

DOC # 821506  
04/11/2013 12:26PM Deputy: KE  
OFFICIAL RECORD  
Requested By:  
Ticor Title - Reno (Commer  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 16 Fee: \$29.00  
BK-413 PG-3053 RPTT: EX#002



APN # 1418-27-601-004, 005 & 006

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

USDA Forest Service  
Regional Land Adjustment Team  
PSW-Arcata  
1700 Bayview Drive  
Arcata, CA 95521

Grant Deed

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(Title on 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 printed clearly in black ink only.



USDA - Forest Service  
(Ref: FSM 5424.2)  
RECORDING REQUESTED BY  
USDA Forest Service

R5-5400-15B p.1 (Purchase) (1/88)

WHEN RECORDED MAIL TO:  
USDA Forest Service  
Regional Land Adjustment Team  
PSW-Arcata  
1700 Bayview Drive  
Arcata, CA 95521

REAL PROPERTY TRANSFER TAX \$ EXEMPT

Declared: Lands Specialist  
By and For: Forest Service (USDA)

APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006  
*Escrow 09009573-CD*

**GRANT DEED**

KNOW ALL MEN BY THESE PRESENTS, that, Cave Rock Ranch LLC, a Nevada limited liability company, for and in consideration of **SIX HUNDRED FIFTY THOUSAND and 00/100 DOLLARS** (\$650,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, pursuant to the Department of Agriculture Organic Act of 1956 (7 U.S.C. §428a), Act of December 23, 1980 (94 Stat. 3381), and the Southern Nevada Public Land Management Act of 1998 (112 Stat. 2343), as amended by the Lake Tahoe Restoration Act (P.L. 106-506), hereby grants, bargains, sells and conveys unto the UNITED STATES OF AMERICA and its assigns, all those certain lots, pieces or parcels of land situate, lying and being in the County of Douglas, State of Nevada, more particularly described as follows:

**Parcel 1 (Lot 2) - Fee**

A portion of the North one-half of Section 27, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada more particularly described as follows:

COMMENCING at the East one-quarter corner of said Section 27 as shown on the Record of Survey to Support a Lot Line Adjustment for John Madden Heizer Jr. & The State of Nevada, Document No. 526082 of the Douglas County Recorder's Office;  
thence, along the east line of said Section 27, N. 00°01'34" E., 332.00 feet to the northeast corner of Parcel 2 of said Record of Survey;  
thence N. 89°47'38" W., 418.52 feet to the southeast corner of New Parcel 3, as shown on the Record of Survey To Support A Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office and the POINT OF BEGINNING;



Grant Deed

Cave Rock Ranch LLC

APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

thence S. 84°22'50" W., 1842.84 feet;  
 thence N. 59°26'21" W., 55.00 feet;  
 thence N. 48°03'10" E., 54.31 feet;  
 thence N. 29°52'29" E., 86.03 feet;  
 thence N. 20°02'30" E., 51.09 feet;  
 thence N. 40°41'35" E., 130.16 feet;  
 thence N. 07°15'00" E., 177.35 feet to a point on the northerly line of said New Parcel 3;  
 thence along the northerly and easterly lines of said New Parcel 3 the following four courses:

1. S. 89°47'38" E., 64.30 feet;
2. S. 00°12'22" W., 143.00 feet;
3. S. 89°47'38" E., 1610.05 feet;
4. S. 00°12'22" W., 132.00 feet to the POINT OF BEGINNING.

Basis of Bearing: The East line of the northeast one-quarter of Section 27, T.14N.,R.18E., M.D.M., as shown on the Record of Survey to Support a Lot Line Adjustment for John Madden Heizer Jr. & The State of Nevada, Document No. 526082 of the Douglas County Recorder's Office (N. 00°01'34" E.)

**Parcel 2 (Lot 3) – Fee**

A portion of the North one-half of Section 27, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 1, as shown on the Record of Survey To Support A Lot Line Adjustment for John Madden Heizer Jr. & The State of Nevada, Document No. 526082 of the Douglas County Recorder's office, which bears N. 00°01'34" E., 100.00 feet from the East one-quarter corner of said Section 27;

thence along the southerly, westerly and northerly lines of said Parcel 1 and 2 of said Record of Survey, the following seven courses:

- 1) N. 89°47'38" W., 2383.67 feet;
- 2) N. 00°26'00" E., 74.55 feet;
- 3) N. 89°26'09" W., 247.49 feet;
- 4) N. 10°50'13" E., 161.12 feet;
- 5) S. 89°47'38" E., 98.77 feet;
- 6) S. 56°56'22" W., 4.48 feet;
- 7) S. 89°47'38" E., 58.14 feet;

thence leaving said Northerly line of Parcel 2, S. 30°55'02" E., 130.72 feet;  
 thence S. 33°41'21" W., 9.80 feet;  
 thence S. 53°10'53" E., 31.11 feet;



Grant Deed

Cave Rock Ranch LLC

APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

thence S. 63°07'11" E., 27.27 feet;  
thence S. 76°50'25" E., 37.38 feet;  
thence S. 59°26'21" E., 55.00 feet;  
thence N. 84°22'50" E., 1842.84 feet to a point on the Northerly line of said Parcel 2;  
thence along said Northerly line of Parcel 2, S. 89°47'38" E., 418.52 feet to the Northeast corner thereof, also being a point on the Easterly line said Section 27;  
thence along said Easterly line, S. 00°01'34" W., 232.00 feet to the POINT OF BEGINNING.

Basis of Bearing: The East line of the northeast one-quarter of Section 27, T.14N., R.18E., M.D.M., as shown on the Record of Survey to Support a Lot Line Adjustment for John Madden Heizer Jr. & The State of Nevada, Document No. 526082 of the Douglas County Recorder's Office (N. 00°01'34" E.)

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 20, 2013, BOOK 313, PAGE 5061, AS FILE NO. 820335, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

The acquiring agency is the Department of Agriculture, Forest Service.

TOGETHER WITH an appurtenant, non-exclusive, perpetual easement, for public ingress and egress, and utility purposes, over real property more particularly described on Exhibit A, the contents of which exhibit are incorporated herein as if fully set forth. The easement shall be located on, over and across the existing unpaved road that traverses that certain parcel retained by Grantor in two segments as described on Exhibit A. The easement may be used for any lawful purpose associated with access to the two parcels described above. The easement shall be appurtenant to, for the benefit of, and run with the title the two lots. If either Grantor or Grantee, or a successor in interest to either, elects to maintain or improve the easement, it shall do so at its own cost and expense.

AND TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, specifically including any entitlements or allocations, such as allowable coverage (as disclosed in document recorded November 2, 2012, as Document 0812247, Official Records of Douglas County, Nevada), development rights or other use or management rights associated with the lots as determined by the Tahoe Regional Planning Agency or other governmental agency having jurisdiction over development or use of said lots; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. PROVIDED, HOWEVER, that no rights associated with Nevada Water Rights Permit 72725 are included in the tenements, hereditaments, and appurtenances associated with the



Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

property described in this deed and that Grantor reserves to itself all rights to water appropriated under said Permit 72725.

AND TOGETHER WITH the environmental rights, liabilities and disclosures in Exhibit B to this Deed which are incorporated herein as if fully set forth.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the United States of America and its assigns forever.

IN WITNESS WHEREOF, **Cave Rock Ranch LLC**, a Nevada limited liability company, has hereunto set its hand this 27 day of MARCH, 2013.

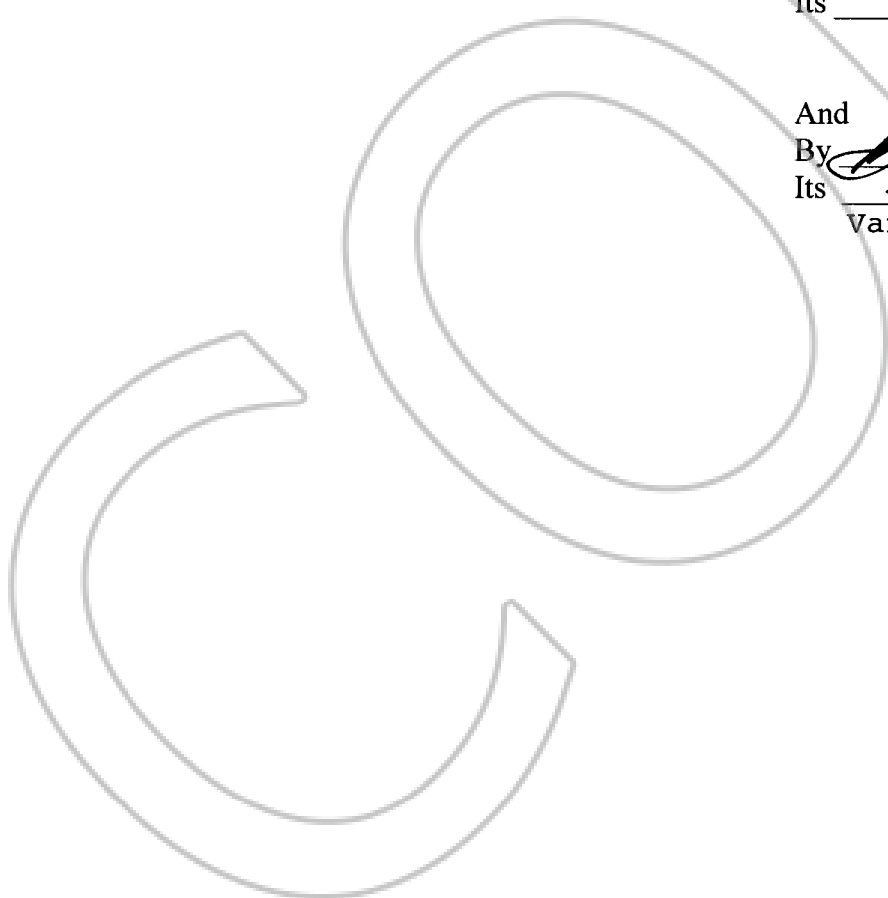
Cave Rock Ranch LLC

By [Signature]  
Its [Signature]

ROBERT S. HARRIS  
VANCE D. KEENEY

And  
By [Signature]  
Its [Signature]

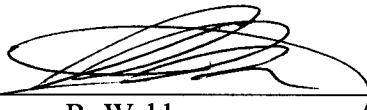
Vance D. Keeney






Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

**This deed is correct as to the description, consideration and conditions.**

By  Date: 4/10/2013  
James R. Webb  
Biologist/Lands Specialist  
Regional Land Adjustment Team, North Zone

**CERTIFICATE OF ACCEPTANCE**

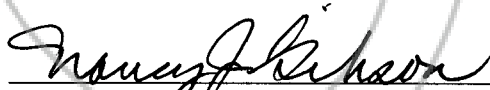
This is to certify that the interest in real property conveyed by the attached Grant Deed in favor of the UNITED STATES OF AMERICA, is hereby accepted by the undersigned officer on behalf of the United States of America pursuant to authority granted by the Act of December 23, 1980 (94 Stat. 3381) and the Grantee consents to the recordation thereof.

Authorized Officer:  Date: 4/8/13  
NANCY J. GIBSON  
Title: Forest Supervisor  
Lake Tahoe Basin Management Unit

**STATEMENT**

**FOR APNS 1418-27-601-004 (portion) 1418-27-601-005 and 1418-27-601-006**

This statement is attached to the Grant Deed from Cave Rock Ranch LLC to the United States of America. The United States of America does not seek exclusive jurisdiction over the property described in this Grant Deed.

  
NANCY J. GIBSON  
Forest Supervisor  
Lake Tahoe Basin Management Unit



Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

ACKNOWLEDGMENT

State of NEVADA )  
~~California~~ )  
County of Douglas ) ss.

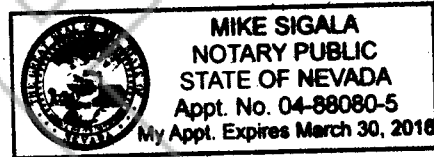
On March 28, 2013 before me, MIKE SIGALA, Notary Public, personally appeared VANCE D. KEENEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
Signature of Notary

(SEAL)





Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

ACKNOWLEDGMENT

State of California )  
County of Riverside ) ss.

On March 27, 2013 before me, Carol M. Tufaro, Notary Public, personally appeared Robert S. Hardy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Carol M. Tufaro  
Signature of Notary

(SEAL)







Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

**EXHIBIT A**

**Parcel 3 - Easement Segment 1**

A strip of land 15 feet wide (7.5 feet on either side of the centerline) for access easement purposes, located within a portion of the North one-half of Section 27, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, the centerline of said easement being more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way line of U.S. Highway 50, which bears S. 32°15'41" W. 27.69' from the Northwest corner of New Parcel 3 as shown on Record of Survey to Support a Lot Line Adjustment for John Heizer, Document No. 251463, of the Douglas County Recorder's Office, said point also bears N. 76° 00' 37" W., 2449.15 feet from the East one-quarter corner of said Section 27;  
thence S. 28°41'35" W. 10.34 feet;  
thence 53.84 feet along the arc of a curve to the left, having a central angle of 61°41'49" and a radius of 50.00 feet (chord bears S. 59°32'29" E., 51.28 feet);  
thence S. 89°36'36" E., 44.29 feet;  
thence 95.75 feet along the arc of a curve to the left, having a central angle of 81°09'03" and a radius of 67.00 feet (chord bears N. 49°02'04" E., 87.94 feet), to a point on the northerly line of said New Parcel 3, also being THE POINT OF TERMINATION.

The sidelines of the above-described 15 foot wide access easement shall be lengthened or shortened to begin on the southerly right-of-way line of U.S. Highway 50, and end on the northerly line of said New Parcel 3.

Basis of Bearing: The East line of the Northeast one-quarter of Section 27, T. 14 N., R. 18 E., M.D.M., as shown on the Record of Survey To Support A Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office (N. 00°01'34" E.)

**Parcel 4 - Easement Segment 2**

A strip of land 15 feet wide (7.5 feet on either side of the centerline) for access easement purposes, located within a portion of the North one-half of Section 27, Township 14 North, Range 18 East, Mount Diablo Base and Meridian, Douglas County, Nevada, the centerline of said easement being more particularly described as follows:



Grant Deed

Cave Rock Ranch LLC

APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

BEGINNING at a point which bears S. 89°47'38" E., 206.08' from the northwest corner of New Parcel 3 as shown on Record of Survey to Support a Lot Line Adjustment for John Heizer, filed for record May 28, 1991, in Book 591, Page 3866, as Document No. 251463, Official Records, Douglas County, Nevada, said point also bears N. 74° 04' 58" W., 2241.59 feet from the East one-quarter corner of said Section 27;

thence S. 11°43'30"W., 65.16 feet;

thence S. 25°14'44"W., 112.14 feet;

thence S. 27°01'44"W., 81.94 feet;

thence S. 19°39'33"W., 21.31 feet;

thence 16.50 feet along the arc of a curve to the left having a central angle of 15°45'32" and a radius of 60.00 feet (chord bears S. 11°46'47" W., 16.45 feet);

thence S. 03°54'01" W., 45.51 feet;

thence 13.76 feet along the arc of a curve to the right having a central angle of 26°17'12" and a radius of 30.00 feet, (chord bears S. 17°02'37" W., 13.64 feet);

thence S. 30°11'13" W., 69.93 feet;

thence 17.47 feet along the arc of a curve to the left having a central angle of 50°03'11" and a radius of 20.00 feet, (chord bears S. 05°09'37" W., 16.92 feet);

thence S. 19°51'58" E., 25.10 feet to the point of intersection of the boundary lines of Lots 1, 2, and 3 as shown on the Record of Survey to Support a Boundary Line Adjustment for Cave Rock Ranch, LLC, as Document Number 820334, in the Douglas County Recorder's Office, said point also being the POINT OF TERMINATION.

The sidelines of the above described 15 foot wide access easement shall be lengthened or shortened to begin on the northerly line of Lot 1 and end on the southerly line of Lot 1, the northerly line of Lot 3 and the westerly line of Lot 2, as shown on said Document No. 820334.

Basis of Bearing: The East line of the Northeast one-quarter of Section 27, T. 14 N., R. 18 E., M.D.M., as shown on the Record of Survey To Support A Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office (N. 00°01'34" E.)



Grant Deed  
Cave Rock Ranch LLC  
APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

## **EXHIBIT B**

### **Indemnification**

#### 1. DEFINITIONS

(1) The term “Environmental Law” or “Environmental Laws” means: all Federal laws, including, but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act (“CERCLA”), 42 U.S.C. §9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq., the Clean Water Act, 33 U.S.C. §1251 et seq., Clean Air Act, 42 U.S.C. §7401 et seq., the Oil Pollution Act, 33 U.S.C. §2701 et seq., state laws, and local laws, including statutes, regulations, ordinances, codes, rules, codes, guidelines, policies or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous waste, hazardous substances, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect. References in this section to legal citations are for reference purposes and shall not be construed to limit the scope of the statutes cited.

(2) The term “Hazardous Materials” means:

- (a) any hazardous substance under section 101(14) of CERCLA, 42 U.S.C. §9601(14);
- (b) any pollutant or contaminant under section 101(33) of CERCLA, 42 U.S.C. §9601(33);
- (c) any petroleum product or its derivative, including fuel oil, and waste oils; and
- (d) any hazardous substance, extremely hazardous substance, toxic substance, hazardous waste, ignitable, reactive or corrosive materials, pollutant, contaminant, element, compound, mixture, solution or substance that may pose a present or potential hazard to human health or the environment under any applicable Environmental Laws.

#### 2. SITE BACKGROUND

Cave Rock Ranch LLC is conveying to the United States of America (“Grantee”) two parcels of land identified as the Logan Shoals Parcel covering approximately 18.43 acres located in Douglas County, Nevada, in the North one-half of Section 27, Township 14 North, Range 18 East, Mount Diablo Base and Meridian (“Property”). The Property has been in private ownership since 1872. Grantor acquired title in 2009. Grantor acquired title from John Madden Heizer, Jr., who, together with his father and mother, was in ownership and possession of the property from about 1953 until Grantor purchased their interest. To the best of available information, the property has never been developed and no structures have ever been erected there. The only improvements are some natural surface unimproved roads in the western portion of the property. A mobile home was located on the property in the past but was removed several years ago.



Grant Deed

11

Cave Rock Ranch LLC

APNs: 1418-27-601-004 (portion), 1418-27-601-005 and 1418-27-601-006

A Phase I Environmental Site Assessment was completed October 6, 2012, by Belinda Walker, Assistant Regional Environmental Engineer for Region 5 of the USDA Forest Service. Ms. Walker, as the environmental professional who authored the report, concluded that no evidence of recognized environmental conditions on the property was found and that no additional environmental investigation was recommended at that time. Past identified uses of the property included at least one logging operation in the 1950s. Roads through the property have also been used in the past for access to adjacent property but are no longer in use.

### 3. ENVIRONMENTAL WARRANTY

Grantor warrants that it has no actual knowledge of any release or threatened release of Hazardous Materials on, beneath or from the Property except as disclosed in Paragraph 2, above. Grantee, in acquiring the Property assumes no affirmative obligations whatsoever for any claims, costs, expenses, fines, penalties, fees, sanctions, investigations, cleanup, restoration, or response or corrective action under applicable Environmental Laws arising from or out of any such release or threatened release of Hazardous Materials prior to the date that Grantee takes title to the Property.

### 4. COVENANTS RUN WITH THE LAND

The covenants provided in this Exhibit shall survive the conveyance of title to the Property from Grantor to the Grantee, shall be construed as running with the title to the Property conveyed by Grantor to Grantee, and may be enforced by the United States in a court of competent jurisdiction.



**CAVE ROCK RANCH  
PARCEL 3 – EASEMENT SEGMENT 1  
LEGAL DESCRIPTION**

October 10, 2012

A strip of land 15 feet wide (7.5 feet on both sides of the centerline) for access easement purposes, located within a portion of the North one-half of Section 27, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, the centerline of said easement being more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of U.S. Highway 50, which bears S. 32°15'42" W. 27.69' from the northwest corner of New Parcel 3 as shown on Record of Survey to Support a Lot Line Adjustment for John Heizer, Document No. 251463, of the Douglas County Recorder's Office, said point also bears N. 76°00'37" W., 2449.15 feet from the East one-quarter corner of said Section 27;

thence S. 28°41'35" E., 10.34 feet;

thence 53.84 feet along the arc of a curve to the left having a central angle of 61°41'49" and a radius of 50.00 feet, (chord bears S. 59°32'29" E., 51.28 feet);

thence N. 89°36'36" E., 44.29 feet;

thence 95.75 feet along the arc of a curve to the left having a central angle of 81°09'03" and a radius of 67.60 feet, (chord bears N. 49°02'04" E., 87.94 feet), to a point on the northerly line of said New Parcel 3, also being the POINT OF TERMINATION.

The sidelines of the above described 15 foot wide access easement shall be lengthened or shortened to begin on southerly right-of way line of U.S. Highway 50 and end on the northerly line of said New Parcel 3.

Containing 3,064 Square Feet, more or less.

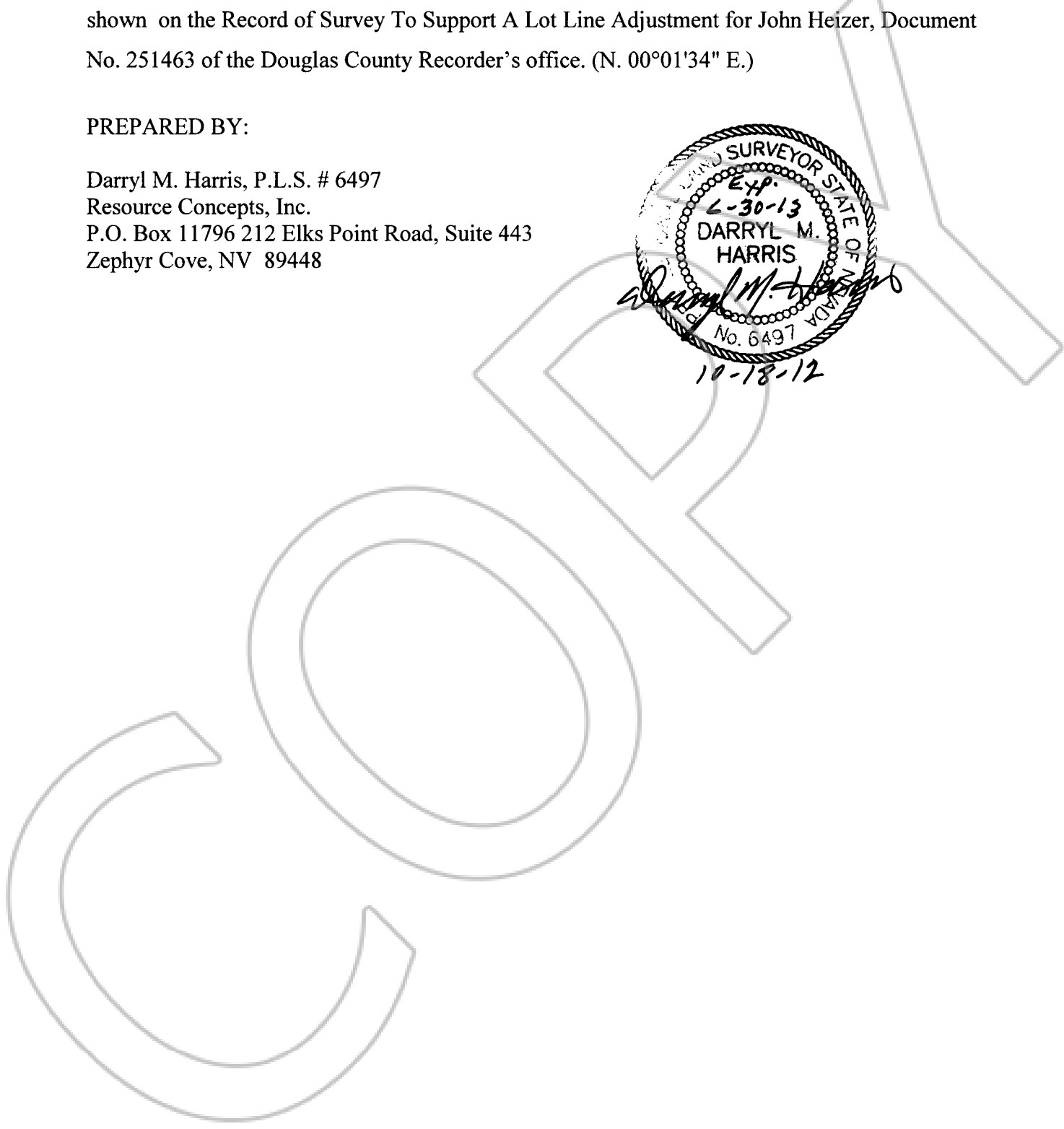
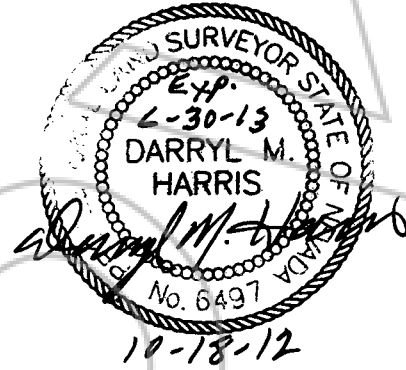


**Basis of Bearing:**

The East line of the Northeast one-quarter of Section 27, T. 14 N., R. 18 E., M.D.M., as shown on the Record of Survey To Support A Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office. (N. 00°01'34" E.)

**PREPARED BY:**

Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796 212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448





**CAVE ROCK RANCH  
PARCEL 4 – EASEMENT SEGMENT 2  
LEGAL DESCRIPTION**

March 15, 2010

A strip of land 15 feet wide (7.5 feet on both sides of the centerline) for access easement purposes, located within a portion of the North one-half of Section 27, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, the centerline of said easement being more particularly described as follows:

BEGINNING at a point which bears S. 89°47'38" E., 206.08 feet from the northwest corner of New Parcel 3 as shown on Record of Survey to Support a Lot Line Adjustment for John Heizer, filed for record May 28, 1991, in Book 591, Page 3866, as Document No. 251463, Official Records, Douglas County, Nevada, said point also bears N. 74°04'58" W., 2241.59 feet from the East one-quarter corner of said Section 27;

thence S. 11°43'30" W., 65.16 feet;

thence S. 25°14'44" W., 112.14 feet;

thence S. 27°01'44" W., 81.94 feet;

thence S. 19°39'33" W., 21.31 feet;

thence 16.50 feet along the arc of a curve to the left having a central angle of 15°45'32" and a radius of 60.00 feet, (chord bears S. 11°46'47" W., 16.45 feet);

thence S. 03°54'01" W., 45.51 feet;

thence 13.76 feet along the arc of a curve to the right having a central angle of 26°17'12" and a radius of 30.00 feet, (chord bears S. 17°02'37" W., 13.64 feet);

thence S. 30°11'13" W., 69.93 feet;

thence 17.47 feet along the arc of a curve to the left having a central angle of 50°03'11" and a radius of 20.00 feet, (chord bears S. 05°09'37" W., 16.92 feet);

thence S. 19°51'58" E., 25.10 feet to the point of intersection of the boundary lines of Lots 1, 2 and 3 as shown on Record of Survey To Support A Boundary Line Adjustment for Cave Rock Ranch, LLC, Document No. \_\_\_\_\_, of the Douglas County Recorder's Office, said point also being the POINT OF TERMINATION.



The sidelines of the above described 15 foot wide access easement shall be lengthened or shortened to begin on the northerly line of Lot 1, and end on the southerly line of Lot 1, the northerly line of Lot 3 and westerly line of Lot 2, as shown on said Document No. \_\_\_\_\_.

Containing 7,003 Square Feet, more or less.

**Basis of Bearing:**

The East line of the Northeast one-quarter of Section 27, T. 14 N., R. 18 E., M.D.M., as shown on the Record of Survey To Support A Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office. (N. 00°01'34" E.)

**PREPARED BY:**

Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796 212 Elks Point Road, Suite 443  
Zephyr Cove, NV 89448

