF 1288.77 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 86°49'18" EAST A DISTANCE OF 309.87 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET, A
CENTRAL ANGLE OF 59°33'55", A DISTANCE OF 257.30 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 277.50
FEET, A CENTRAL ANGLE OF 48°35'57", A DISTANCE OF 235.38 FEET,
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 572.50
FEET, A CENTRAL ANGLE OF 16°06'40", A DISTANCE OF 160.98 FEET;
THENCE NORTH 66°06'04" EAST A DISTANCE OF 140.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET, A
CENTRAL ANGLE OF 04°36'22", A DISTANCE OF 50.45 FEET;
THENCE SOUTH 69°06'18" EAST A DISTANCE OF 729.87 FEET;
THENCE SOUTH 51°38'15" EAST A DISTANCE OF 230.44 FEET;
THENCE SOUTH 05°03'22" EAST A DISTANCE OF 226.16 FEET;
THENCE SOUTH 62°11'03" WEST A DISTANCE OF 126.80 FEET;
THENCE NORTH 89°59'02" WEST A DISTANCE OF 139.18 FEET;
THENCE NORTH 45°38'05" WEST A DISTANCE OF 167.23 FEET;
THENCE NORTH 66°27'30" WEST A DISTANCE OF 546.31 FEET;
THENCE SOUTH 75°01'43" WEST A DISTANCE OF 698.78 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT
BEARING OF SOUTH 18°00'42" WEST, A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF
135°28'23", A DISTANCE OF 496.53 FEET;
THENCE NORTH 02°48'16" WEST A DISTANCE OF 247.01 FEET TO THE POINT OF BEGINNING.**

**REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 15 ON RECORD OF SURVEY
RECORDED IN THE OFFICE OF DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK 0608,
PAGE 7354 AS DOCUMENT NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA.**

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL
DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE
7290, AS FILE NO. 0725936, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."**



ADJUSTED PARCEL 16

A PARCEL OF LAND SITUATE IN SECTIONS 3 AND 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MDM, DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE SOUTH 87°01'18" EAST A DISTANCE OF 2262.72 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A TANGENT BEARING OF NORTH 70°42'26" EAST, A RADIUS OF 627.50 FEET, A CENTRAL ANGLE OF 31°39'55", A DISTANCE OF 346.80 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 122°13'33", A DISTANCE OF 474.65 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 427.50 FEET, A CENTRAL ANGLE OF 04°50'44", A DISTANCE OF 36.15 FEET;
THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.50 FEET; A CENTRAL ANGLE OF 96°51'28", A DISTANCE OF 43.11;
THENCE NORTH 81°51'00" EAST A DISTANCE OF 52.27 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET, CENTRAL ANGLE OF 55°30'26", A DISTANCE OF 171.96 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 24°48'51", A DISTANCE OF 139.67;
THENCE SOUTH 13°45'40" WEST A DISTANCE OF 121.96 FEET;
THENCE SOUTH 22°40'01" EAST A DISTANCE OF 186.87 FEET;
THENCE SOUTH 65°01'02" EAST A DISTANCE OF 192.89 FEET;
THENCE SOUTH 73°12'58" WEST A DISTANCE OF 486.50 FEET;
THENCE NORTH 69°06'18" WEST A DISTANCE OF 729.87 FEET TO THE POINT OF BEGINNING.**

REFERENCE IS FURTHER MADE TO ADJUSTED PARCEL 16 ON RECORD OF SURVEY RECORDED IN THE OFFICE OF DOUGLAS COUNTY RECORDER ON JUNE 27, 2008 IN BOOK 0608, PAGE 7354 AS DOCUMENT NO. 725936, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 29, 2008 IN BOOK 808, PAGE 5448 AS INSTRUMENT NO. 729162

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE 7290, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLEAR CRÉEK TAHOE RECORDED JULY 28, 2008 IN BOOK 0708, PAGE 5829 AS INSTRUMENT NO. 727575, AS AMENDED BY DOCUMENT RECORDED OCTOBER 24, 2008 IN BOOK 1008, PAGE 3633 AS INSTRUMENT NO. 731856, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

APN: 1419-03-000-013, 1419-04-000-021, 1419-09-000-005, 1419-10-000-009, 1419-10-000-008, 1419-03-000-012

PROPERTY ADDRESS: 199 CLEAR CREEK ROAD, CARSON CITY, NEVADA



EXHIBIT B

Permitted Exceptions

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. A perpetual non-exclusive easement underground pipeline recorded on May 25,, 1970 in Book 76, Page 203, as Document No. 48205, Official Records of Douglas County, Nevada, said easement has been modified by an instrument recorded on January 18, 2000 as Document No. 484548 Official Records of Douglas County, Nevada.
4. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map No. 484935.
5. The terms, covenants, conditions, and provisions as contained in an instrument entitled "Grant, Bargain and Sale Deed" recorded on February 29, 2000 in Book 0200, Page 4699, as Document No. 487097, Official Records of Douglas County, Nevada.
6. Exclusive easements transporting water pipeline, and incidental purposes over, under and across said land as disclosed in instrument recorded on June 13, 2000 in Book 0600, Page 2515, as Document No. 493892, Official Records of Douglas County, Nevada.
7. Dedication of Private Roadway, Public Utility Easement recorded on June 27, 2008, Book 0608, Page 7283, Document No. 0725934, Official Records of Douglas County, Nevada.
8. Easements for private access and P.U.E. per document no. 0725934, and Incline Village General Improvement District utility easements per Document No. 48205, as provided for or delineated on the Map No. 725936.
9. Covenants, Conditions and Restrictions contained in a Declaration of Restrictions recorded on July 28, 2008, Book 0708, Page 5820, Document No. 0727575, Official Records of Douglas County, Nevada.
10. Easement in favor of Sierra Pacific Power Company recorded : October 2, 2008, Book 1008, Page 243, Document No. 0730949, Official Records of Douglas County, Nevada.
11. Terms, Covenants, Conditions, Provisions and Easements in that certain Irrigation Easement Agreement, recorded October 24, 2008 in Book 1008, Page 3645 as Document No. 731857 of Official Records, Douglas County Nevada.



12. Terms, Covenants, Conditions, Provisions and Easements in that certain Irrigation Easement Agreement, recorded on October 24, 2008 in Book 1008, Page 3659 as Document No. 731858 of Official Records, Douglas County Nevada.
13. Easement in favor of Sierra Pacific Power Company recorded on March 17, 2009, Book 0309, Page 3911, Document No. 0739692, Official Records of Douglas County, Nevada.
14. Easement in favor of Sierra Pacific Power Company recorded on May 29, 2009, Book 0509, Page 7484, Document No. 0744036, Official Records of Douglas County, Nevada.
15. Terms, Covenants, Conditions, and Provisions in that certain District Financing Agreement between Douglas County, Nevada and Clear Creek Tahoe, LLC, recorded June 3, 2009 in Book 0609, Page 859 as Document No. 0744363 of Official Records, Douglas County Nevada.
16. Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 786, Document No. 769896, Official Records, Douglas County, Nevada.
17. Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 798, Document No. 769899, Official Records, Douglas County, Nevada.
18. Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 802, Document No. 769901, Official Records, Douglas County, Nevada.
19. Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 815, Document No. 769903, Official Records, Douglas County, Nevada.
20. Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 823, Document No. 769905, Official Records, Douglas County, Nevada.
21. Temporary Water line easement in favor of Douglas County recorded on September 3, 2010, Book 910, Page 827, Document No. 769906, Official Records, Douglas County, Nevada.