

EXHIBIT "E"
SOIL DESCRIPTIONS

Jeffrey pine, white fir, and an understory of antelope bitterbrush and some grasses.

The potential is poor for grazing. The soils are limited for this use by droughtiness, very steep slopes, and a high hazard of erosion. Deferred grazing and other grazing management practices help to maintain a good understory plant cover and to control erosion.

The potential for woodland wildlife habitat is poor. The soils provide limited food and cover for mule deer, coyote, and blue grouse. Suitable management practices are those that help to maintain and improve the habitat for these wildlife species. Management of livestock grazing improves the plant cover and increases the production of forage suitable for wildlife.

The potential is very poor on both soils for timber production because of droughtiness, very steep slopes, and shallow depth to bedrock. The stands are sparse, and the production of timber is very low. Corbett soil in capability subclass VII_s, nonirrigated, and Toiyabe soil in VII_e, nonirrigated.

11—Cradlebaugh loam, strongly saline-alkali. This deep, poorly drained, nearly level soil is on flood plains. It formed in alluvium from mixed rock. Slope ranges from 0 to 2 percent. Elevation is about 4,600 feet. The average annual precipitation is about 10 to 12 inches, the average annual air temperature is about 49 degrees F, and the frost-free season is 90 to 105 days.

Typically, the profile is dark gray, strongly saline-alkali affected loam about 6 inches thick. The next layer is brown clay loam about 18 inches thick. Below this to a depth of 60 inches is light brownish gray, mottled, crudely stratified clay loam to fine sandy loam. Strongly silica-cemented nodules or discontinuous laminae are at a depth of 22 to 60 inches.

Included with this soil in mapping are areas of Voltaire and Jubilee soils. These soils make up less than 10 percent of the total acreage.

Permeability of this Cradlebaugh soil is moderately slow. Effective rooting depth is more than 60 inches. Available water capacity is high. Surface runoff is slow, and the hazard of erosion is slight. The salt and alkali content is highest in the surface layer and decreases with depth. The water table is at a depth of 1 foot to 2 feet. This soil is subject to frequent overflow during the spring runoff period.

This soil is used almost entirely for meadow hay and pasture.

If properly managed, this soil is capable of producing about 6 animal units of forage per month per acre. It is limited for the production of meadow hay and pasture by the concentration of salt and alkali in the surface layer. Leaching of salt from the surface layer is restricted by the high water table. Drainage and irrigation water management reduce the concentration of salt. Irrigation water is applied mainly by the wild flooding and border methods. Leveling helps to insure uniform application of water. A beneficial practice is planting salt-tolerant species such as tall wheatgrass, alkali sacaton, alta fescue, or goars fescue.

The potential is good for wetland wildlife habitat, both in irrigated areas and in nonirrigated areas. In irrigated areas, the potential is fair for openland wildlife habitat. Habitat for waterfowl is improved by planting Japanese millet and proso millet, and habitat for openland bird species is improved by planting hedgerows for nesting. Ducks and geese inhabit areas of this soil in winter.

The potential is poor for community development, sanitary facilities, and recreational areas. This soil is limited for these uses by wetness and hazard of flooding. Deep drainage reduces the problem of wetness and provides outlets for floodwater. Capability subclass VII_w, nonirrigated.

12—Dalzell fine sandy loam, deep water table. This moderately deep, moderately well drained, saline-alkali affected soil is on flood plains and low alluvial fans. It formed in alluvium from mixed rock. Areas are small and irregular in shape. Slope ranges from 0 to 2 percent. Elevation is about 4,800 feet. The mean annual precipitation is about 10 inches. The average annual air temperature is about 50 degrees F, and the frost-free season is about 110 days.

Typically, the surface layer is slightly saline-alkali affected, light brownish gray and brown fine sandy loam about 10 inches thick. The next layer is saline-alkali affected, dark grayish brown clay loam about 10 inches thick. Below this is pale brown stratified fine sandy loam to sandy clay loam about 19 inches thick. A strongly silica-cemented hardpan is at a depth of 39 inches.

Included with this soil in mapping are small areas of soils that are similar to this Dalzell soil but do not have a hardpan and some areas of soils that are somewhat poorly drained. Also included are small areas of soils that have slopes of 2 to 4 percent. Included soils make up about 10 percent of the total acreage.

Permeability of this Dalzell soil is moderately slow above the hardpan and very slow through the pan. Effective rooting depth is about 30 to 40 inches. Available water capacity is moderate. Surface runoff is slow, and the hazard of erosion is slight. This soil is subject to rare flooding.

This soil is used for urban development.

The native vegetation is big sagebrush, black greasewood, and grasses.

The potential is fair to poor for community development and recreational uses. The main limitations for community development are wetness and rare flooding, and the main limitation for recreational uses is dustiness. The limitations of wetness and rare flooding can be partly overcome by providing drainage and outlets for floodwater. A community sewage system is needed. Dustiness can be controlled by planting grass and shrubs. Capability subclass VI_s, irrigated.

13—Dalzell Variant fine sandy loam, 0 to 4 percent slopes. This deep, well drained soil is on undulating low lake terraces. It formed in lake sediment derived from mixed rock. Elevation is about 4,700 feet. The mean annual precipitation is about 10 inches, the average annual

The potential is fair for livestock grazing. This soil is limited for this use by droughtiness. Suitable management practices are those that help to maintain or improve the plant cover and control erosion. Deferred grazing and other grazing management practices help to maintain and improve the production of forage.

The potential is poor for rangeland wildlife habitat. The soil provides limited food and cover for mule deer, coyote, cottontail rabbit, grouse, and quail. Suitable management practices are those that help to maintain or improve the habitat for these species. Management of livestock grazing improves the plant cover and increases the production of forage suitable for wildlife.

The potential is fair to poor for community development, sanitary facilities, and recreational facilities. Dikes and channels that have outlets to bypass floodwater are needed to protect dwellings from flooding. If density of housing is moderate or high, community sewage systems are needed to prevent contamination of ground water supplies. This soil is limited for recreational facilities by a hazard of flooding and by dustiness. Capability subclass VIs, nonirrigated.

26—Haybourne sandy loam, 4 to 8 percent slopes. This deep, well drained, moderately sloping soil is on alluvial fans. It formed in alluvium mainly from granitic rock. Slopes are short. Elevation ranges from 4,600 to 4,900 feet. The average annual precipitation is 10 to 12 inches. The average annual air temperature is 48 to 51 degrees F, and the frost-free season is 100 to 110 days.

Typically, the surface layer is pale brown sandy loam about 6 inches thick. The next layer is pale brown sandy loam about 19 inches thick. Below this to a depth of 60 inches is pale brown, stratified gravelly sandy loam to coarse sand.

Included with this soil in mapping are some small areas of nearly level to strongly sloping Toll sand. This included soil makes up less than 10 percent of the total acreage.

Permeability of this Haybourne soil is moderately rapid. Effective rooting depth is 60 inches. Available water capacity is moderate. Surface runoff is very slow, and the hazard of erosion is slight.

This soil is used for livestock grazing, wildlife habitat, and urban development.

The native vegetation is big sagebrush, antelope bitterbrush, and grasses.

The potential is fair for livestock grazing. Suitable management practices are those that help to maintain or improve the plant cover and to control erosion. Deferred grazing and other grazing management practices help to maintain and improve the production of forage.

The potential is poor for rangeland wildlife habitat. The soil provides limited food and cover for mule deer, coyote, cottontail rabbit, grouse, and quail. Suitable management practices are those that help to maintain and improve the habitat for these wildlife species. Management of livestock grazing improves the plant cover and increases the production of forage suitable for wildlife.

The potential is fair to poor for community development and sanitary facilities, and poor for recreational facilities. This soil is limited for recreational development by the hazard of flooding, slope, and dustiness. Dikes and channels that have outlets to bypass floodwater protect dwellings and onsite sewage disposal systems from flooding. If density of housing is moderate to high, community sewage systems are needed to protect water supplies from contamination. Capability subclass VIs, nonirrigated.

27—Haybourne gravelly sandy loam, 2 to 4 percent slopes. This deep, well drained, gently sloping soil is on low alluvial fans. It formed in alluvium mainly from granitic rock. Slopes are short. Elevation ranges from 4,600 to 4,900 feet. The average annual precipitation is 10 to 12 inches. The average annual air temperature is 48 to 51 degrees F, and the frost-free season is 95 to 110 days.

Typically, the surface layer is light brownish gray gravelly sandy loam about 6 inches thick. The next layer is brown gravelly sandy loam about 19 inches thick. Below this to a depth of 60 inches is very pale brown, stratified gravelly sandy loam to coarse sand.

Included with this soil in mapping are areas of Toll soils that are at the mouth of canyons and are subject to flooding. Also included are areas of nearly level to moderately sloping soils on the sides of drainageways. Included soils make up about 10 percent of the total acreage.

Permeability of this Haybourne soil is moderately rapid. Effective rooting depth is 60 inches. Available water capacity is moderate. Surface runoff is very slow, and the hazard of erosion is slight.

This soil is used for livestock grazing, wildlife habitat, and urban development.

The native vegetation is big sagebrush, antelope bitterbrush, and grasses.

The potential is fair for livestock grazing. This soil is limited for this use by droughtiness. Suitable management practices are those that help to maintain or improve the plant cover and control erosion. Deferred grazing and other grazing management practices help to maintain and increase the production of forage.

The potential is poor for rangeland wildlife habitat. The soil provides limited food and cover for mule deer, coyote, cottontail rabbit, grouse, and quail. Suitable management practices are those that help to maintain or improve the habitat for these wildlife species.

The potential is fair to poor for community development and sanitary facilities and poor for recreational development. Use of this soil for recreational development is limited by the hazard of flooding and by dustiness. Dikes and channels that have outlets to bypass floodwater are needed to protect dwellings from flooding. If density of housing is moderate to high, community sewage systems are needed to prevent contamination of water supplies from seepage. Capability subclass VIs, nonirrigated.

28—Histic Haplaquolls, nearly level. These deep, very poorly drained soils are in slightly concave, old channels

on flood plains. These soils formed in alluvium from mixed rock. Slope is less than 1 percent. Elevation is 4,600 feet. The average annual precipitation is about 10 inches. The average annual air temperature is about 48 degrees F, and the frost-free season is about 90 days.

Typically, the surface layer is black fibrous peat about 9 inches thick. The next layer is mottled, dark gray silt loam about 18 inches thick. The next layer to a depth of 60 inches is mottled, dark gray and light olive gray, stratified silty clay loam to sand.

Included with these soils in mapping are small areas of Bishop loam and some small areas of soils that have been diked. Included soils make up less than 10 percent of the total acreage.

Effective rooting depth is 60 inches. The hazard of erosion is slight. Ponds form on these soils, and the water table is at or near the surface most of the year.

These soils are used for limited livestock grazing and for wildlife habitat.

The native vegetation is bulrush, cattail, sedge, and rush.

The potential is poor for livestock grazing. The soils are limited for this use by the high water table and the poor quality of the vegetation. Livestock graze mostly on the perimeters of areas of these soils. Suitable management practices are those that improve the quality and quantity of the vegetation by lowering the water table to below a depth of 18 inches. This requires use of shallow drainage ditches, which is practical if suitable outlets can be located.

The potential is good for wetland wildlife habitat. The soils provide food and cover for ducks, geese, and shore birds. Suitable management practices are those that help to maintain or improve the habitat for these wildlife species. Plantings of annual Japanese millet or proso millet increase the production of food suitable for these wildlife species.

The potential is poor for community development, sanitary facilities, and recreational development. The soils are limited for these uses by the high water table and a hazard of flooding. They are not suitable for these uses unless the water table is lowered to below a depth of 4 feet and protection from flooding is provided. Capability subclass Vw, nonirrigated.

29—Hocar-Rock outcrop complex, 15 to 50 percent slopes. This moderately steep to steep complex is on moderately long, narrow ridges and sides of low mountains. Elevation ranges from 5,500 to 6,000 feet. The average annual precipitation is 10 to 14 inches. The average annual air temperature is 47 to 51 degrees F, and the frost-free season is 100 to 110 days.

This complex is about 70 percent Hocar gravelly loam and about 20 percent Rock outcrop. The Hocar soil is on west- and south-facing side slopes. Rock outcrop is on the ridges and is scattered throughout areas of the Hocar soil.

Included with this complex in mapping are some small areas of Incy and Xerta soils and a soil that is similar to

this Hocar soil but is deeper. Included soils make up about 10 percent of the total acreage.

The Hocar soil is shallow and well drained. It formed in residuum from metasedimentary rock. Typically, the surface layer is dark gray and grayish brown gravelly loam about 7 inches thick. The next layer is gray very gravelly loam about 10 inches thick. Metasedimentary bedrock is at a depth of 17 inches.

Permeability of this Hocar soil is moderate. Effective rooting depth is about 17 inches. Available water capacity is very low. Surface runoff is rapid, and the hazard of erosion is moderate.

Rock outcrop consists mainly of barren exposures of rock. In places a few inches of soil material covers the rock.

This complex is used mainly for livestock grazing, wildlife habitat, and watershed.

The native vegetation is singleleaf pinyon, Utah juniper, and an understory of big sagebrush, antelope bitterbrush, and grasses.

The potential is poor for livestock grazing. The complex is limited for this use by shallow depth, very low available water capacity, and droughtiness. Suitable management practices are those that help to maintain or improve the plant cover and to control erosion. Deferred grazing and other grazing management practices help to maintain and improve the production of forage.

The potential is poor for woodland wildlife habitat. The complex provides limited food and cover for mule deer, coyote, cottontail rabbit, chukar, and grouse. Suitable management practices are those that help to maintain or improve the habitat for these wildlife species. Management of livestock grazing improves the plant cover and increases the production of forage suitable for wildlife.

The potential is poor for the production of wood products. The complex is capable of producing about 4 cords of wood per acre when the trees in the stand average 5 inches in diameter at a height of 1 foot. Stands of trees are generally intermingled, unmanaged, and of mixed ages. Some pinyon pine is cut for firewood, and pine nuts are harvested in favorable years. Some of the smaller trees are used as Christmas trees. Some juniper is used for fenceposts and firewood. Suitable management practices are those that help to maintain or improve the stands of trees as well as the understory plant cover and to reduce erosion. Thinning and selective harvesting of trees and proper grazing use improve stands of timber and the understory plant cover. Capability subclass VIIe nonirrigated.

30—Hocar-Rock outcrop complex, 15 to 30 percent slopes, eroded. This moderately steep complex is on moderately long, narrow ridges and sides of low mountains. Elevation ranges from 5,500 to 6,000 feet. The average annual precipitation is 10 to 14 inches. The average annual air temperature is 47 to 51 degrees F, and the frost-free season is 100 to 110 days.

This complex is about 75 percent Hocar very gravelly loam and 15 percent Rock outcrop. The Hocar soil is on

35—Indiano Variant gravelly fine sandy loam, 4 to 15 percent slopes. This moderately deep, well drained, moderately sloping to strongly sloping soil is on uplands. It formed in alluvium derived mainly from metavolcanic and volcanic rock. Elevation ranges from 4,600 to 5,000 feet. The average annual precipitation is 10 to 12 inches. The average annual air temperature is 49 to 51 degrees F, and the frost-free season is 100 to 110 days.

Typically, the surface layer is light brownish gray gravelly fine sandy loam about 11 inches thick. The next layer is yellowish brown gravelly clay loam about 18 inches thick. Bedrock is at a depth of 29 inches.

Included with this soil in mapping are some areas of Haybourne soils, some areas of a soil that is similar to this Indiano Variant soil but is shallow, and some areas of scattered Rock outcrop. Included areas make up about 10 percent of the total acreage.

Permeability of this Indiano Variant soil is moderately slow. Effective rooting depth is about 29 inches. Available water capacity is very low. Surface runoff is medium, and the hazard of erosion is slight.

This soil is used for livestock grazing, rangeland wildlife habitat, and urban development.

The native vegetation is big sagebrush, antelope bitterbrush, and desert needlegrass.

The potential is fair for livestock grazing. The soil is limited for this use mainly by the very low available water capacity and low precipitation. Suitable management practices are those that help to maintain the plant cover and to control erosion. Deferred grazing and other grazing management practices help to maintain and improve the production of forage.

The potential is poor for rangeland wildlife habitat. This soil provides very limited food and cover for mule deer, chukar, quail, cottontail rabbit, and coyote. Suitable management practices are those that help to maintain or improve the habitat for these wildlife species. Grazing management practices applied for livestock will improve the plant cover and increase the production of forage suitable for wildlife.

The potential is fair to poor for community development and sanitary facilities, and poor for recreational development. The soil is limited for these uses by slope, shallow depth, and dustiness. Houses and access roads need to be designed so that excavation for them does not expose bedrock. If density of housing is moderate to high, community sewage systems are needed. Capability subclass VIIc, nonirrigated.

36—Jubilee coarse sandy loam, 0 to 2 percent slopes. This deep, poorly drained soil is on nearly level flood plains. It formed in alluvium from mixed rock. Elevation ranges from 4,500 to 4,600 feet. The average annual precipitation is 10 to 12 inches. The average annual air temperature is 49 to 51 degrees F, and the frost-free season is 100 to 110 days.

Typically, the surface layer is dark grayish brown coarse sandy loam about 20 inches thick. Below this to a depth of 60 inches is grayish brown and light brownish gray, stratified coarse sand to sandy loam.

Included with this soil in mapping are some small areas of Jubilee soils that have a surface layer of sand 3 to 6 inches thick and of a soil that is similar to this Jubilee soil but is calcareous and slightly saline-affected. Included soils make up less than 10 percent of the total acreage.

Permeability of this Jubilee soil is moderately rapid. Effective rooting depth is about 60 inches. Available water capacity is moderate. Surface runoff is very slow, and the hazard of erosion is slight. The water table is at a depth of 1 foot to 2 feet. This soil is rarely flooded.

This soil is used mainly for pasture, meadow hay, and wildlife habitat. Some areas are being urbanized.

The native vegetation is mainly sedge, rush, clover, and grasses.

The potential is fair for pasture and meadow hay. This soil is capable of producing about 10 animal units of forage per acre per month. Suitable management practices are those, such as irrigation water management, that prevent the raising of the water table. Pasture and hayland management and a planned grazing system improve the plant cover and increase the production of forage.

The potential is good for wetland wildlife habitat and fair for openland wildlife habitat. This soil provides limited food and cover for mule deer, cottontail rabbit, and quail during part of the year. Some ducks and geese use the area in winter. Management of livestock grazing improves the plant cover and increases the production of forage suitable for wildlife.

The potential is poor for community development and sanitary facilities. The soil is limited for these uses by a hazard of flooding, wetness, and seepage. Drainage is needed to lower the water table before the construction of buildings, and protection from flooding is required after they have been built. Septic tank absorption fields may not function and are a hazard to health because contamination of the ground water can affect others downstream. Community sewage systems are needed. Drainage is needed if this soil is developed for recreation. Capability subclass IIIw, irrigated.

37—Jubilee sandy loam, 2 to 4 percent slopes. This deep, poorly drained, gently sloping soil is on alluvial fans. It formed in alluvium from mixed rock. Elevation ranges from 4,600 to 4,700 feet. The average annual precipitation is 10 to 12 inches. The average annual air temperature is 49 to 51 degrees F, and the frost-free season is 100 to 110 days.

Typically, the surface layer is dark gray sandy loam about 12 inches thick. The underlying material to a depth of 60 inches is light grayish brown, stratified coarse sand to sandy loam.

Included with this soil in mapping are some small areas of other Jubilee soils that have a loam surface layer and some small areas of soils that have slightly steeper slopes. Included soils make up less than 5 percent of the total acreage.

Permeability of this Jubilee soil is moderately rapid. Effective rooting depth is about 60 inches. Available water capacity is moderate. Surface runoff is very slow,

EXHIBIT "F"
WATER RIGHT DATA

United States District Court

WATER MASTER

CARSON RIVER
 IN THE DISTRICT COURT OF THE UNITED STATES
 IN AND FOR
 THE DISTRICT OF NEVADA
 IN EQUITY, DOCKET NO. D-183
 THE UNITED STATES OF AMERICA, PLAINTIFF
 VS.
 ALPINE LAND & RESERVOIR COMPANY,
 A CORPORATION, ET AL., DEFENDANTS

GARRY D. STONE
 290 SOUTH ARLINGTON AVENUE
 RENO, NEVADA 89501
 PHONE 784-5241

TRUCKEE RIVER
 IN THE DISTRICT COURT OF THE UNITED STATES
 IN AND FOR
 THE DISTRICT OF NEVADA
 IN EQUITY, DOCKET NO. A3
 THE UNITED STATES OF AMERICA, PLAINTIFF
 VS.
 ORR WATER DITCH COMPANY, ET AL., DEFENDANTS

D. A. & W. M. ANDERSEN
 7 1/2 HEREFORD RANCHES
 4900 RIVER ROAD
 CARSON CITY, NV 89701

REF: CLAIMANT# 000007
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SECOND NOTICE

OFFICE OF THE WATER MASTER
CARSON RIVER AND TRUCKEE RIVER
 FOR THE FISCAL YEAR 10/1/5 - 9/30/6
 NOTICE# 1

An order was made and entered in the above entitled action on 04/25/06 regarding and assessment to replenish the fund heretofore established to pay the expense of conducting the Water Master's office, in which order you are required to pay to the Water Master your pro-rata share of the administration of the Water Master's office on or before 09/30/06. From the receipt of this office, your pro-rata share of said costs of administration is as follows, to wit:

RIGHT	695-000-00-1	APN#	10-071-25	25.70	ACRES
RIGHT	696-000-00-1	APN#	10-071-25	70.30	ACRES
TOTAL				96.00	ACRES

	PAST DUE	CURRENT	SUB TOTAL	TOTAL DUE
GENERAL ASSESSMENT	\$ 0.00	\$ 201.15	\$ 201.15	
TOTAL AMOUNT DUE THIS OFFICE				\$ 201.15

"If any of the above-mentioned sums so assessed, apportioned and allowed, remain unpaid 30 days after the date mentioned for the payment thereof, attachment for contempt may issue against the parties failing to make any payments as so ordered to be made, and execution may issue against the parties, intervenors or persons liable for the payment thereof as above allowed, and against their rights, titles and interests in the said lands, ditches, water and water rights and works, and other property, whether conveyed after the commencement of this suit or not; and the same may be seized and sold to satisfy said amounts so allowed and remaining unpaid, and the Water Master is hereby authorized and empowered to shut off the water of any party so failing to make any payment or payments assessed against him or her or his or her interest in the said lands, ditches, water and water rights and works, and the cost of shutting off the water shall also be assessed against any such party."

"The Water Master must be notified by the parties when title to a water right is changed. The Water Master shall not be required to deliver a meter to any new owner unless this provision is complied with." Extracts from Court Order.

TO ENSURE PROPER CREDIT, PLEASE RETURN SECOND COPY OF THIS NOTICE WHEN MAKING PAYMENT.

Make all Checks and Money Orders payable to "Office of the Water Master"

TABLE OF WATER RIGHTS
CARSON RIVER AND TRIBUTARIES
MAIN CARSON RIVER IN ORMSBY COUNTY, NEVADA

Claim Number	Names of Ditches and Locations of Diversions--Downstream	Owner	Riparian or Priority	Irrigated Acres	Place of Use by Subdivisions % of 1/4 of Section unless otherwise specified	Sec.	Twp. N.	R. E.
686	Mexican--from left bank in NE part of NE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 35, T. 15 N., R. 20 E.	Dr. E. D. S. Merchant, Bertha M. Merchant	1860	6.39	NESW, N end E of ditch	26	15	20
687			1870	15.39 1.70 1.52 2.00 8.00 5.00	SENW, same NENW, SW Corner NWNW, SE Corner SWNW, NE Corner NENW, W part SENW	26	15	20
688			1874	15.00	NENW, W part	26	15	20
689			1904	18.00	E $\frac{1}{2}$ NW, NW part	26	15	20
690			1911	3.40	NESW, S end E of ditch	26	15	20
				13.06	NESW, W of ditch by pump	26	15	20
				3.26	SENW, NE Corner	26	15	20
				7.34	SENW, W of ditch by pump	26	15	20
				5.44	SWNW, same	26	15	20
				10.88	NENW, E part	26	15	20
				10.68	NWNW, NW Corner	26	15	20
				7.96	NWNW, W of ditch by pump	26	15	20
				0.10	NWSW, E edge, by pump	26	15	20
				0.05	SWNE, NW Corner	26	15	20
				1.43	NWNE, W edge	26	15	20
691		D. A. Anderson, Willie M. Anderson, I. R. Anderson, Jeanne E. Anderson, Glenn V. Bailey, Etha M. Bailey	1911	30.22 19.78 19.66	NWSW NESE NESE	23 22 22	15 15 15	20 20 20

TABLE OF WATER RIGHTS
CARSON RIVER AND TRIBUTARIES
MAIN CARSON RIVER IN ORMSBY COUNTY, NEVADA

Claim Number	Names of Ditches and Locations of Diversions—Downstream	Owner	Riparian or Priority	Irrigated Acres	Place of Use by Subdivisions % of % of Section unless otherwise specified	Sec.	Twp. N.	R. E.
692	Mexican (cont'd)	Dr. E. D. S. Merchant, Bertha M. Merchant	1910	6.41 11.49	NENE, NE Corner NENE, SE part by pump	27 27	15 15	20 20
693			1914	26.59 5.51	SESE, E of ditch SESE, W part by pump	22 22	15 15	20 20
694		D. A. Anderson, Willie M. Anderson, I. R.	1860	9.24 5.00	NENE SESE	27 22	15 15	20 20
695		Anderson, Jeanne Anderson	1869	18.0	SESE, below Mex. Ditch	15	15	20
696			1911	11.0 37.9 1.0 9.1 29.0 6.5 39.0 26.1 29.1 37.2 18.8	SENE, N strip NENE SWNW, NW Corner NWNW, W edge SENE, S part NESW, W edge SWNW SENW, W of river NWNW NENW NWSE, N & below ditch	22 22 23 23 22 23 23 23 23 23 22	15 15 15 15 15 15 15 15 15 15 15	20 20 20 20 20 20 20 20 20 20 20
				0.5 39.8 5.4	NESW, same SWNE SENW, E & below ditch	22 22 22	15 15 15	20 20 20
			1911	11.7 By Pump 0.2 13.5	NWNE, SE Corner in NWNE-22; NPSW, NE Corner SENW, E of County Rd.	22 22 22	15 15 15	20 20 20
				8.3 11.4	NENW, SE Corner NWNW, strip abv. Mex. D.	22 22	15 15	20 20

TABLE OF WATER RIGHTS
CARSON RIVER AND TRIBUTARIES
MAIN CARSON RIVER IN ORMEBY COUNTY, NEVADA

Claim Number	Names of Ditches and Locations of Divisions—Downstream	Owner	Riparian or Priority	Irrigated Acres	Place of Use by Subdivisions % of 1/4 of Section unless otherwise specified	Sec.	Twp. N.	R. E.
705	Mexican (cont'd)	Michael Darling, Charles Darling, John Blake Darling, Alec Thomas Dotson, Carolyn L. Dotson (cont'd)	1861 1861	15.0 18.0	E 1/2 SE 1/4, W of Mex. Dit. E 1/2 SE 1/4, E of Mex. Dit.	10 10	15 15	20 20
706			1861 1861 1900 1900	30.7 15.0 23.0 3.0 9.8	E 1/2 SE 1/4, N. pt. SWSW, S. part SWSW SENE, SE Cor. NWSW, W. of old Rd.	10 11 11 10 11	15 15 15 15 15	20 20 20 20 20
707	Pump in east bank in NW 1/4 NE 1/4, Sec. 35, T. 15 N., R. 20 E.	Dr. E. D. S. Merchant, Bertha Merchant	1900	10.0	NWSW, E. of old Rd.	11	15	20
708		John Ellisondoberry	1900	7.4	NWSW, E. of old Rd.	11	15	20
709			1900	5.0	SWNW, SE, Cor.	11	15	20
710	Lloyd—from right bank in SE Corner NW 1/4 SW 1/4, Sec. 35, T. 15 N., R. 20 E.	Dr. E. D. S. Merchant, Bertha Merchant John Ellisondoberry D. Anderson, Willie M. Anderson, R. Anderson, Jeanne Anderson	1915 1915 1899 1905	4.62 4.71 9.02 7.70 33.00 17.00 1.26 3.86	SWNE NWSE SWSE NWNE SWSW SESW SESW NWSW	26 26 26 35 23 23 23 23	15 15 15 15 15 15 15 15	20 20 20 20 20 20 20 20

11/29/94

Jimmie Pele Jarard Children's Trust	Kae Jarard Trust	Robert Lorin Andersen Trust	Bernhard
75% interest in 010-071-27	25% interest in 010-071-27	010-071-25	SE 1/4 SE 1/4 Sec 15, 15N, 20E (010-57)
DCR-691 being 19.78 & 19.66 = 39.44	DCR-691 being 19.78 & 19.66 = 39.44	DCR-696 being 18.8 & 39.8 & 11.7 = 70.3	DCR-694 being 18.0
75% interest 010-071-26	25% interest in 010-071-26	010-071-25	NE 1/4 SW 1/4 Sec 22, 15N, 20E
DCR-695 being 11.0 + 29.9 (estimated) = 40.9	DCR-695 being 29.9 + 11.0 = 40.9	DCR-695 estimated at 8ac	DCR-696 being 0.5
75% interest 010-071-26	25% interest 010-071-26	Totals:	SE 1/4 NW 1/4 22, 15N, 20E
DCR-696 being 29.0	DCR-696 being 29.0	70.3ac DCR-696	DCR-696 being 5.4
62.5% interest 010-021-46, -47, & -58	37.5% interest 010-021-46, -47, & -58	8ac DCR-695	NE 1/4 SW 1/4 Sec 22, 15N, 20E
DCR-695 being 9.1 + 1.0 = 10.1	DCR-695 being 9.1 + 1.0 = 10.1		DCR-696 being 13.5
62.5% interest 010-021-47	37.5% interest 010-021-47		NW 1/4 NE 1/4 Sec 22, 15N, 20E
DCR-696 being 29.1 + 37.2 + 39.0 + 26.1 + 6.5 = 137.9	DCR-696 being 29.1 + 37.2 + 39.0 + 26.1 + 6.5 = 137.9		DCR-696 being 11.4
010-021-47	37.5% interest 010-021-47		Totals:
62.5% interest DCR-691 being 30.22	DCR-691 being 30.22		38ac DCR-691
62.5% interest 010-021-47	37.5% interest 010-021-47		31ac DCR-696
DCR-709 being 33.0 + 17.0 = 50.0	DCR-709 being 33.0 + 17.0 = 50.0		
62.5% interest 010-021-47	37.5% interest 010-021-47		
DCR-710 being 3.88 + 1.26 = 5.12	DCR-710 being 3.88 + 1.26 = 5.12		
Totals:	Totals:		
39.44ac DCR-691 (75% = 29.58ac)	39.44ac DCR-691 (25% = 9.86ac)		
30.22ac DCR-691 (62.5% = 18.88)	30.22ac DCR-691 (37.5% = 11.3325 = 11.33)		
40.9ac DCR-695 (75% = 30.675 = 30.66)	40.9ac DCR-695 (25% = 10.225 = 10.23)		
10.1ac DCR-695 (62.5% = 6.3125 = 6.31)	10.1ac DCR-695 (37.5% = 3.7875 = 3.79)		
137.9ac DCR-696 (62.5% = 86.1875 = 86.19)	137.9ac DCR-696 (37.5% = 51.7125 = 51.71)		
29.0ac DCR-696 (75% = 21.75)	29.0ac DCR-696 (25% = 7.25)		
50ac DCR-709 (62.5% = 31.25)	50ac DCR-709 (37.5% = 18.75)		
5.12ac DCR-710 (62.5% = 3.20)	5.12ac DCR-710 (37.5% = 1.92)		
227.8425 = 227.83	114.8375 = 114.84		

*11/27/99
40 acres
brought from
Bob*

*James owns
everything?*

EXHIBIT "G"
SUBDIVISION LAND SALES
(WITH APPROVALS)

Comparable Sales Chart

Sale No.	Location	Sale Date	Sale Price	Acres Lots	Per Acre	Per Lot
A	SEC of Muller Lane & Monte Vista, Minden	6/04	\$ 8,970,000	31.28 138	\$286,765	\$65,000
B	NWC of Centerville Rd. & Rubio Way, Gardnerville Ranchos	7/04	\$ 5,625,000	40.99 90	\$137,229	\$62,500
C	Both side of W. College Pkwy E of N. Ormsby, Carson City	9/04	\$ 6,427,200	21.38 78	\$300,617	\$82,500
D	NWC of Buckeye Road & Sanford Way, Minden	10/04	\$17,500,000	100.18 270	\$174,686	\$65,000

EXHIBIT "H"
COMPARABLE SALES

Land Sale Number: ①

Location: East side of Carson River Road, 244' south of Buzzy's Ranch Road

State: NV

County: Carson

City: Carson

Type: Res. Subdivision

Legal Description: Attached

Grantor: Bernhard Family Trust (6000 Imus Road, CC, NV 89706)

Grantee: Don Keith, et al. (1273 Figuero Way, CC, NV 89701)

Date of Sale: 04/28/03

Document No. 297847

Gross Acres: 5.62

APN: 10-622-12

Land Use: Vacant

RPTT: \$455.00

Access: Paved

Zoning: SF1A

Utilities: 244'

Topography: Mild

Gross Sale Price: \$350,000

Unit Price/Ac: \$62,311

Financing: \$350,000 note w/seller @ 10%, partial releases at \$87,500/lot

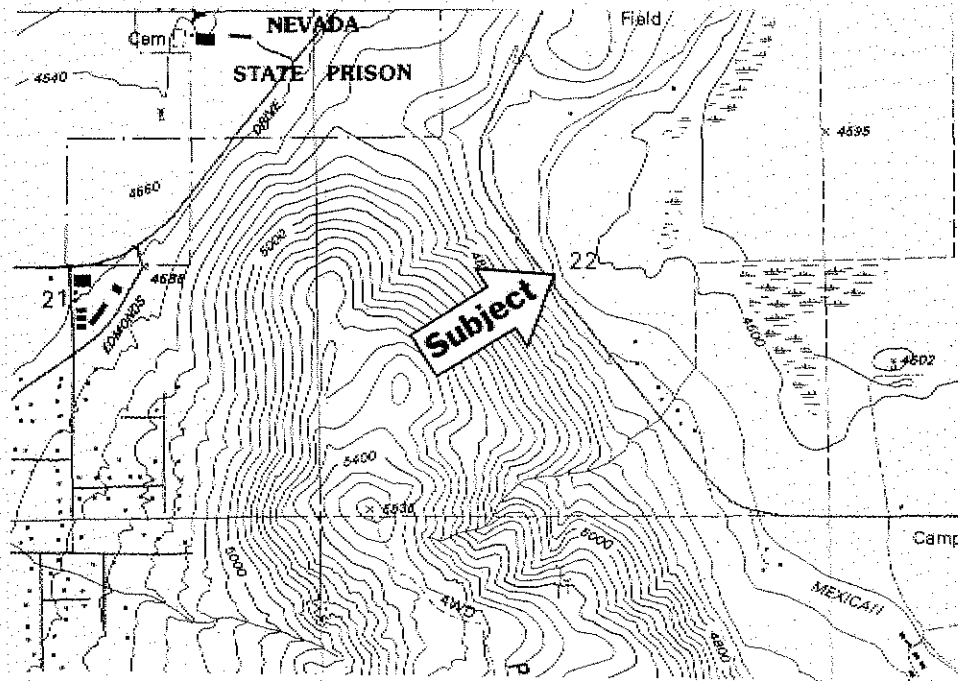
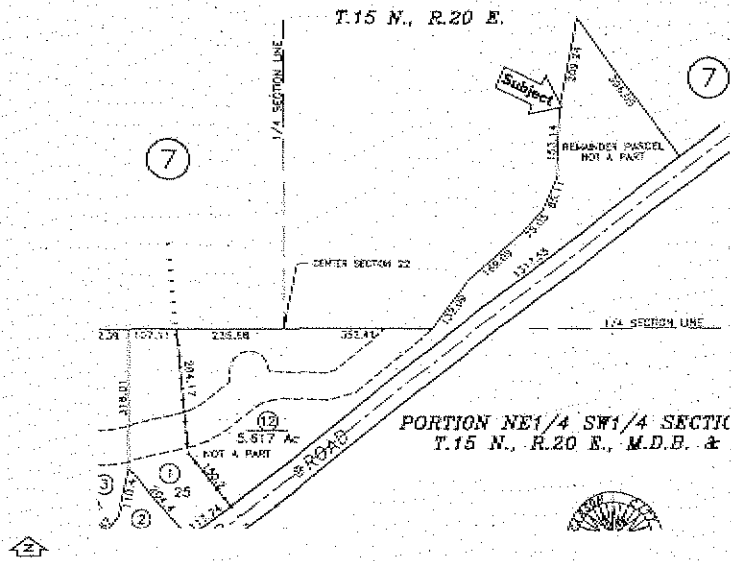
Remarks: This was the sale of a remnant tract off of Hidden Meadow Estates #2. Irregular shape and influence of Mexican Ditch easement will complicate the division of the property. No formal approvals as of date of sale. Seller indicated the buyer intended to create 5 lots in conformance with zoning. Price of \$70,000/lot, density of .9 du/acre. 1,317.55' of frontage on Carson River Road.

Recording Date: 5/12/03

Present Use: Vacant

H&B Use: Residential development

COMP SALE



Land Sale Number: ②

Location: Adams Ranch, west of Jacks Valley Road north of Genoa

State: NV

County: Douglas

City: --

Type: Subdivision

Legal Description: Refer to map

Grantor: Adams Family Trust

Grantee: Madcap, LLC

Date of Sale: 2/12/2004

Document No.: 204/04586

Gross Acres: 1,018.00

APN: 1419-00-002-027

Land Use: Vacant

RPTT:

Access: Paved

Zoning: FR19

Utilities: Power, phone, sewer

Topography: Varies

Gross Sale Price: \$5,425,000

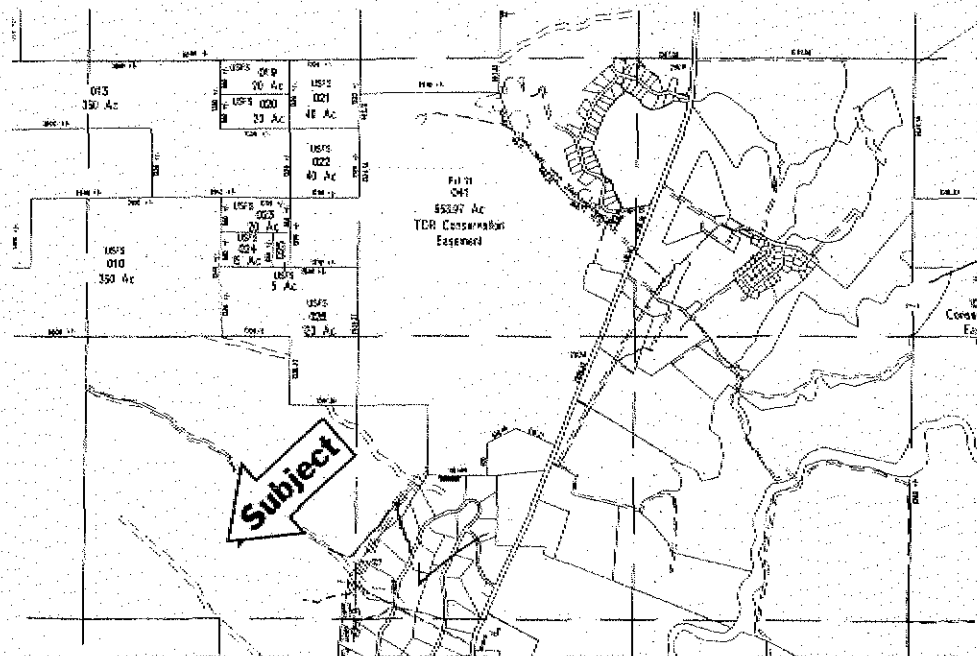
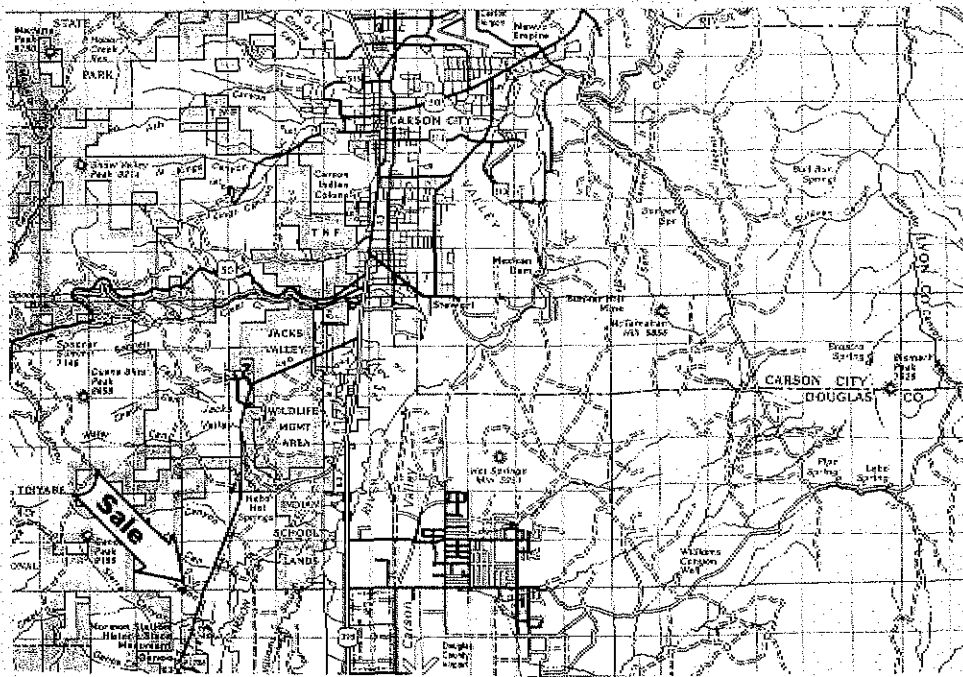
Unit Price/Ac: \$5,329

Financing: Cash

Remarks: A PUD and tentative subdivision map application for 57 lots had been submitted to the county during escrow and was subsequently approved. Located in a neighborhood of high-priced housing. Plans call for the development of 55 lots in the ±3- to ±10-acre size category, and two larger parcel mountain homesites at ±370 acres each. Buyer double escrowed with "assured" approvals at a price of \$7,512,500. This sale was negotiated about a year prior to the close of escrow.

LYN C. NORBERG, MAI

COMP SALE



Land Sale Number: ③

Location: North of Genoa on west side of Jacks Valley Road

State: NV

County: Douglas

City: Carson Valley

Type: Subdivision

Legal Description: Parcel A, Document 301550, Douglas County Records

Grantor: Madcap, Inc.

Grantee: Eagle Ridge at Genoa

Date of Sale: 2/9/2004

Document No.: 402-4596

Gross Acres: 1,018.00

APN: 1419-00-002-027

Land Use: Vacant

RPTT: \$29,250.00

Access: Paved

Zoning: FR-19/RA-5

Utilities: Full

Topography: Slight to Steep

Gross Sale Price: \$7,512,500

Unit Price/Ac: \$7,380

Financing: Cash

Remarks: Zoned RA-5 (±30 acres), and FR-19 (±988 acres). A PUD and tentative subdivision map for 57 DU's was pending at the time of sale. Located immediately north of Genoa with ±3,674' of frontage on the west side of Foothill Road. Has ±157 acres of 12% or less slopes, ±119 acres of 20% slopes, and ±742 acres with 30% or greater slopes. Steep portion has scattered timber. \$131,798/raw lot. Prior sale on same day at \$5,425,000 was negotiated about a year earlier (without approvals).

Land Sale Number: ④

Location: Both sides of Combs Canyon Road, south of Lakeview Estates

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: M/B, Portion Section 1, T15N, R19E

Grantor: Newton W. Freeman, Trustee (Weise)

Grantee: Combs Canyon, LLC

Date of Sale: 1/6/2005

Document No.: 330839

Gross Acres: 82.12

APN: 7-091-72 & 91

Land Use: Vacant

RPTT: \$4,290.00

Access: Paved

Zoning: SF1A

Utilities: Full

Topography: Mix

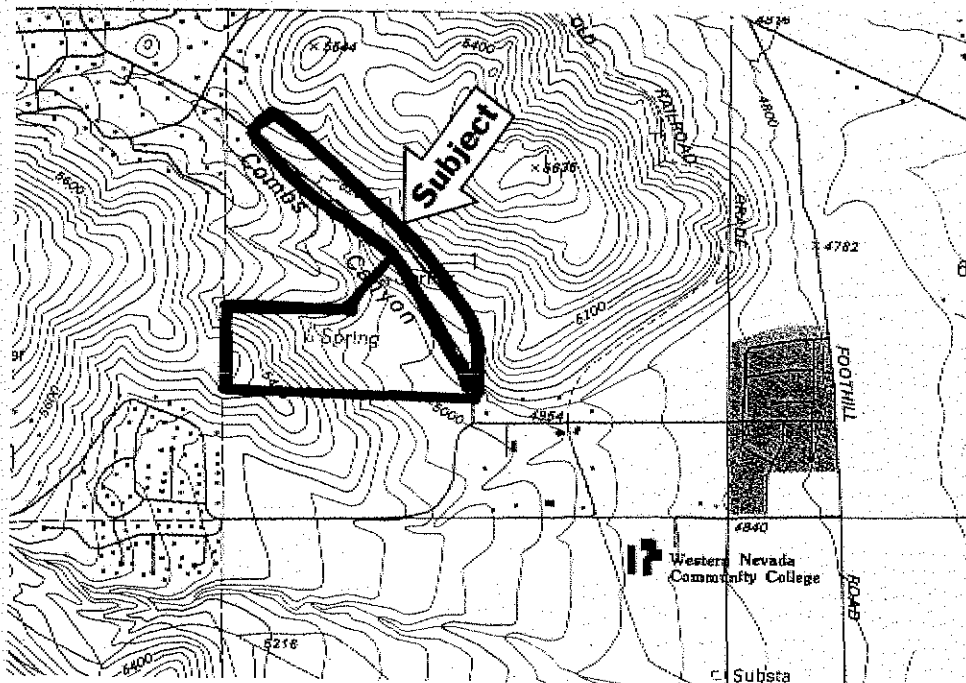
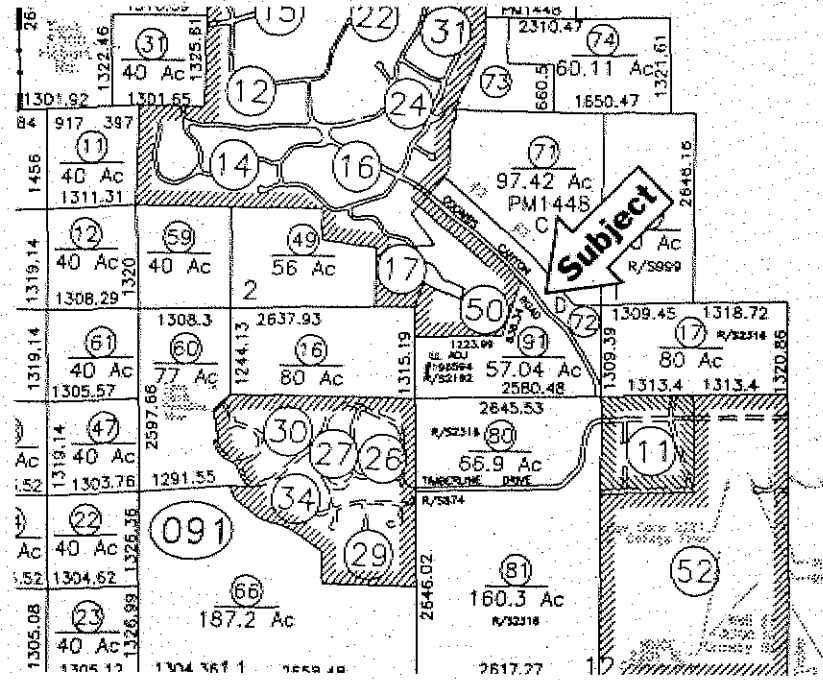
Gross Sale Price: \$1,100,000

Unit Price/Ac: \$13,395

Financing: Seller financed \$750,000. Partial release clause in accordance with lot sales.

Remarks: Sale encompasses two parcels, one on each side of Combs Canyon Road. Potential density is substantially less than that allowed via zoning due to slope constraints and land lost to a drainage. Buyer achieved approval for 23 lots on the southerly 57 acres in October of 2006. Master Plan designations of SR and RR at time of sale.

COMP SALE



Land Sale Number: ⑤

Location: South of Tilman Lane extended, west side of the Ranchos

State: NV

County: Douglas

City: --

Type: Res. Subdivision

Legal Description: Portion of Section 28, T12N, R20E

Grantor: Frederick W. Dressler Trust, et al.

Grantee: Rancho Sierra, LLC

Date of Sale: 3/1/2005

Document No.: 637856

Gross Acres: 80.00

APN: 1220-28-000-005

Land Use: Vacant

RPTT: \$19,500.00

Access: Pavement*

Zoning: FR19

Utilities: Full

Topography: Level

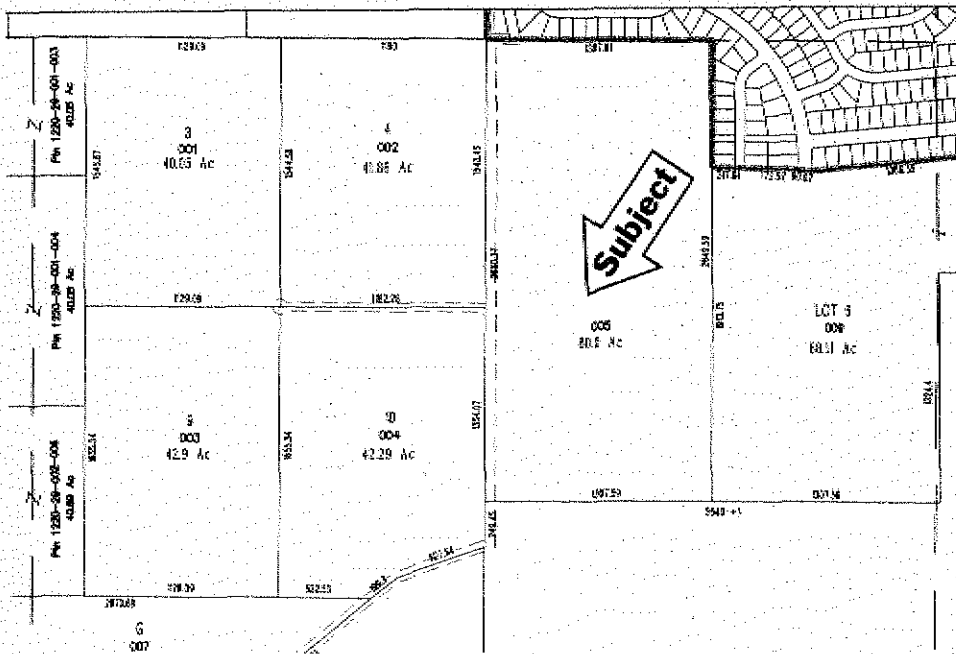
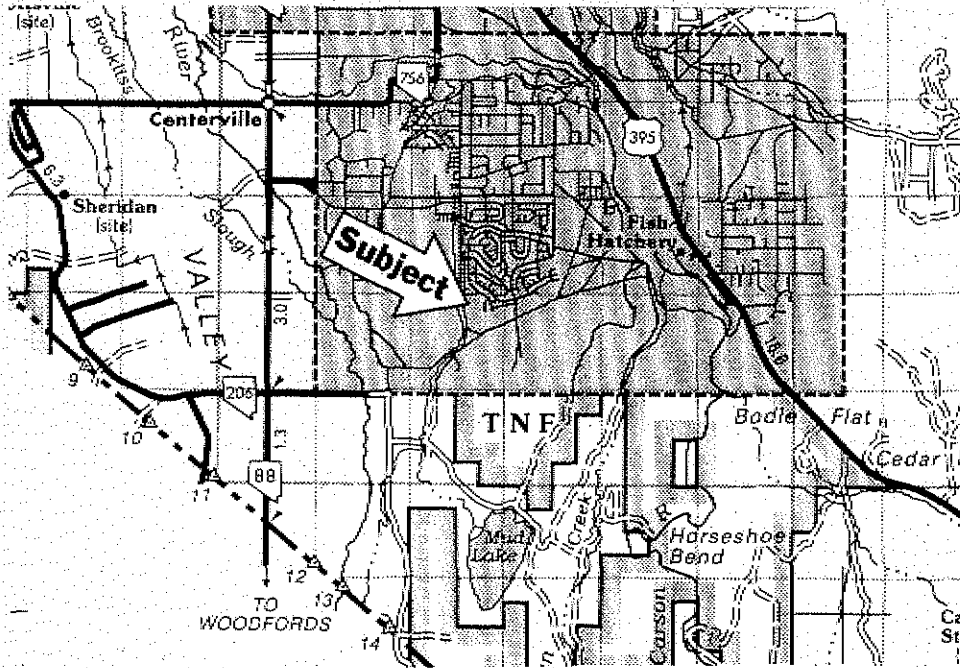
Gross Sale Price: \$5,000,000

Unit Price/Ac: \$62,500

Financing: Cash

Remarks: * Pavement ends at the property's north boundary.
This tract of subdivision land is located directly adjacent to the Gardnerville Ranchos. Although zoned for only four parcels, the tract is also a designated receiving area. Seller indicated buyers intent to pursue a density in the vicinity of ±4 du/acre.

COMP SALE



Land Sale Number: ⑥

Location: At northerly terminus of Golden Eagle Lane, in southeast portion of Carson

State: NV

County: Carson City

City: Carson

Type: Res. Subdivision

Legal Description: Refer to Deeds

Grantor: Dieter Bulin, et al.

Grantee: Mexican Dam LLC (et al.)

Date of Sale: 6/20/2005

Document No.: 338326

Gross Acres: 64.31

APN: 10-121-44+

Land Use: Vacant

RPTT: \$4,773.60

Access: Graded

Zoning: SF5A

Utilities: Power & Phone

Topography: Mix

Gross Sale Price: \$1,223,750

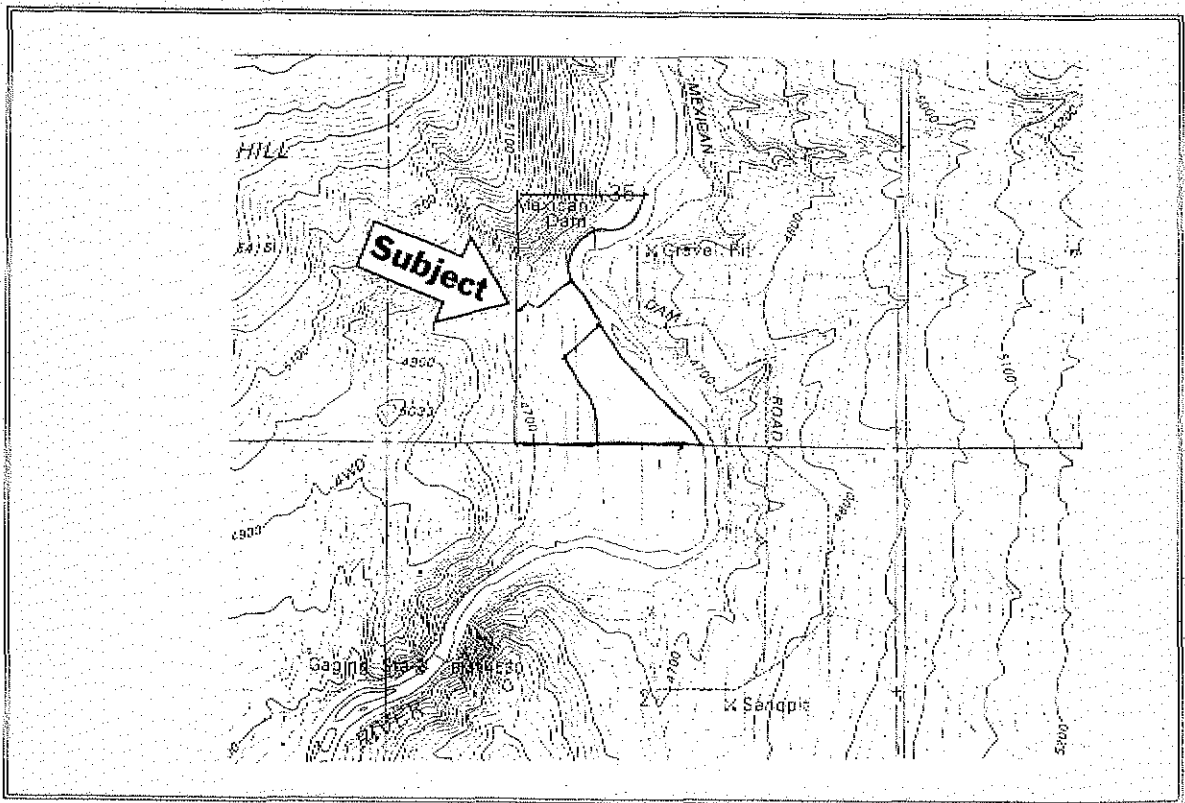
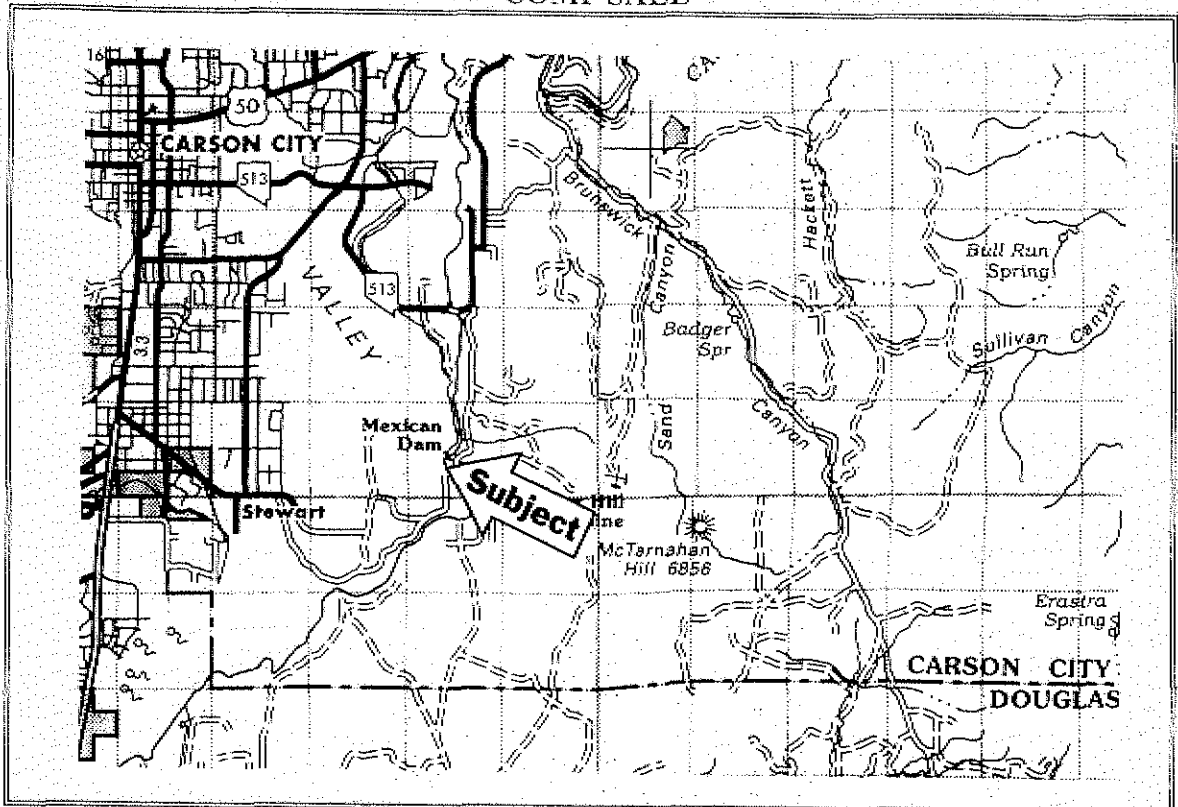
Unit Price/Ac: \$19,029

Financing: Cash to two notes with seller that total \$628,750 (at prime plus 1.5%)

Remarks: Three separate deeds and three separate (albeit interrelated) buyers will be treated as a single sale. About 46 acres of mild terrain and 18 acres of steep terrain. Some flood plain impacts. This property has over 1/2 mile of frontage on the Carson River. Adaptable to 12 lots under zoning. Given legal and physical constraints, 9 to 10 lots is more realistic.

LYN C. NORBERG, MAI

COMP SALE



Carson City

Land Sale Number: ⑦

Location: Hidden Lake Ranches, west side of Washoe Valley

State: NV

County: Washoe

City: Washoe Valley

Type: Suburban

Legal Description: Adjusted Parcel A4, BLA map

Grantor: RTD Realty, LLC

Grantee: KBTE, LLC

Date of Sale: 7/7/2005

Document No.: 3249637

Gross Acres: 20.01

APN: 55-081-64

Land Use: Vacant

RPTT: \$1,689.20

Access: Chip seal

Zoning: HDR

Utilities: Power, Phone

Topography: Level

Gross Sale Price: \$412,000

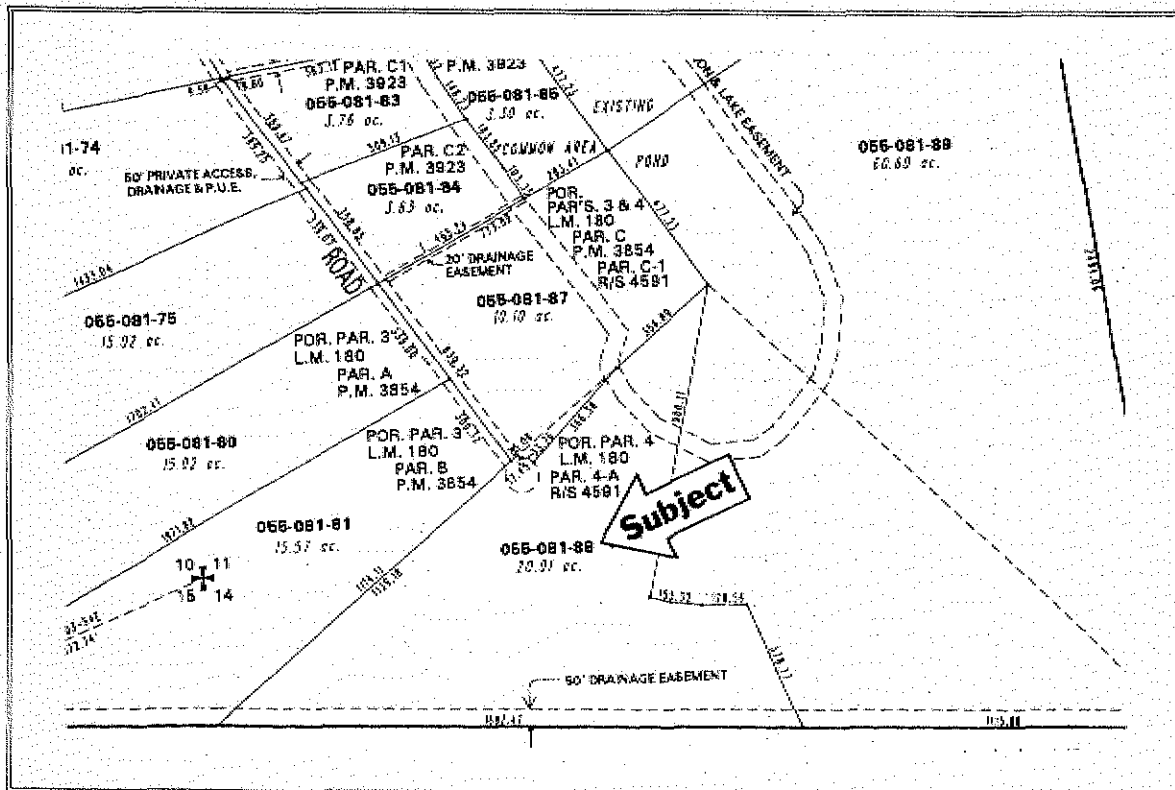
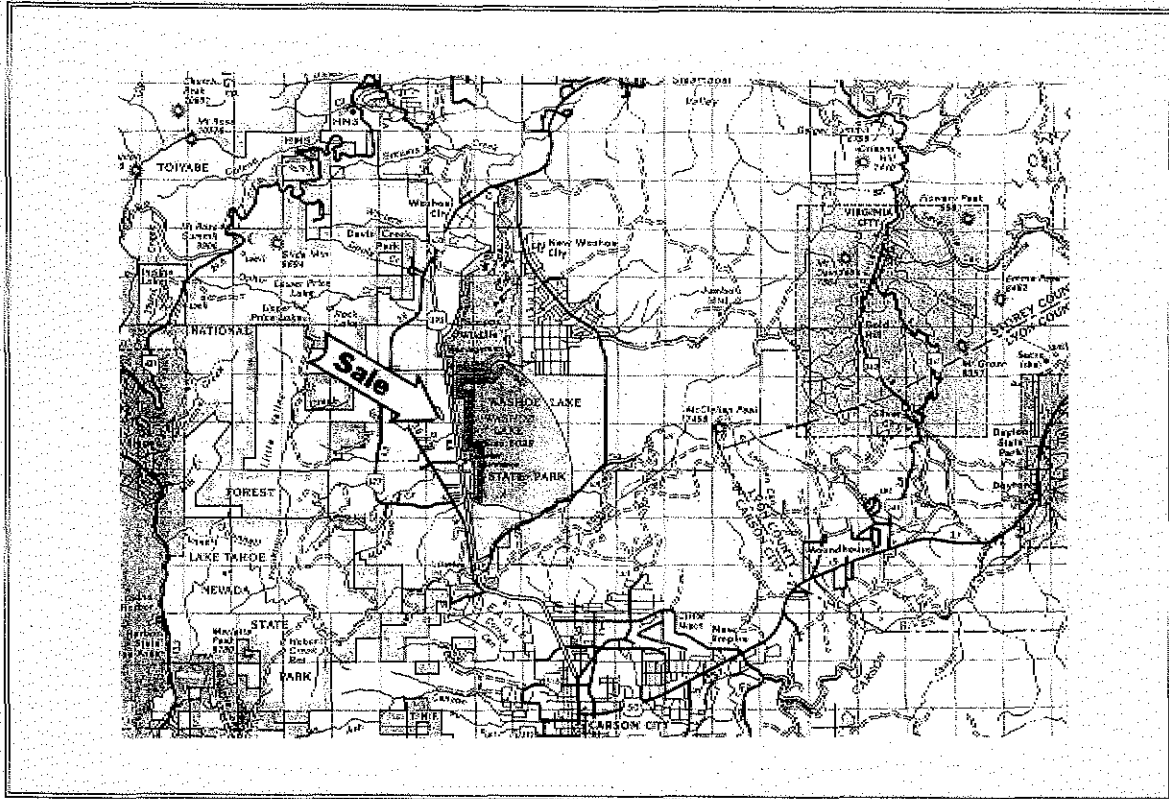
Unit Price/Ac: \$20,590

Financing: \$312,000 D/T with seller

Remarks: Located within gated Hidden Lake Ranches with frontage on Hidden Lake. Adaptable to divisions under the South Valley Area Plan. This property has subsequently been divided into four ±5-acre sites, one of which sold for \$350,000 in 2006.

LYN C. NORBERG, MAI

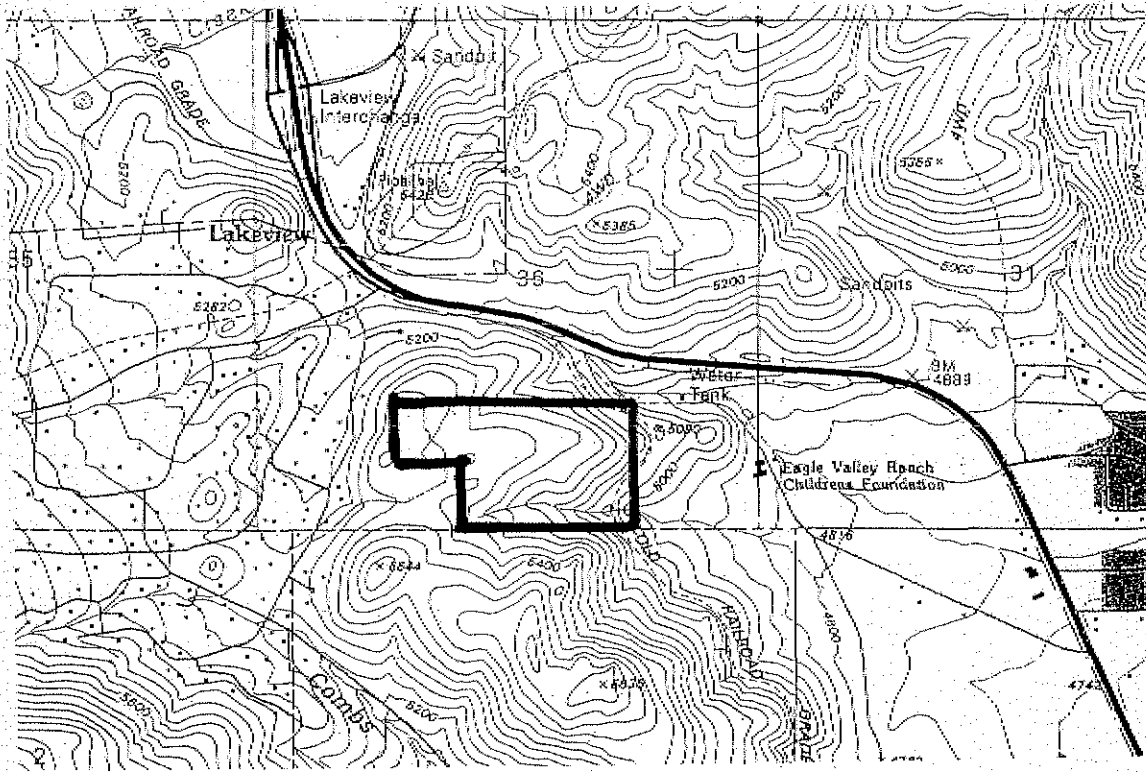
COMP SALE



Land Sale Number: 8**Location:** At terminus of Buckskin Drive, Lakeview Estates region**State:** NV**County:** Carson City**City:** Carson City**Type:** Res. Subdivision**Legal Description:** Refer to deed, portion of Section 1: T15N, R19E**Grantor:** Phillip Wagner, et al.**Grantee:** Daniel R. and Lori Jenkins**Date of Sale:** 7/25/2005**Document No.:** 340140**Gross Acres:** 60.11**APN:** 007-091-74**Land Use:** Vacant**RPTT:** \$1,603.00**Access:** Paved**Zoning:** SF-1A**Utilities:** Power & phone**Topography:** Mix**Gross Sale Price:** \$625,000**Unit Price/Ac:** \$10,398**Financing:** Cash

Remarks: This property is located on the hill between Carson City and Washoe Valley. Attractive city views. About 25% of the terrain is steep, the balance involving rolling slopes.

COMP MAPS

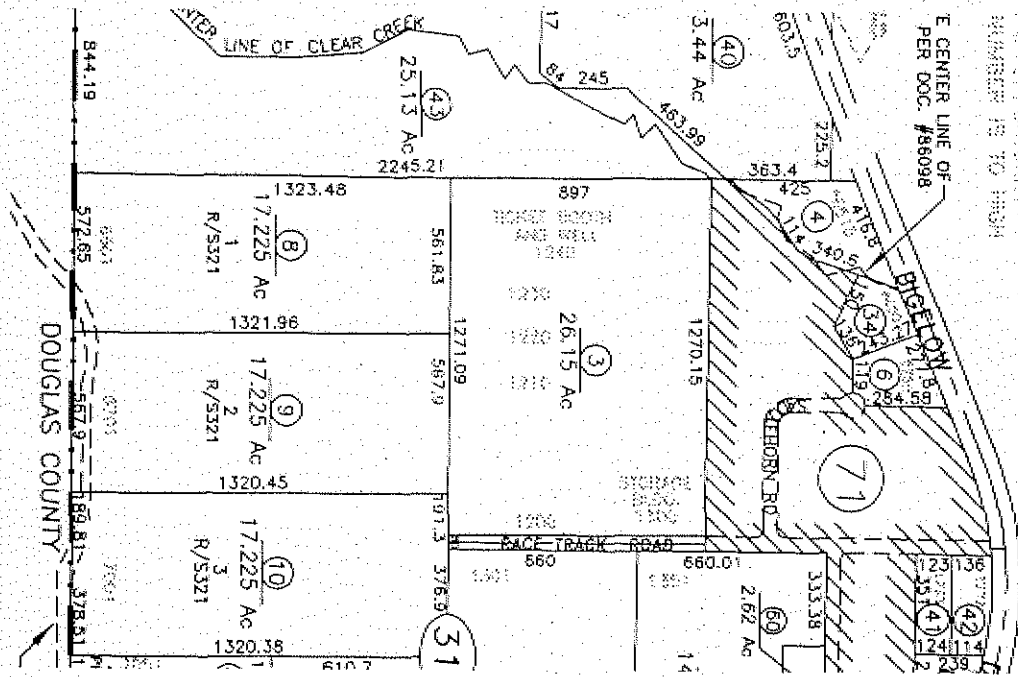


Land Sale Number: ⑨**Location:** Silver State Raceway, north side of Racetrack Rd., south Carson**State:** NV**County:** Carson City**City:** Carson City**Type:** Res. Subdivision**Legal Description:** Portion of SE¼NE¼ of Section 5, T14N, R20E**Grantor:** Larry J. Burton, et al.**Grantee:** Reynen-Bardis**Date of Sale:** 9/23/2005**Document No.:** 343317**Gross Acres:** 26.15**APN:** 9-311-03**Land Use:** Speedway**RPTT:** \$9,360.00**Access:** Paved**Zoning:** MH1A**Utilities:** See comments**Topography:** Mild**Gross Sale Price:** \$2,400,000**Unit Price/Ac:** \$91,778**Financing:** Cash to seller (Bank of the West \$3,055,000)

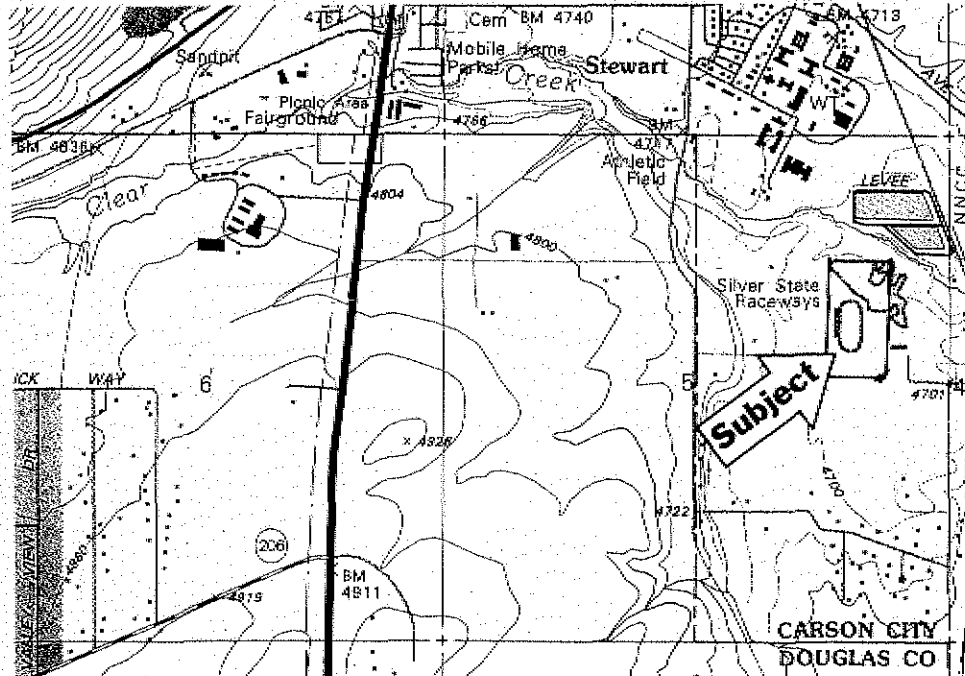
Remarks: Sale of a closed auto race track to a production homebuilder. SR Master Plan designation. Although zoned for 1-acre parcels, purchaser intends to pursue a much higher density (i.e., subsequently incorporated into a special planning area with a density of ±4 du/acre). Expensive offsite utility and roadway extensions will be needed for development.

LYN C. NORBERG, MAI

COMP SALE



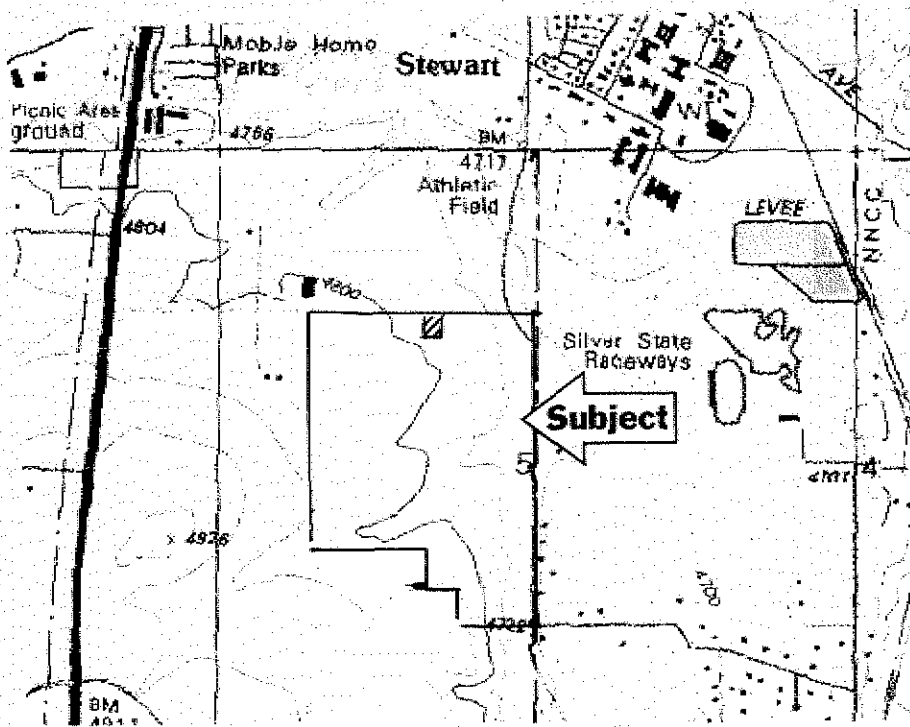
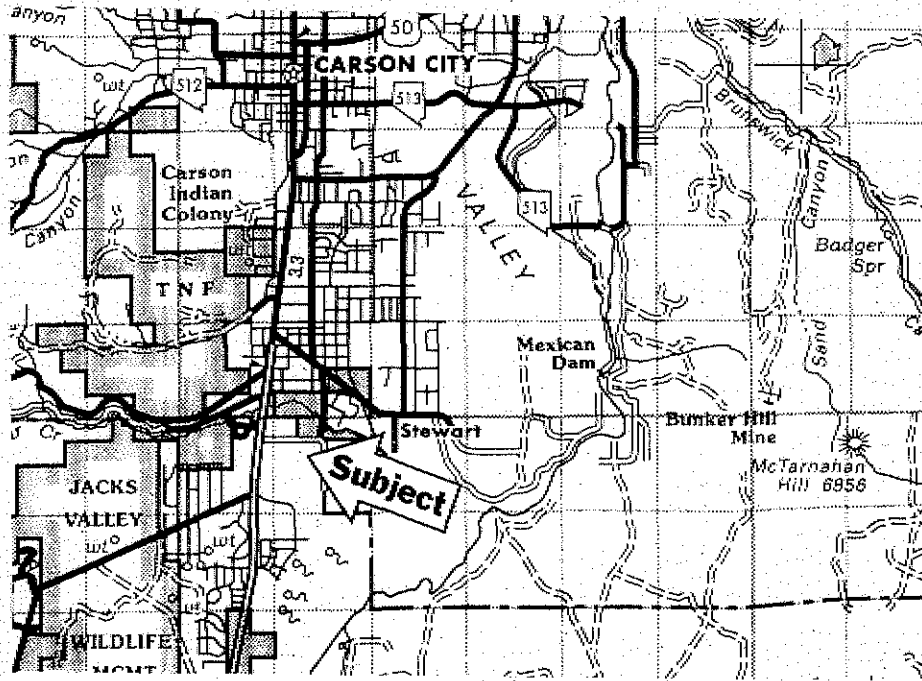
OF PARCELS
NUMBER IS TO HIGH



Land Sale Number: ⑩**Location:** South side of Topsy Lane, ±1/2 mile east of #395**State:** NV**County:** Douglas**City:** Indian Hills**Type:** Res. Subdivision**Legal Description:** Refer to patent**Grantor:** USA**Grantee:** Big George Ventures**Date of Sale:** 10/27/2005**Document No.:** 677388**Gross Acres:** 100.00**APN:** 1420-05-201-006**Land Use:** Vacant**RPTT:****Access:** Gravel**Zoning:** SPA**Utilities:** See comments**Topography:** Slopes**Gross Sale Price:** \$16,100,000**Unit Price/Ac:** \$161,000**Financing:** Cash

Remarks: This property sold at a federal government (BLM) land auction that was adequately promoted (i.e., multiple bidders). Infrastructure (water and sewer) will be provided by either Douglas County or the Indian Hills GID. Specific Plan accommodates a mix of 8,000 and 12,000 sq.ft. lots. Appraisal prior to sale estimated tract was capable of supporting 349 du's. Close to 100% usable.

COMP SALE



Land Sale Number: 11

Location: North of N. Sunridge Drive, 1/4 mile east of #395

State: NV

County: Douglas

City: Indian Hills

Type: Mixed Development

Legal Description: Refer to patent

Grantor: USA

Grantee: Project LM, LLC (Serpa)

Date of Sale: 10/27/2005

Document No.: 676354

Gross Acres: 106.25

APN: 1420-08-101-004

Land Use: Vacant

RPTT:

Access: Paved

Zoning: SPA

Utilities: See comments

Topography: Slopes

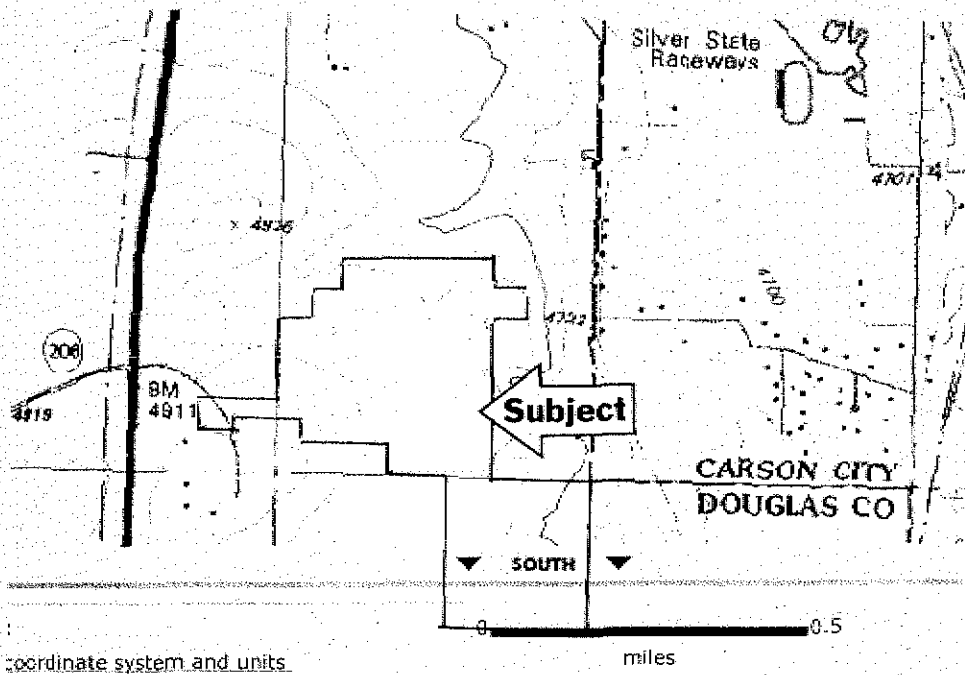
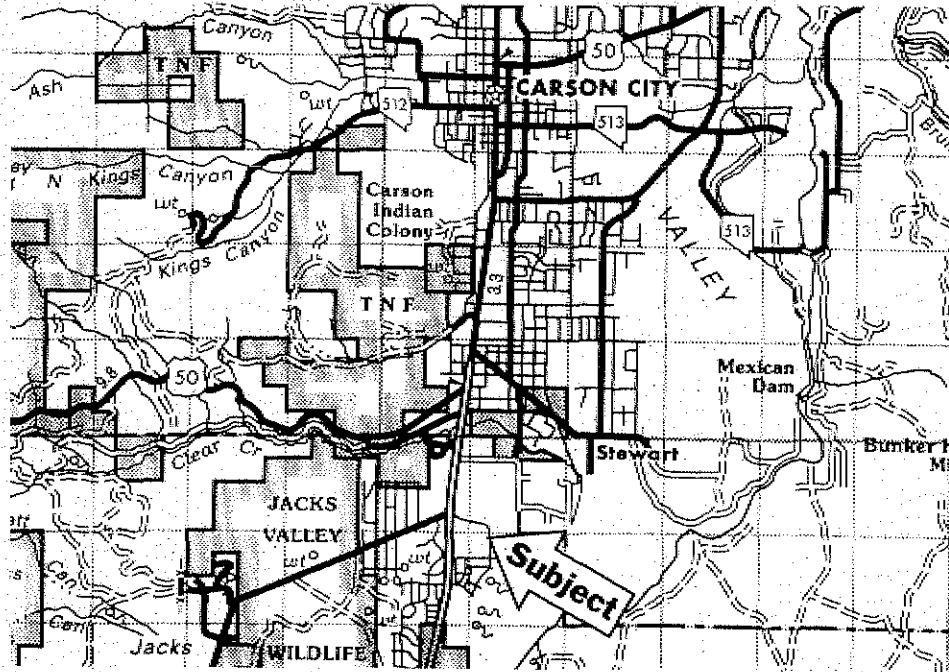
Gross Sale Price: \$8,400,000

Unit Price/Ac: \$79,059

Financing: Cash

Remarks: This property sold at a federal government (BLM) land auction that was adequately promoted. Infrastructure (water and sewer) will be provided by either Douglas County or the Indian Hills GID. Specific Plan accommodates a mix of residential, commercial, and office development on this land (in addition to open space on the steeper slopes and within drainages). Appraisal prior to sale estimated ±64 net usable acres, about 245 du's, and some commercial and office development.

COMP SALE



Land Sale Number: ⑫

Location: 1301 Racetrack Road, S. Carson

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: Parcel 18, RLS, 2/321

Grantor: Ray Schulz, et al.

Grantee: Schulz Ranch Developers

Date of Sale: 1/3/2006

Document No.: 347938

Gross Acres: 20.05

APN: 9-311-14

Land Use: Vacant

RPTT: \$8,991.45

Access: Paved

Zoning: MH1A (SR)

Utilities: See comments

Topography: Slopes

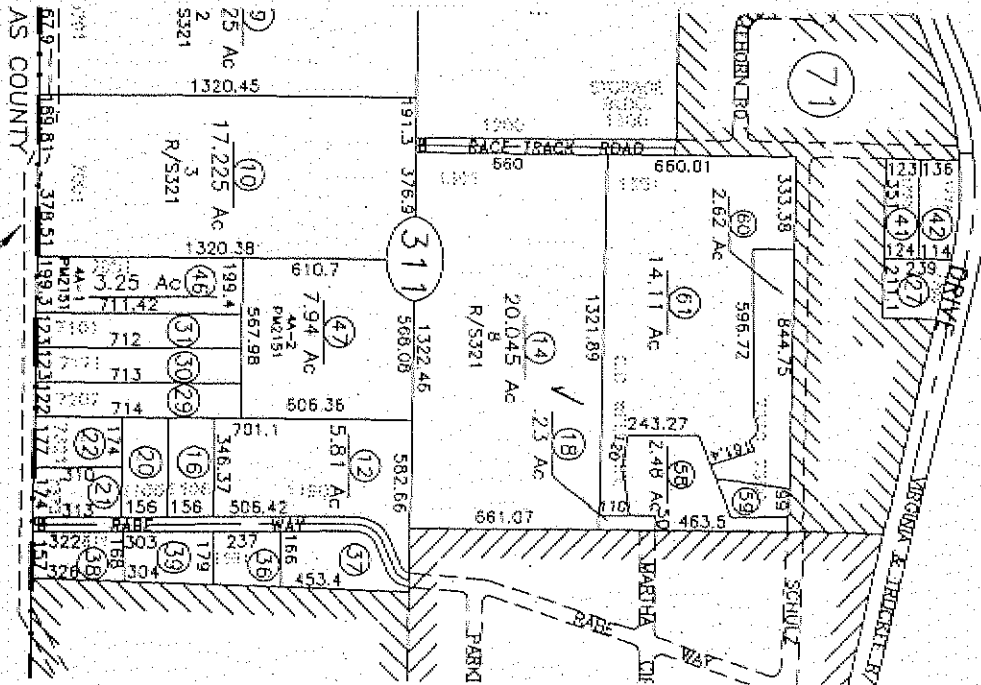
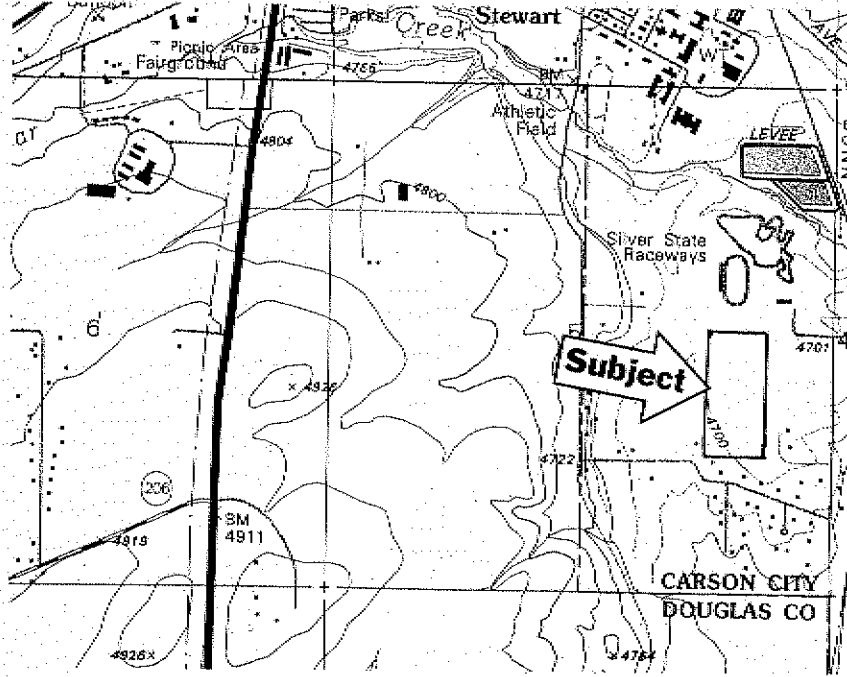
Gross Sale Price: \$2,305,175

Unit Price/Ac: \$115,000

Financing: Cash to seller.

Remarks: This sale is a portion of an assemblage purchase on the part of a production homebuilder. At time of negotiations the tract was zoned for 1-acre parcels, but during escrow/option period the purchasing group successfully pursued a SPA that will have an average density slightly in excess of 4 du/acre. Extensive and expensive offsite costs are anticipated.

COMP SALE



Land Sale Number: 13

Location: 6501 Center Drive, S. Carson

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: #1 and 2 of RLS 2/321

Grantor: Donald M. Schulz et al.

Grantee: Schulz Ranch Developers, LLC

Date of Sale: 1/3/2006

Document No.: 347940

Gross Acres: 34.45

APN: 9-311-08

Land Use: Vacant

RPTT: \$15,451.80

Access: Paved

Zoning: SF1A (SR)

Utilities: See comments

Topography: Slopes

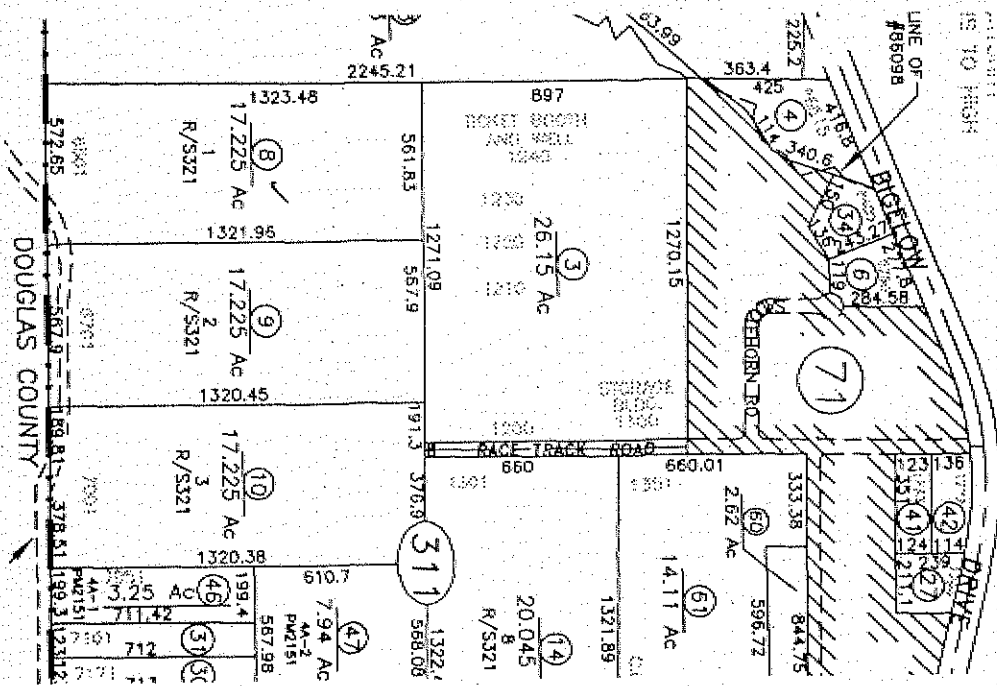
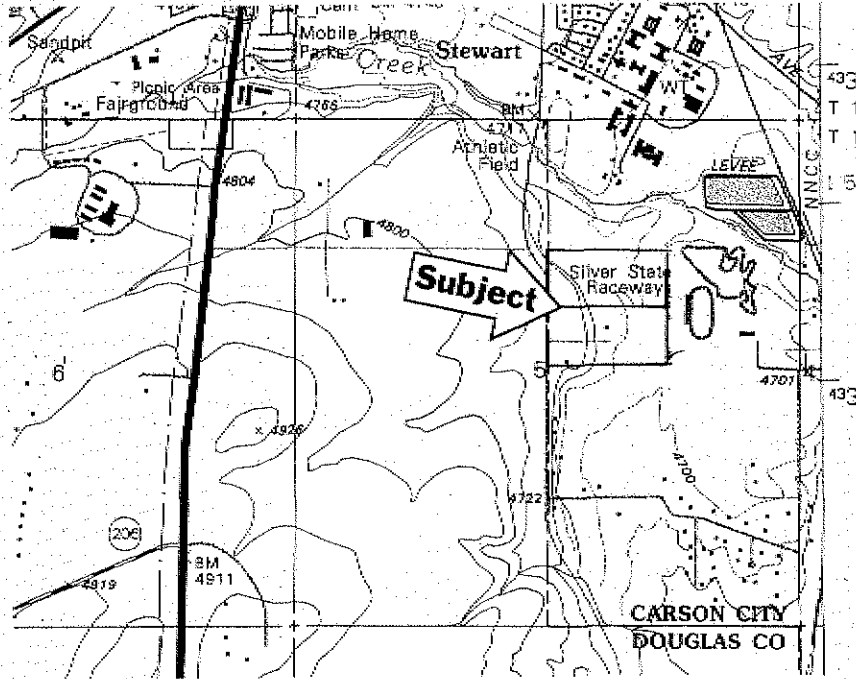
Gross Sale Price: \$3,961,750

Unit Price/Ac: \$115,000

Financing: Cash to seller

Remarks: This sale is a portion of an assemblage purchase on the part of a production homebuilder. At time of negotiations the tract was zoned for 1-acre parcels, but during escrow/option period the purchasing group successfully pursued a SPA that will have an average density slightly in excess of 4 du/acre. Extensive and expensive offsite costs are anticipated.

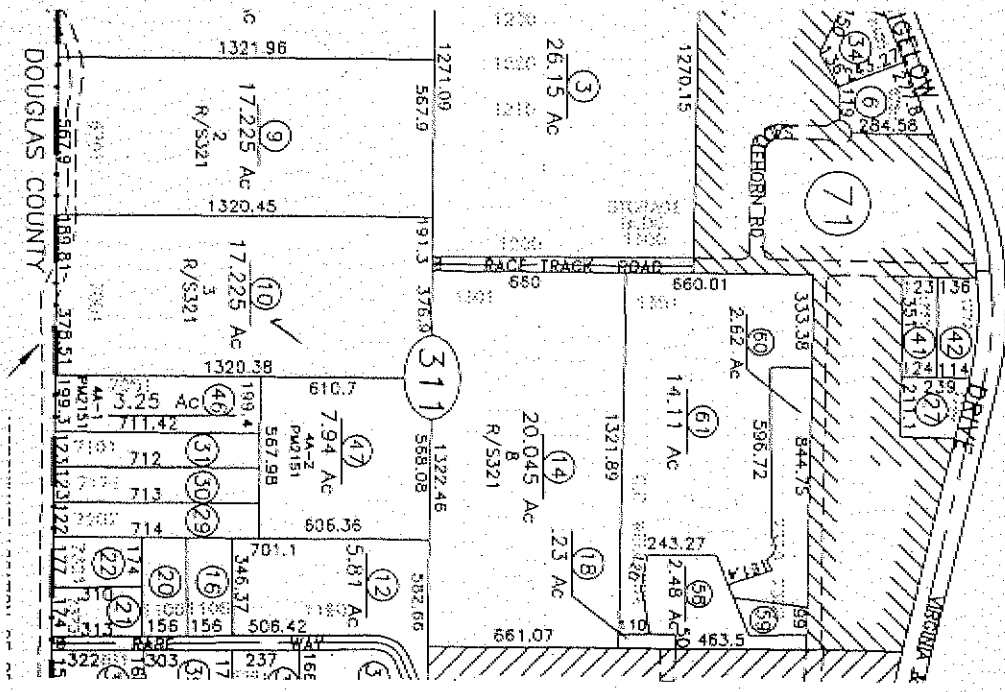
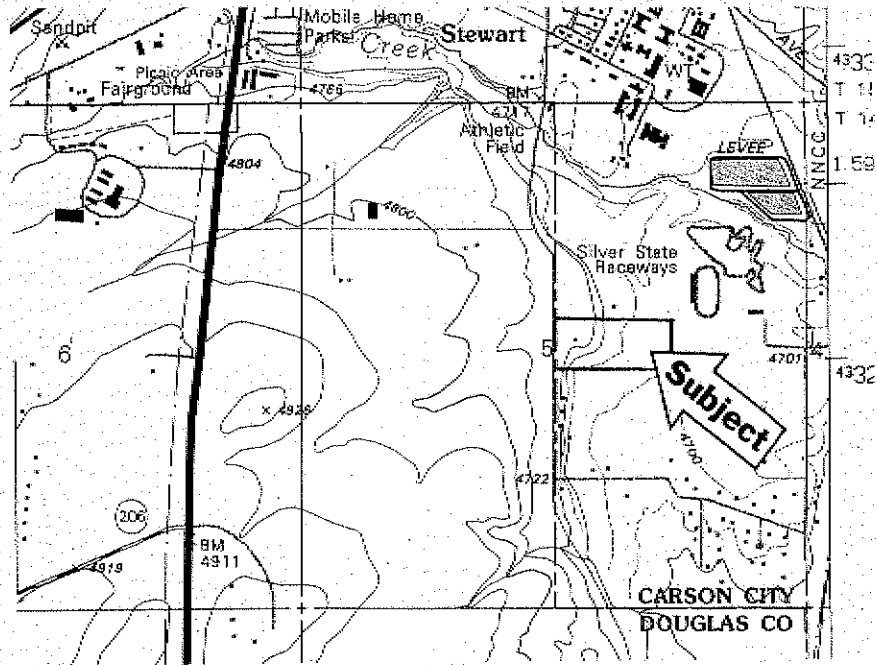
COMP SALE



Land Sale Number: 14**Location:** 7001 Center Drive, S. Carson**State:** NV**County:** Carson City**City:** Carson City**Type:** Res. Subdivision**Legal Description:** #3 of RLS 2/321**Grantor:** David Pflum, et ux. (St. Mary's KS)**Grantee:** Schulz Ranch Developers**Date of Sale:** 1/3/2006**Document No.:** 347970**Gross Acres:** 17.23**APN:** 9-311-10**Land Use:** Vacant**RPTT:** \$7,725.90**Access:** Paved**Zoning:** SF1A (SR)**Utilities:** See comments**Topography:** Slopes**Gross Sale Price:** \$1,980,875**Unit Price/Ac:** \$115,000**Financing:** Cash to seller

Remarks: This sale is a portion of an assemblage purchase on the part of a production homebuilder. At time of negotiations the tract was zoned for 1-acre parcels, but during escrow/option period the purchasing group successfully pursued a SPA that will have an average density slightly in excess of 4 du/acre. Extensive and expensive offsite costs are anticipated.

COMP SALE



Land Sale Number: 15

Location: 7330 Schulz Drive, S Carson

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: M/B, Portion of Section 5, T14N, R20E

Grantor: Joseph Goni

Grantee: Schulz Ranch Developers

Date of Sale: 2/10/2006

Document No.: 349590

Gross Acres: 16.73

APN: 9-311-60 & 61

Land Use: Minor Imps.

RPTT:

Access: Paved

Zoning: MH1A (SR)

Utilities: See comments

Topography: Slopes

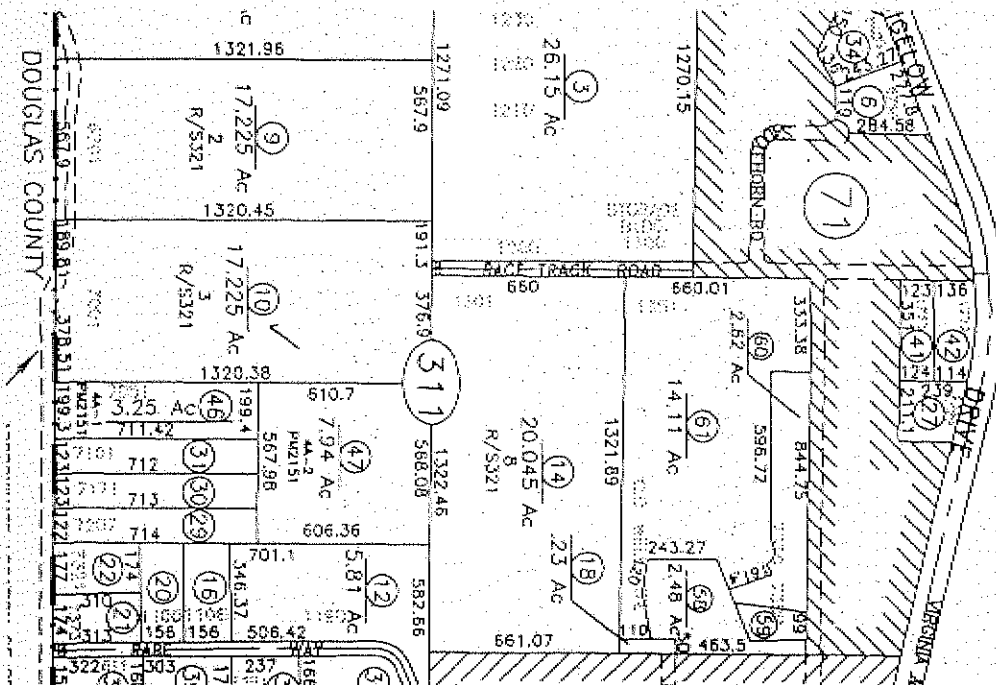
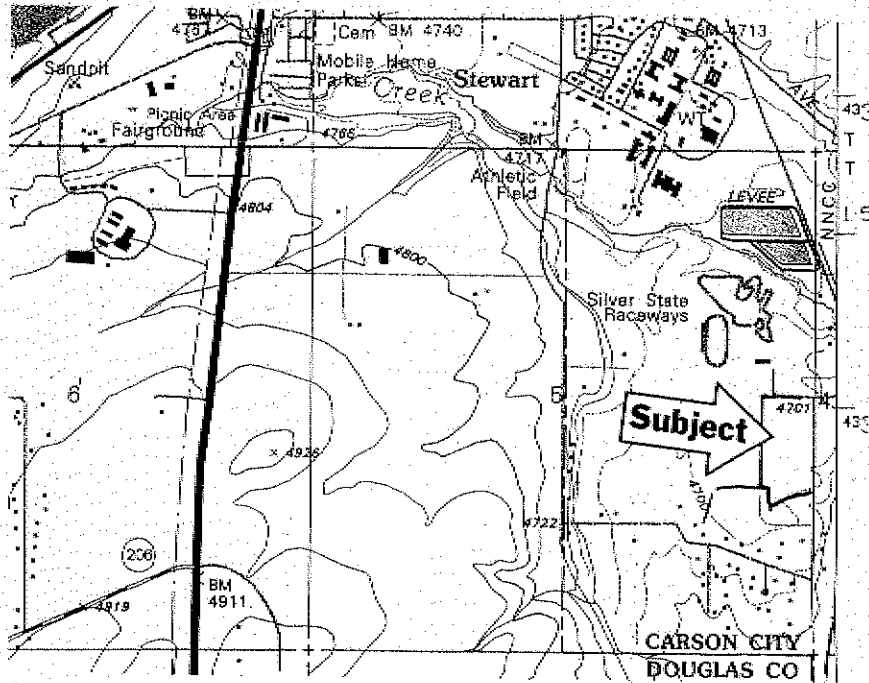
Gross Sale Price: \$2,008,000

Unit Price/Ac: \$120,024

Financing: Cash to seller

Remarks: This sale is a portion of an assemblage purchase on the part of a production homebuilder. At time of negotiations the tract was zoned for 1-acre parcels, but during escrow/option period the purchasing group successfully pursued a SPA that will have an average density slightly in excess of 4 du/acre. Extensive and expensive offsite costs are anticipated.

COMP SALE



Land Sale Number: 16

Location: NWC of Windmill and Calle Hermosa, Fish Springs region

State: NV

County: Douglas

City: --

Type: Res. Subdivision

Legal Description: SE¼NE¼ of Section 32, T13N, R21E

Grantor: Walter Adamski

Grantee: David Friedman

Date of Sale: 2/7/2006

Document No.: 667471

Gross Acres: 37.72

APN: 1321-32-001-011

Land Use: Vacant

RPTT: \$2,925.00

Access: Gravel

Zoning: RA5

Utilities: Power & Phone

Topography: Mild

Gross Sale Price: \$750,000

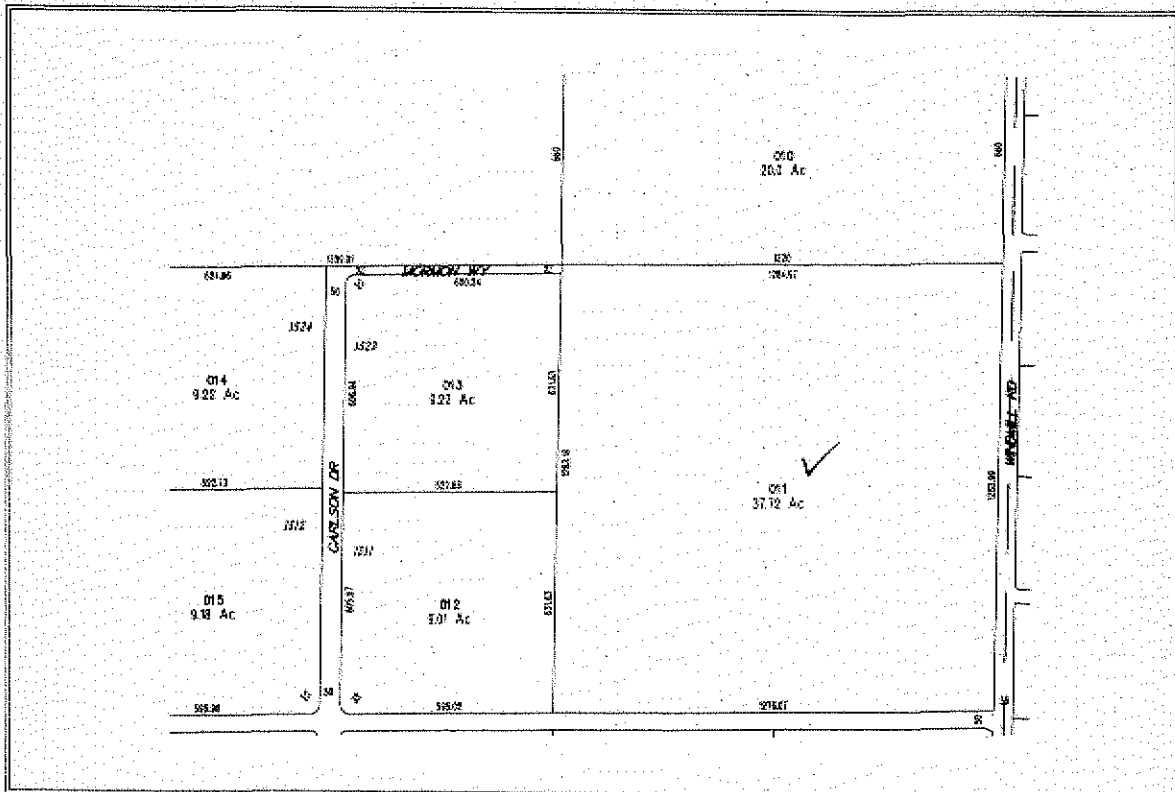
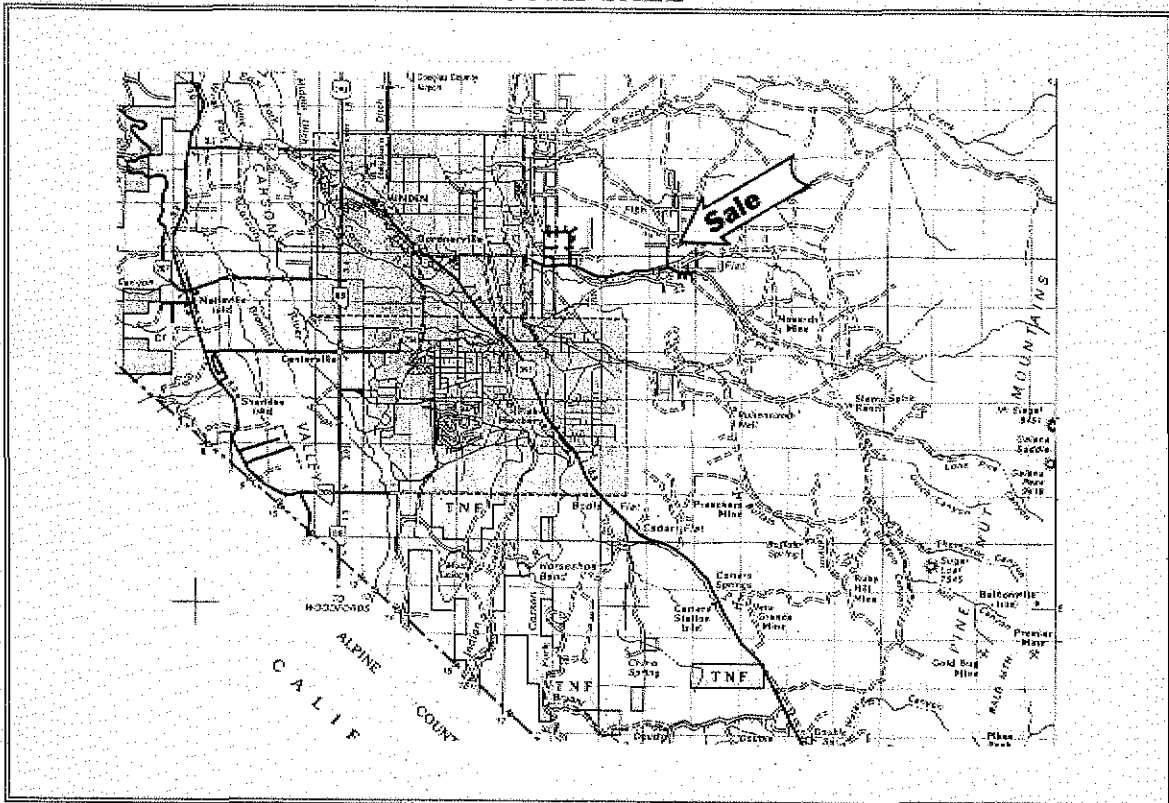
Unit Price/Ac: \$19,883

Financing: Seller financed.

Remarks: Low-density subdivision land in the Fish Springs region east of Gardnerville. Adaptable (and planned) for seven ±5-acre homesites. Price of \$107,143/raw lot. Will require water acquisitions and dedications.

LYN C. NORBERG, MAI

COMP SALE



Carson City

Land Sale Number: ①⑦

Location: West side of Carson River Road, 1/2 mile south of E. 5th

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: Hidden Meadows Unit #3

Grantor: Carson City

Grantee: USA

Date of Sale: 3/17/2006

Document No.: 351357

Gross Acres: 34.97

APN: 10-632-08

Land Use: Vacant

RPTT:

Access: Paved

Zoning: PR

Utilities: Close

Topography: Sloping

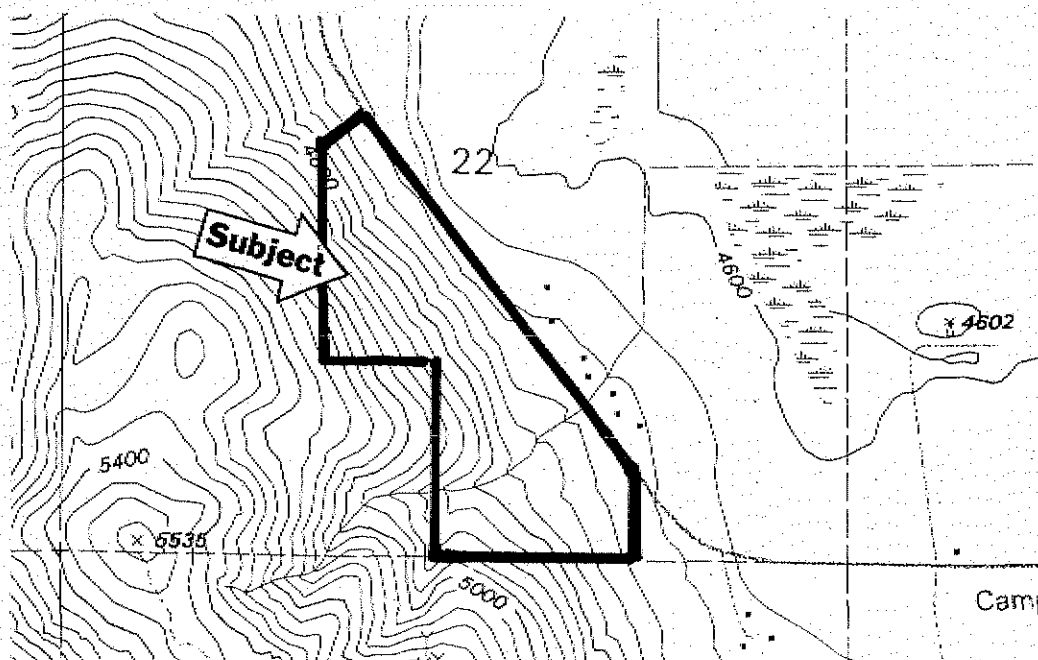
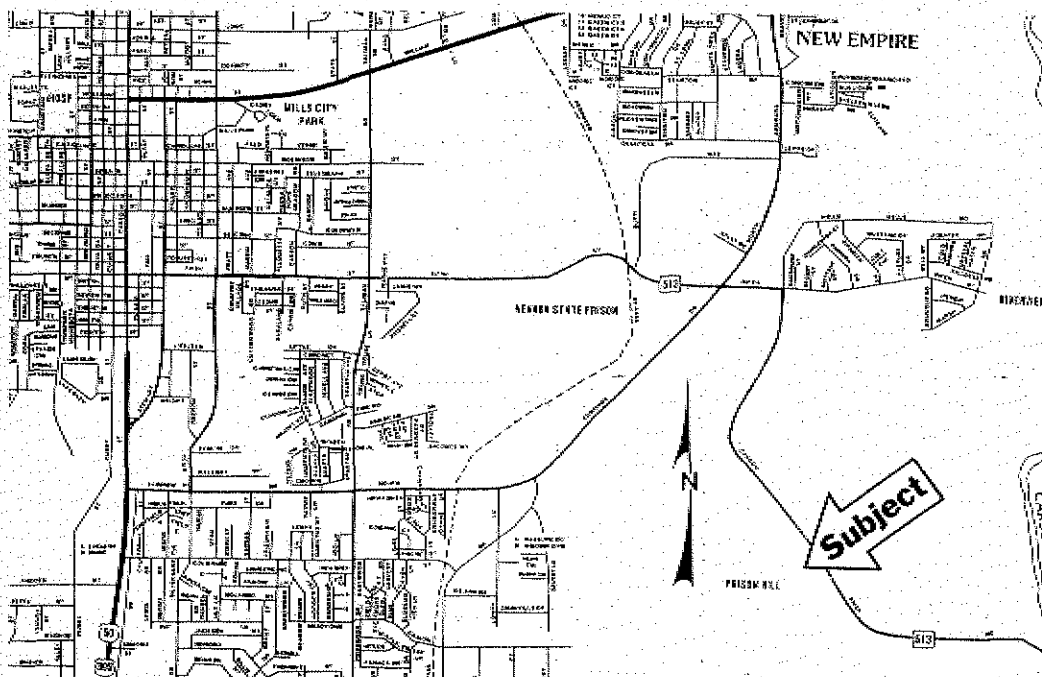
Gross Sale Price: \$2,500,000

Unit Price/Ac: \$71,496

Financing: Cash

Remarks: Sale price was based on an appraisal. Carson City (Open Space Committee) acquired this land in 2003 from a local developer. Property consisted of 33 approved but unbuilt residential lots (final map) and a remainder parcel capable of supporting another 1 or 2 homesites. Relatively steep terrain with lots concentrated in a pocket of mild terrain.

COMP SALE



Land Sale Number: 18

Location: Off Rhodes Street (extended) in southwest Carson City

State: NV

County: Carson City

City: Carson City

Type: Res. Subdivision

Legal Description: Refer to map, portion of Section 19, T15N, R20E

Grantor: JC-NEV Properties, LLC (Joanne Graves Coomes)

Grantee: Hanser Investments (Syncon)

Date of Sale: 7/21/2006

Document No.: 356905

Gross Acres: 78.15

APN: 9-031-02+

Land Use: Vacant

RPTT: \$15,600.00

Access: Dirt

Zoning: CR/SF12

Utilities: Close

Topography: Mix

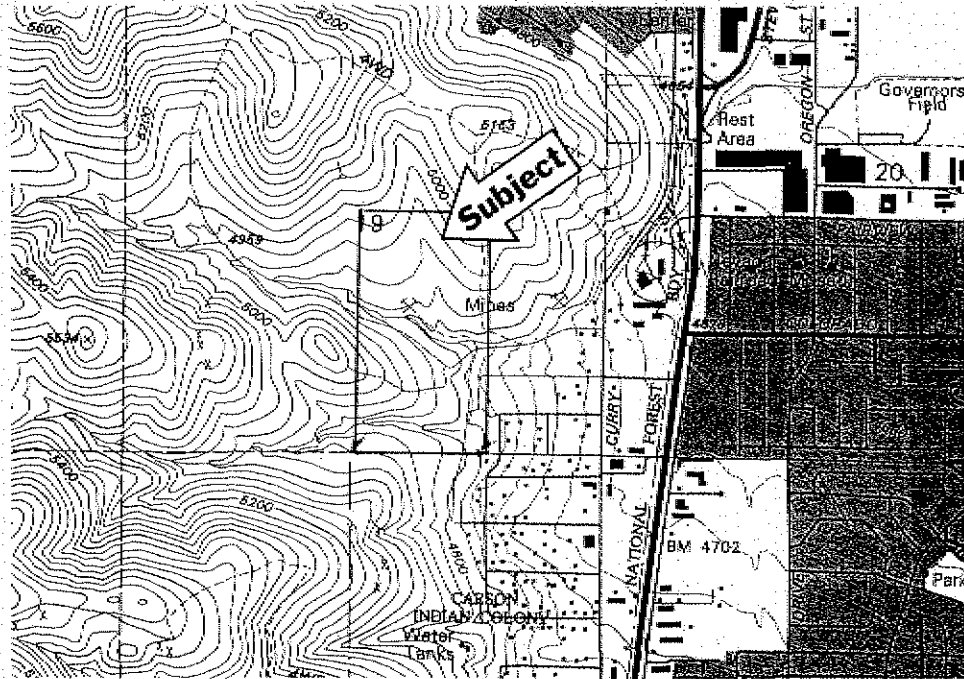
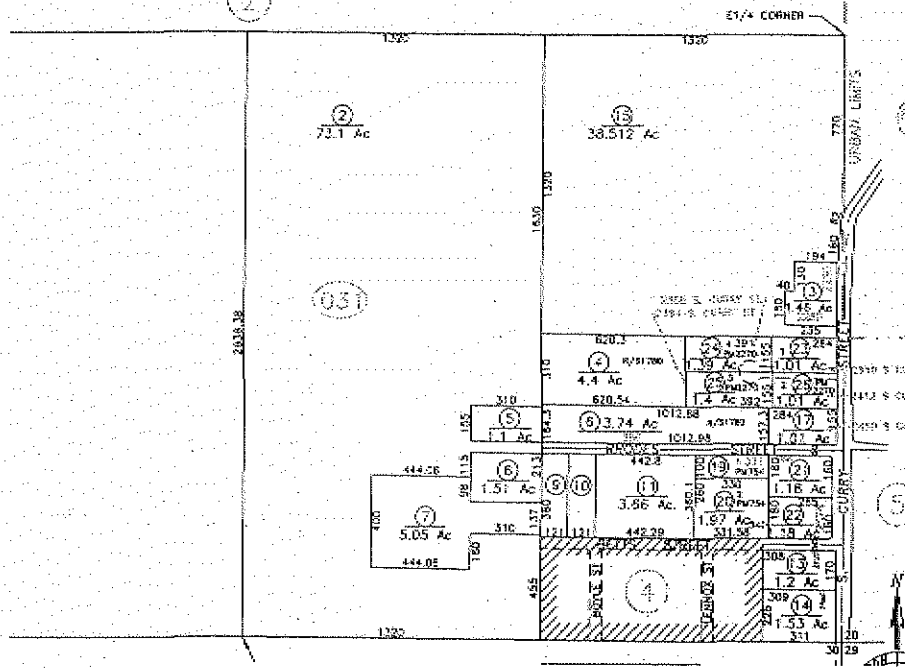
Gross Sale Price: \$4,000,000

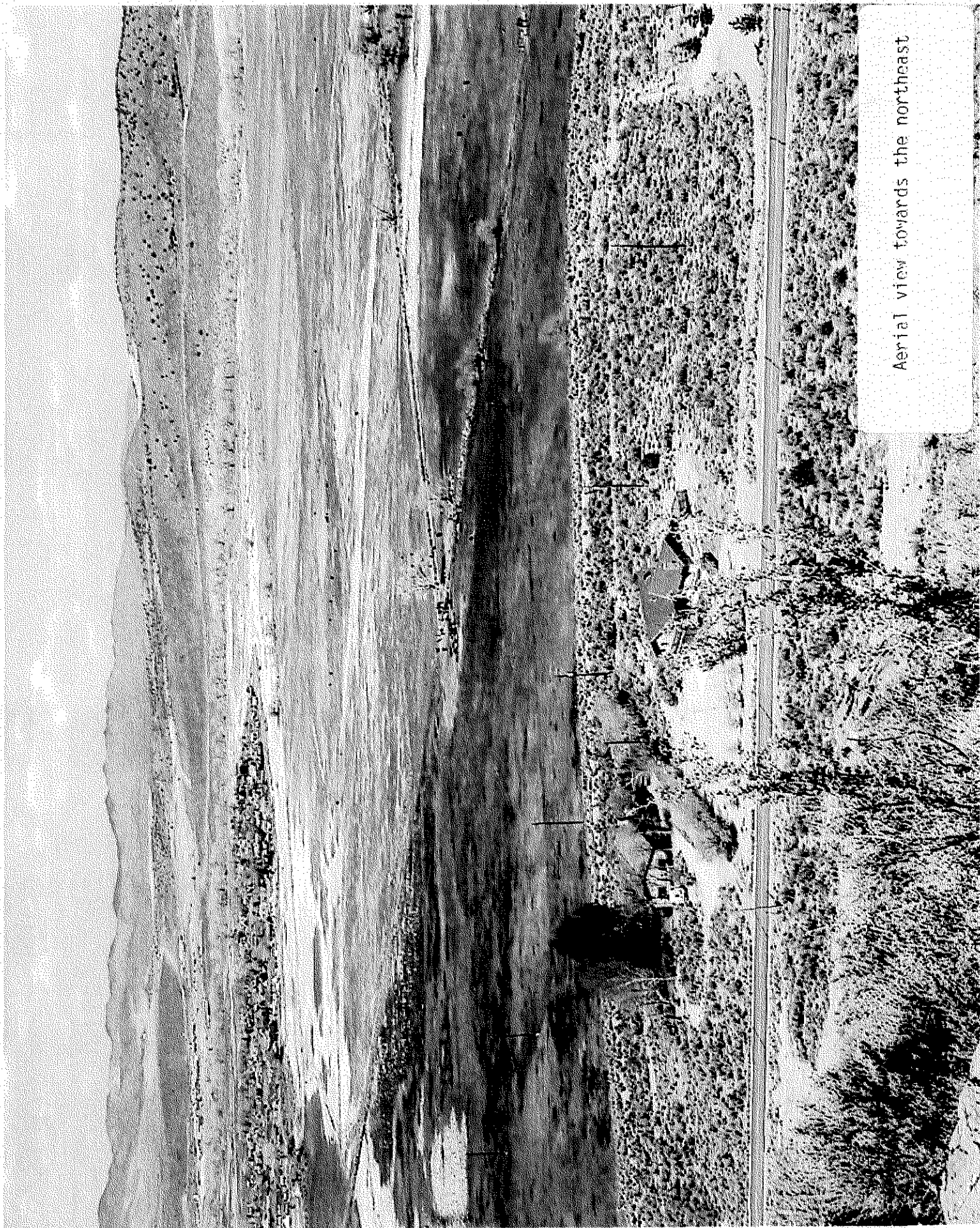
Unit Price/Ac: \$51,184

Financing: Cash to seller

Remarks: Much of this tract consists of steep terrain. About 60% of the parcel was zoned for 12,000 sq. ft. lots, the balance zoned for 20-acre parcels (say ±160 du's via zoning). Now a part of the Summer Hawk project (201 lots includes adjacent lands). About 100 lots will be developed on the subject. The other ±60 du's are being used by an adjacent landowner.

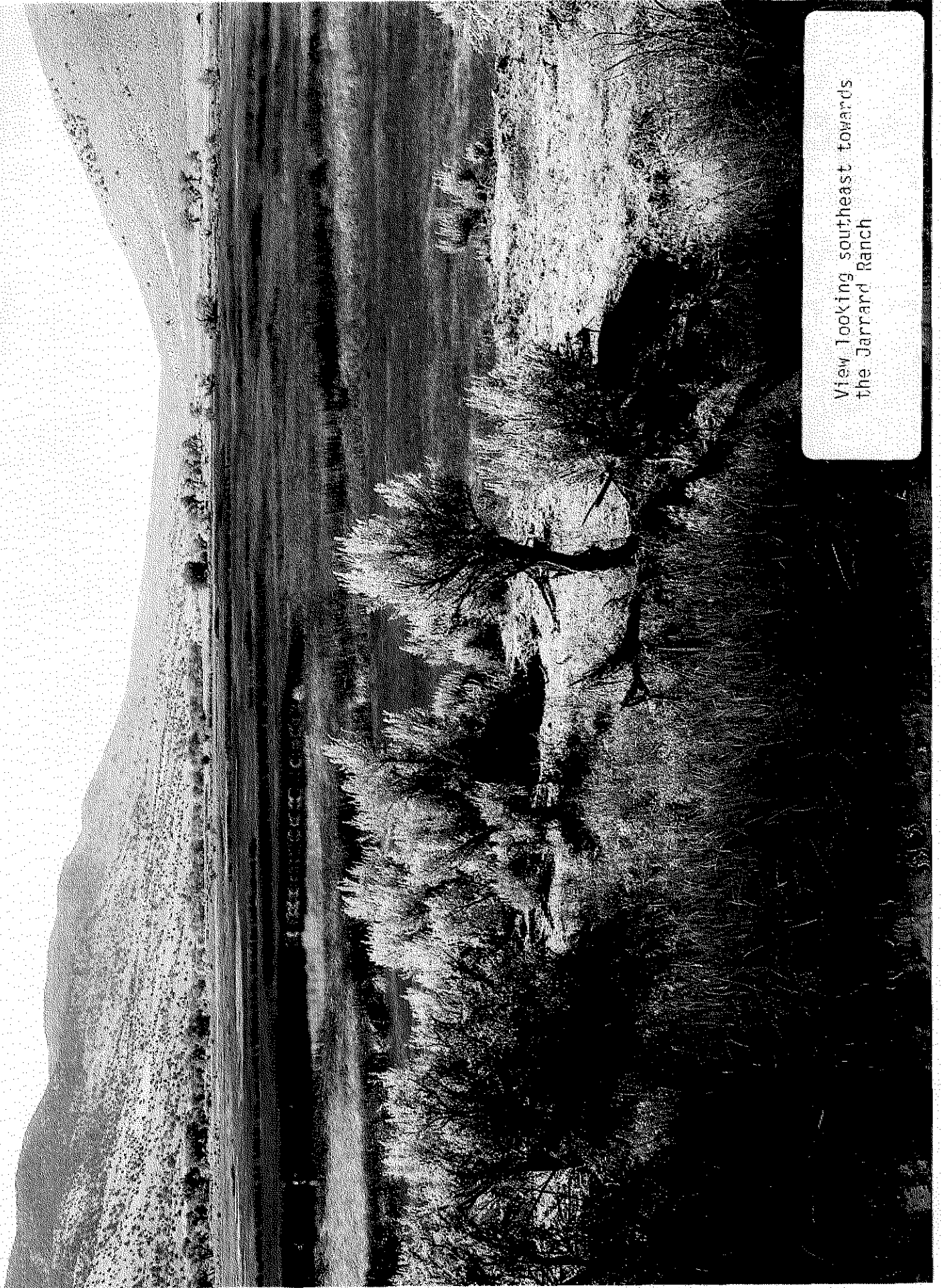
COMP SALE

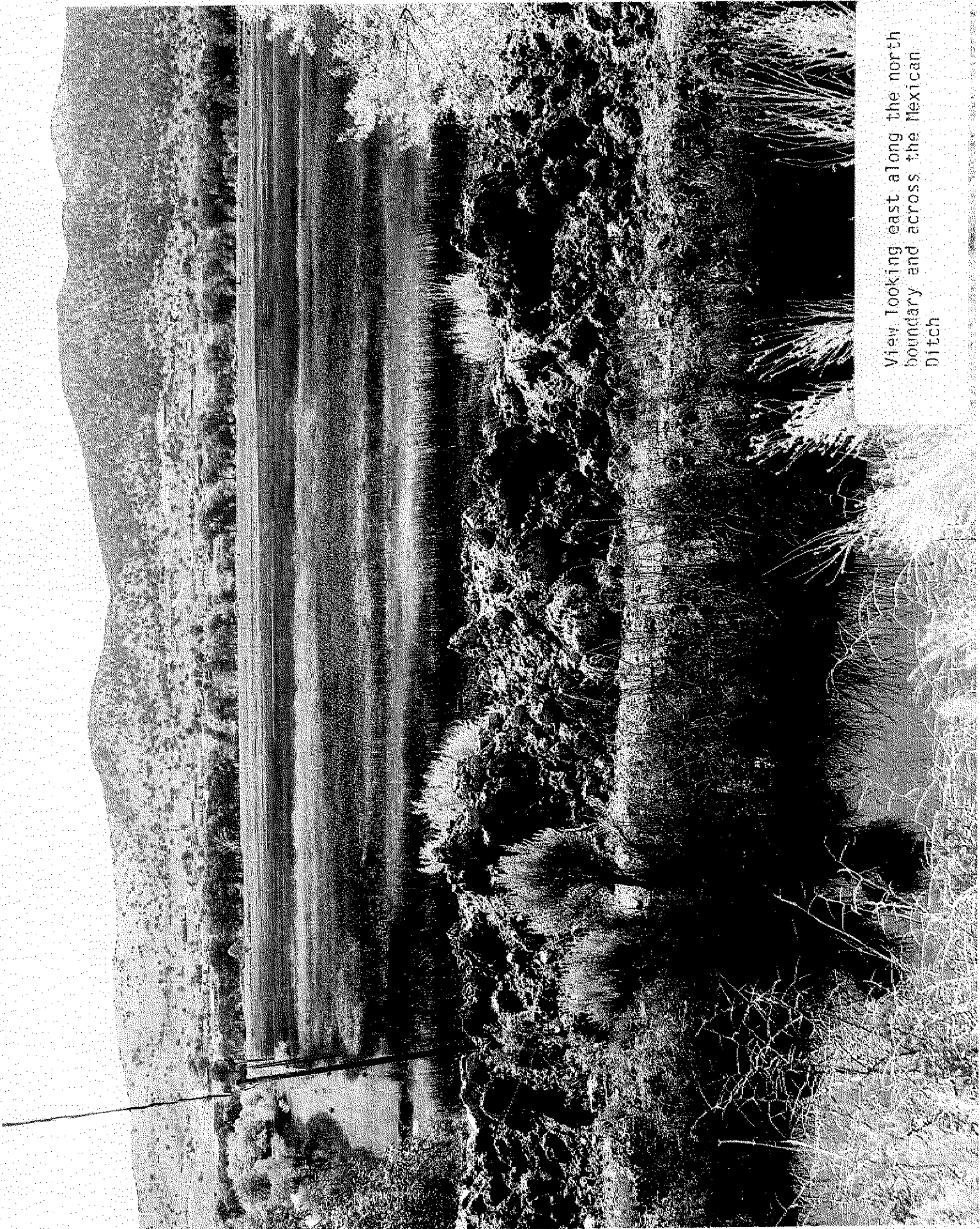





Aerial view towards the northeast

View Looking southeast towards
the Jarrard Ranch



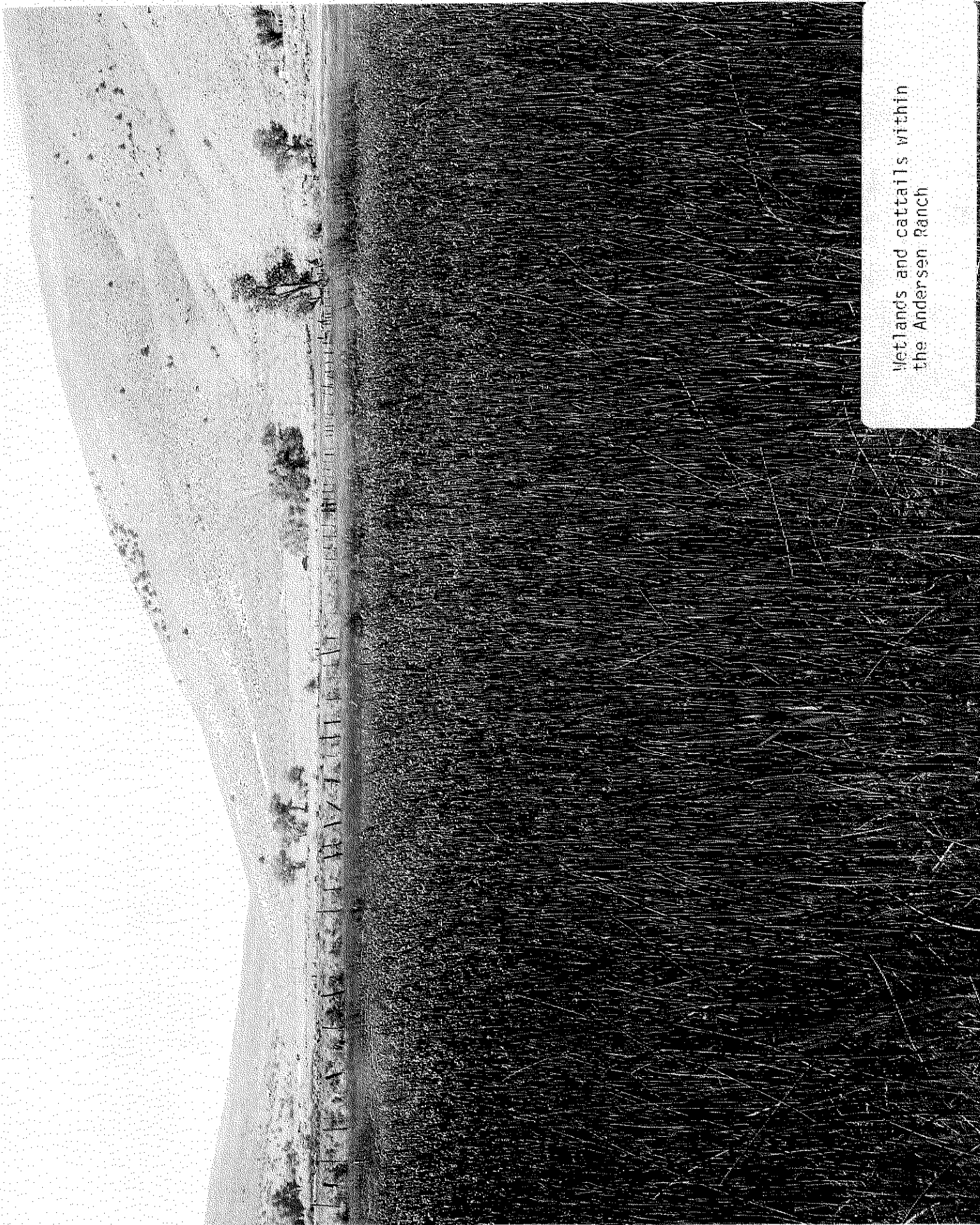


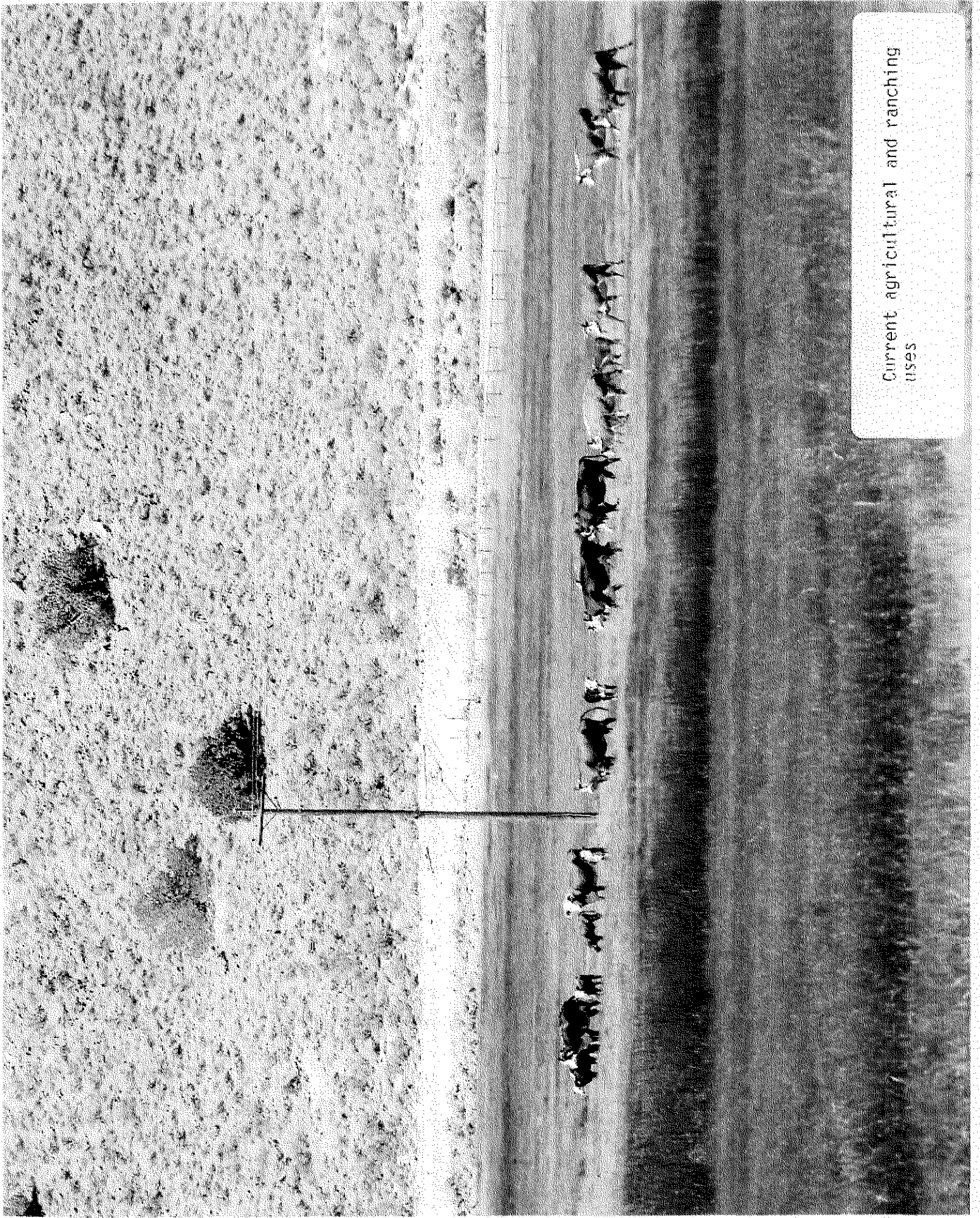
View looking east along the north
boundary and across the Mexican
Ditch



View looking southwest along the Mexican Ditch Trail and across the Mexican Ditch

Wetlands and cattails within
the Andersen Ranch





Current agricultural and ranching uses



Historic well drilling machine

To view a copy of the
Jarrard/Andersen Properties Map please
contact the Parks & Recreation Dept.
at 887-2363