First American Title Company

2230 East Bidwell Street, Suite 100
Folsom, CA 95630

January 30, 2020

Chris Powell
Mitchell Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661
Fax:

Title Officer:	Randal Watkins
Phone:	(916)983-3985
Order Number:	3420-6136680 (RW)
Escrow Number:	3420-6136680
Buyer:	
Property:	12603 East Bennett Road Grass Valley, CA 95945

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

Customer First!

GUARANTEE

LIABILITY:	$1,000.00	ORDER NO.:	3420-6136680
FEE:	$500.00	YOUR REF:	

First American Title Insurance Company
a Nebraska corporation, herein called the Company

GUARANTEES

MITCHELL CHADWICK

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: January 21, 2020 at 7:30 A.M.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

SCHEDULE A

CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

RISE GRASS VALLEY INC., A NEVADA CORPORATION

pursuant to a QUITCLAIM DEED IN INSTRUMENT NO. 2017-001985 in and to the real property in the unincorporated area of the County of Nevada, State of California , described as follows:

LOT 6, AS SHOWN UPON THE SUBDIVISION MAP OF BET ACRES, NO. 85-7, FILED IN THE OFFICE OF THE COUNTY RECORDER, NEVADA COUNTY, CALIFORNIA, ON FEBRUARY 24, 1987, IN BOOK 7 OF SUBDIVISIONS, AT PAGE 75 ET SEQ.

EXCEPTING THEREFROM ALL THE MINERAL, METAL MATTER AND ROCK LYING BELOW 200 FEET OF THE SURFACE, WITH THE RIGHT TO EXTRACT AND REMOVE SAID MINERAL, METAL MATTER AND ROCK FROM ANY DEPTH UP TO 200 FEET OF THE SURFACE OF SAID PREMISES WITHOUT DISTURBING THE SURFACE THEREOF, AS SET OUT IN THE DEED RECORDED JULY 28, 1989, SERIES NO. 89-21014, OFFICIAL RECORDS, AS RESERVED BY MARY BOUMA, ERICA ERICKSON AND WILLIAM TOMS, BY DECREE OF DISTRIBUTION DATED AUGUST 12, 1983.

APN: 09-630-37-000

only the following matters appear in such records subsequent to January 01, 1970.

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   To: MARIAN GHIDOTTI, SURVIVING SPOUSE

2. A document recorded August 15, 1983 as INSTRUMENT NO. 1983-020536 of Official Records.

   From: ESTATE OF MARIAN GHIDOTTI, AKA MARIAN MILDRED GHIDOTTI, AKA MARIAN M. GHIDOTTI AKA MARIAN ROGERS, DECEASED
   To: MARY BOUMA, ERICA ERICKSON AND WILLIAM TOMS, EACH AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST

3. A document recorded January 28, 1991 as INSTRUMENT NO. 1991-002273 of Official Records.

   From: NORTHERN MINES, INC., A CALIFORNIA CORPORATION
   To: MARY BOUMA, ERICA ERICKSON AND WILLIAM TOMS

4. A document recorded October 21, 2008 as INSTRUMENT NO. 2008-025372 of Official Records.

   From: ERICA ERICKSON, A WIDOW, DEALING WITH HER SOLE AND SEPARATE PROPERTY
   To: ERICA ERICKSON, AS TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE EARL C. ERICKSON AND ERICA ERICKSON TRUST DATED JULY 20, 1995, AS AMENDED AND ENTIRELY RESTATED ON MARCH 15, 1999, AS AMENDED, AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST

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   From: ESTATE OF WILLIAM TOMS, DECEASED
   To: GAIL PALEN, ONE-HALF INTEREST IN THE DECEDENT'S UNDIVIDED ONE-THIRD INTEREST AND LESLIE TOMS, ONE-HALF INTEREST IN THE DECEDENT'S UNDIVIDED ONE-THIRD INTEREST

6. A document recorded June 22, 2010 as INSTRUMENT NO. 2010-014426 of Official Records.

   From: GAIL PALEN, ONE-HALF INTEREST IN AN UNDIVIDED ONE-THIRD INTEREST AND LESLIE TOMS, ONE-HALF INTEREST IN AN UNDIVIDED ONE-THIRD INTEREST
   To: TANGOLD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO A ONE-THIRD INTEREST

   Document(s) declaring modifications thereof recorded January 11, 2017 as INSTRUMENT NO. 2017-000839 of Official Records.

7. Document: AFFIDAVIT OF DEATH OF TRUSTEE
   Recorded: December 29, 2016 as INSTRUMENT NO. 2016-030164 OF OFFICIAL RECORDS.

8. A document recorded January 04, 2017 as INSTRUMENT NO. 2017-000185 of Official Records.

   From: EARLENE M. JOHNSON AND CAROL A. FROST AS SUCCESSOR CO-TRUSTEES OF THE ERICA ERICKSON SURVIVOR'S TRUST
   To: RICA KIDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

9. A document recorded January 26, 2017 as INSTRUMENT NO. 2017-001985 of Official Records.

   From: RICA KIDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TANGOLD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THE ESTATE OF ERICA ERICKSON, AND THE ESTATE OF MARY BOUMA
   To: RISE GRASS VALLEY INC., A NEVADA CORPORATION

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.

2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to

the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
(c) The identity of any party shown or referred to in Schedule A.
(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
5. Proof of Loss Damage.
In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized

representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

First American Title Company

2230 East Bidwell Street, Suite 100
Folsom, CA 95630

January 30, 2020

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Mitchell Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661
Fax:

Title Officer:	Randal Watkins
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Order Number:	3420-6136690 (RW)
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Property:	12301 Millsite Road Grass Valley, CA 95945

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SCHEDULE A

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LOT 7, AS SHOWN UPON THE SUBDIVISION MAP OF BET ACRES, NO. 85-7, FILED IN THE OFFICE OF THE COUNTY RECORDER, NEVADA COUNTY, CALIFORNIA, ON FEBRUARY 24, 1987, IN BOOK 7 OF SUBDIVISIONS, AT PAGE 75 ET SEQ.

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1. Taxes, assessments and matters related thereto.

2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to

the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
(c) The identity of any party shown or referred to in Schedule A.
(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
5. Proof of Loss Damage.
In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized

representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

Recorded at the request of 9609

41428

Return to

MAIL TAX STATEMENTS TO:
William Pendola
℅ Pickering Lumber Corp
Standard, Calif. 95373

VOL 413 390

9609

OF

59 2238 1966

AT MIN. PAST 11 A

NEVADA

FEE: 4.40

GRANT DEED (Corporation)

For value received

BRUNSWICK TIMBER PRODUCTS CORPORATION aka
BRUNSWICK TIMBER PRODUCTS, INC.

GRANT $ to

WILLIAM J. PENDOLA and MARGARET PENDOLA, his wife,

all that real property situate in the

County of Nevada , State of California, described as follows:

As per attached marked EXHIBIT'S "A",
"B" and "C" which is incorporated
herein in full and made a part hereof.

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BEA

IN WITNESS WHEREOF, said corporation has executed these presents by its officers thereunto duly authorized,
this 30th day of November , 19 66 .

By _____ President

By _____ Secretary

STATE OF CALIFORNIA }
County of Yuba } ss.

On November 30, 19 66 before me

a Notary Public in and for said County and State, personally appeared VERA M. PENDOLA and
WILLIAM J. PENDOLA, JR. known to me to be the President and

Secretary of the corporation that executed the within instrument, and also known to me to be the persons who executed it on behalf of such corporation, and acknowledged to me that such corporation executed the same and that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires December 17, 19

OFFICIAL SEAL
IRENE DeARMOND
NOTARY PUBLIC - CALIFORNIA
YUBA COUNTY

Notary Public

Form No. 711 10M-9-59

MAIL TAX STATEMENTS AS SHOWN ABOVE

EXHIBIT "A"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M. D. M., being more particularly described as follows, to-wit:

Beginning at a point on the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, from which the Southwest corner thereof bears South 1° 19' East 250.87 feet distant; thence from said point of beginning with TRUE BEARINGS North 1° 19' West along the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, a distance of 638.80 feet to a corner of that certain parcel of land now or formerly owned by John J. Looser; thence leaving the said West line and following the Southerly, Southeasterly and Southerly lines of the said Looser property the following successive courses and distances, to-wit: North 81° 49' 42" East 253.85 feet, South 85° 17' 26" East 114.74 feet, North 80° 13' 48" East 531.11 feet, North 83° 37' 32" East 184.48 feet, South 81° 45' 32" East 29.93 feet, North 87° 19' East 145.17 feet, North 65° 47' East 129.76 feet to the Northwest corner of that certain 18.065 acre tract of land now or formerly owned by Harold Berliner et ux; thence following the West line of the said Berliner property South 10° 27' East 643.92 feet to the Southwest corner of the said Berliner property; thence leaving the said Berliner property South 29° 03' 21" West 580.30 feet to a point on a North line of that certain County Road known as Union Hill Road; thence following the Northerly line of the said Union Hill Road, the following: South 87° 32' 33" West 90.00 feet; thence South 88° 42' 34" West 569.93 feet to the beginning of a left curve having a radius of 244.00 feet; thence along said curve in a Westerly direction, consuming an angle of 25° 52' 34", a distance of 110.20 feet to the end of said curve, thence South 62° 50' West 62.49 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, thence leaving the said Union Hill Road and following the said South line South 87° 25' 20" West 39.59 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence leaving the said South line and following the said Northeasterly line North 45° 33' 55" West 342.34 feet to the place of beginning.

413 OR 391

PARCEL NO. 2: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M. D. M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52° 07' East 20.96 feet to a point on a Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45° 33' 55" East 122.57 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid; thence leaving the said Southwesterly line and following the said South line South 87° 25' 20" West 102.40 feet to the place of beginning.

EXCEPTING FROM PARCEL NO. 1 the following described parcel:
Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M. D. M., bears South 49° 44' 20" West 948.74 feet distant; thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning

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EXHIBIT "B"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest one-quarter (SW¼) of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows:

Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant; thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

TOGETHER with all rights of way and easements for pipe lines and ditches appurtenant thereto.

PARCEL NO. 2: All that portion of the Southeast quarter of Section 25, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, particularly described as follows:

Beginning at a point on the East line of said Section 25, from which the Southeast corner of said Section 25 bears South 09° 18' East 889.37 feet distant; thence from said point of beginning with true bearings South 63° 03' 30" West 27.46 feet; thence South 86° 16' 26" West 82.51 feet; thence South 67° 31' 47" West 67.78 feet; thence South 16° 30' 44" West 80.21 feet; thence South 16° 43' 11" West 43.15 feet; thence South 50° 12' 11" West 86.58 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence Southeasterly along the said Northeasterly line of said Brunswick Road the following three courses and distances, South 26° 19' East 109.49 feet, thence on a curve to the left having a radius of 1150.00 feet consuming an angle of 19° 14' 55" a distance of 368.34 feet and South 45° 33' 55" East 16.03 feet to a point in the East line of said Section 25 and thence North 01° 18' West 638.80 feet along said East line to the point of beginning.

EXCEPTING THEREFROM minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

SUBJECT to that certain private road crossing the Southerly portion of the realty herein described..

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EXHIBIT "C"

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

The SURFACE and SUBSURFACE to A depth of 75 feet below the surface of a portion of the Northwest one-quarter ($NW\frac{1}{4}$) of Section 31, Township 16 North, Range 9 East, M.D.B.&M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as Brunswick Road from which the Northwest corner of Section 31, Township, and Range aforesaid, bears North 29° 16' 14" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46° 19' West 469.34 feet to a steel drill; thence South 55° 18' East 140.65 feet to a steel drill; thence South 62° 53', East 118.76 feet to a steel drill; thence South 36° 38' West 495.05 feet to a steel drill; thence South 34° 37' East 612.51 feet to a steel drill; thence North 55° 33' East 725.10 feet to a steel drill; situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29° 16' 14" West 1088.66 feet to a steel drill, the place of beginning, containing 14.044 acres, more or less.

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9809

31

Nevada County

17557

RECORDING REQUESTED BY

17557

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Yuba River Lmbr.
SEP 25 1974
AT 45 MIN. PAST 2 O'CLOCK P. M.
NEVADA COUNTY, CALIFORNIA
FEE $7.00 Thos. W. Tobin Jr.
RECORDER

AND WHEN RECORDED MAIL TO

Name: Brunswick Timber Products Corp.
Street Address: P. O. Box 2027
City & State: Grass Valley, CA 95945

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX $ 11.00 TRANS TAX PD
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax - Firm Name

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WILLIAM J. PENDOLA and MARGARET PENDOLA, his wife,

hereby GRANT(S) to BRUNSWICK TIMBER PRODUCTS CORPORATION aka BRUNSWICK TIMBER PRODUCTS, INC.

the following described real property in the County of Nevada, State of California:

All that portion of property in Sections 30 and 31, Township 16 North, Range 9 East, M.D.B. & M., as recorded in Book 413, Page 390, December 28, 1966, as per attached Exhibits 1 - A, B, & C.

EXHIBIT "A"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M. being more particularly described as follows, to-wit:

Beginning at a point on the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, from which the Southwest corner thereof bears South 1° 18' East 250.57 feet distant, thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, a distance of 638.80 feet to a corner of that certain parcel of land now or formerly owned by John J. Looser; thence leaving the said West line and following the Southerly, Southeasterly and southerly lines of the said Looser property the following successive courses and distances, to-wit: North 81° 49' 42" East 233.85 feet, South 85° 17' 26" East 114.74 feet, North 58° 13' 48" East 531.11 feet, North 83° 37' 22" East 184.48 feet, South 81° 45' 32" East 29.93 feet, North 87° 19' East 145.17 feet, North 85° 47' East 129.78 feet to the Northwest corner of that certain 12.089 acre tract of land now or formerly owned by Harold Berliner et ux; thence following the West line of the said Berliner property South 10° 27' East 643.92 feet to the Southwest corner of the said Berliner property; thence leaving the said Berliner property South 29° 03' 21" West 580.30 feet to a point on a North line of that certain County Road known as Union Hill Road; thence following the Northerly line of the said Union Hill Road, the following: South 87° 32' 33" West 90.00 feet, thence South 88° 42' 34" West 569.93 feet to the beginning of a left curve having a radius of 244.00 feet; thence along said curve in a Westerly direction, consuming an angle of 25° 52' 34", a distance of 110.20 feet to the end of said curve, thence South 62° 50' West 62.49 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, thence leaving the said Union Hill Road and following the said South line South 87° 25' 20" West 39.59 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence leaving the said South line and following the said Northeasterly line North 45° 33' 55" West 342.34 feet to the place of beginning.

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Nevada County

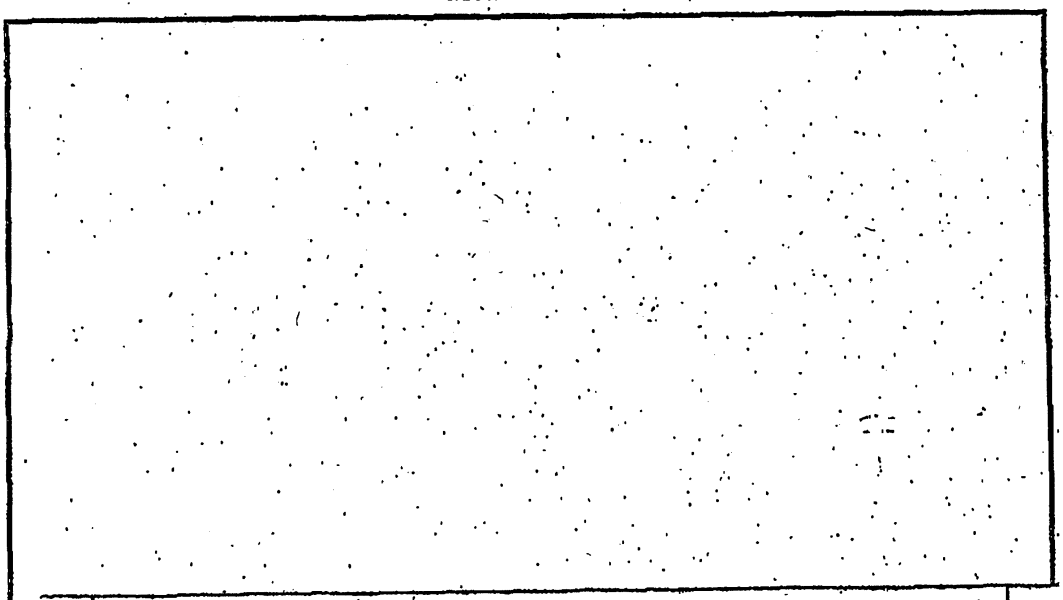

EXHIBIT "A"

PARCEL NO. 2: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52° 07' East 20.96 feet to a point on a Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45° 33' 55" East 122.57 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid; thence leaving the said Southwesterly line and following the said South line South 87° 25' 20" West 102.40 feet to the place of beginning.

EXCEPTING FROM PARCEL NO. 1 the following described parcel: Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant; thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

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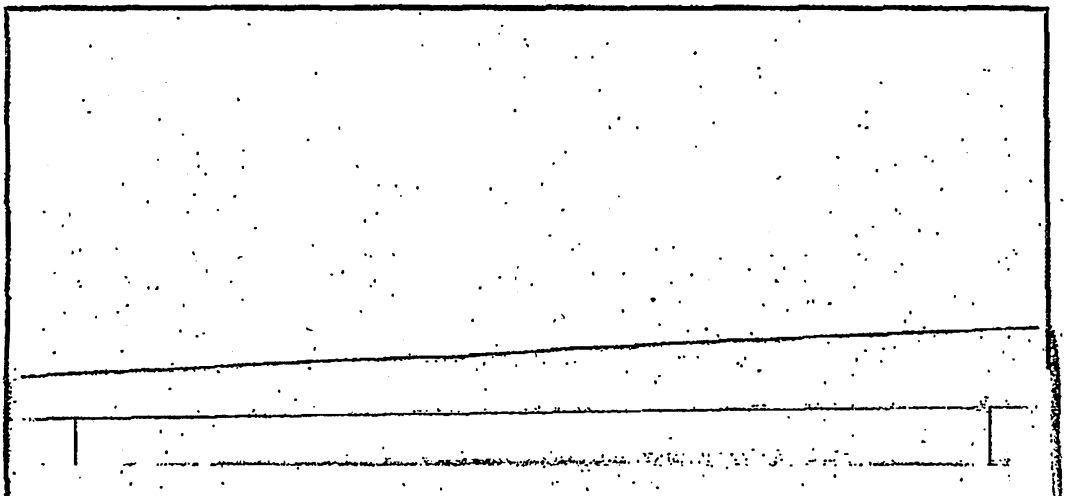

EXHIBIT "B"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows:

Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant: thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet: thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

TOGETHER with all rights of way and easements for pipe lines and ditches appurtenant thereto.

PARCEL NO. 2: All that portion of the Southeast quarter of Section 25, Township 16 North, Range 8 East, M.D.B. & M., particularly described as follows:

Beginning at a point on the East line of said Section 25, from which the Southeast corner of said Section 25 bears South 09° 18' East 889.37 feet distant; thence from said point of beginning with true bearings South 63° 03' 30" West 27.46 feet; thence South 86° 16' 26" West 82.51 feet; thence South 67° 31' 47" West 67.78 feet; thence South 16° 30' 44" West 80.21 feet; thence South 16° 43' 11" West 43.15 feet; thence South 50° 12' 11" West 86.58 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence Southeasterly along the said Northeasterly line of said Brunswick Road the following three courses and distances; South 26° 19' East 109.49 feet; thence on a curve to the left having a radius of 1150.00 feet consuming an angle of 19° 14' 55" a distance of 368.34 feet and South 45° 33' 55" East 16.03 feet to a point in the East line of said Section 25 and thence North 01° 18' West 638.80 feet along said East line to the point of beginning.

EXCEPTING THEREFROM minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

SUBJECT to that certain private road crossing the Southerly portion of the realty herein described.

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Nevada County

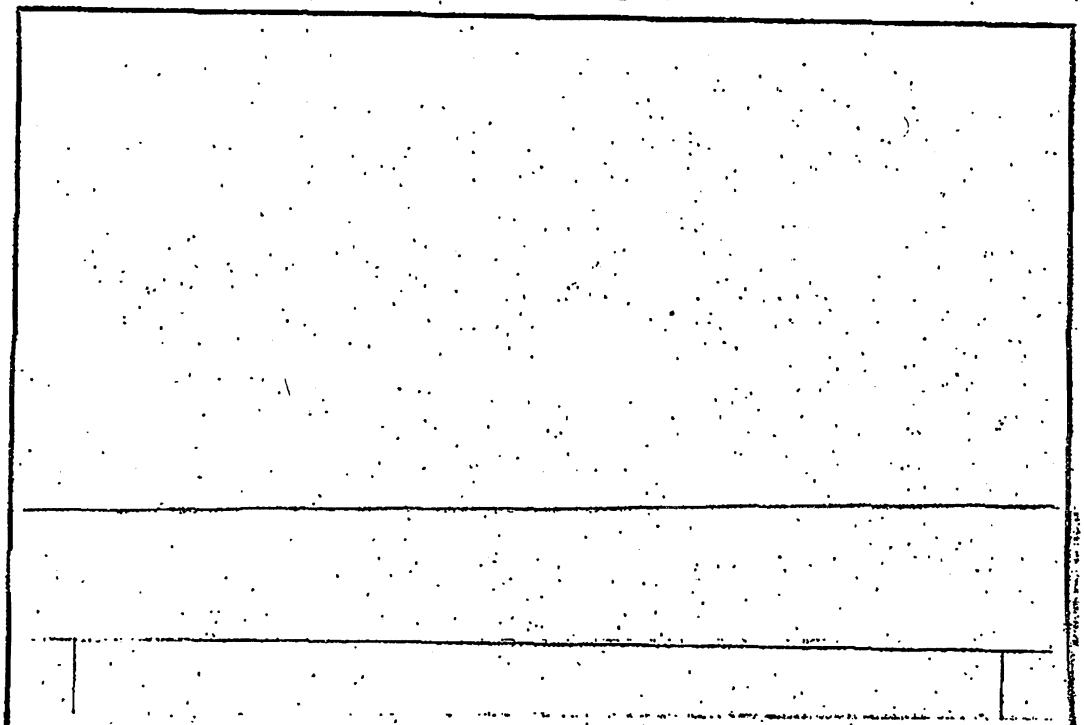

EXHIBIT "C"

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

THE SURFACE AND SUB-SURFACE TO A depth of 75 feet below the surface of a portion of the Northwest one-quarter (NW 1/4) of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38° 50' 14" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46° 19' West 469.54 feet to a steel drill; thence South 55° 18' East 140.65 feet to a steel drill; thence South 62° 53' East 118.76 feet to a steel drill; thence South 36° 38' West 495.05 feet to a steel drill; thence South 34° 37' East 612.51 feet to a steel drill; thence North 55° 33' East 725.10 feet to a steel drill; situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29° 16' 14" West 1088.66 feet to a steel drill; the place of beginning, containing 14.044 acres, more or less.

BOOK 709 PAGE 380

Nevada County

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STATE OF CALIFORNIA }
COUNTY OF Nevada } ss.

On September 24, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared William Pendola and Margaret Pendola

known to me to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Dorothy G. Rhodehamel

Dorothy G. Rhodehamel
Name (Typed or Printed)

Dated September 24, 1974

WILLIAM J. PENDOLA

MARGARET PENDOLA

OFFICIAL SEAL
Dorothy G. Rhodehamel
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
NEVADA COUNTY
My Commission Expires August 17, 1978

17557

ITC—16—7—69-A

Mail Tax Statements to Return Address Above

Nevada County

RECORDING REQUESTED BY
23879

AND WHEN RECORDED MAIL TO

23879

Name
Street Address
City & State

William J. and Margaret
Pendola
P. O. Box U
Grass Valley, Calif. 95945

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Yuba River Lumber Co.
DEC 31 1974
AT 1 MIN. PAST 2 O'CLOCK P M.
NEVADA COUNTY, CALIFORNIA
FEE 7.00 pd
RECORDER

Documentary Transfer Tax $11.00 TRANS TAX PD
Full Value
Signature
Controller

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ORDER NO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRUNSWICK TIMBER PRODUCTS CORPORATION aka BRUNSWICK TIMBER PRODUCTS, INC.

hereby GRANT(S) to WILLIAM J. PENDOLA AND MARGARET PENDOLA

the following described real property in the County of , State of California:

All that portion of property in Sections 30 and 31, Township 16 North, Range 9 East, M. D. B. & M., as recorded in Book 390, December 28, 1966, as per attached Exhibits 1 - A. B. & C.

BK. 722 PAGE 272

STATE OF CALIFORNIA
COUNTY OF Nevada } SS.

On December 30, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared William J. Pendola Jr.

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Dorothy G. Rhodehamel

Dorothy G. Rhodehamel
Name (Typed or Printed)

Dated December 30, 1974

William J. Pendola Jr.
WILLIAM J. PENDOLA, JR.

BRUNSWICK TIMBER PRODUCTS, INC.

OFFICIAL SEAL
Dorothy G. Rhodehamel
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
NEVADA COUNTY
My Commission Expires August 17, 1978

ITC—14—7—69-A

Mail Tax Statements to Return Address Above

Nevada County

VOL 722 PAGE 273 OFFICIAL 709 PAGE 377

EXHIBIT "A"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M. being more particularly described as follows, to-wit:

Beginning at a point on the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, from which the Southwest corner thereof bears South 1° 18' East 250.57 feet distant, thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, a distance of 638.80 feet to a corner of that certain parcel of land now or formerly owned by John J. Looser; thence leaving the said West line and following the Southerly, Southeasterly and Southerly lines of the said Looser property the following successive courses and distances, to-wit: North 81° 49' 42" East 233.85 feet, South 85° 17' 26" East 114.74 feet, North 58° 13' 48" East 531.11 feet, North 83° 37' 22" East 184.48 feet, South 81° 45' 32" East 29.93 feet, North 87° 19' East 145.17 feet, North 85° 47' East 129.78 feet to the Northwest corner of that certain 12.089 acre tract of land now or formerly owned by Harold Berliner et ux; thence following the West line of the said Berliner property South 10° 27' East 643.92 feet to the Southwest corner of the said Berliner property; thence leaving the said Berliner property South 29° 03' 21" West 580.30 feet to a point on a North line of that certain County Road known as Union Hill Road; thence following the Northerly line of the said Union Hill Road, the following: South 87° 32' 33" West 90.00 feet, thence South 88° 42' 34" West 569.93 feet to the beginning of a left curve having a radius of 244.00 feet; thence along said curve in a Westerly direction, consuming an angle of 25° 52' 34", a distance of 110.20 feet to the end of said curve, thence South 62° 50' West 62.49 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, thence leaving the said Union Hill Road and following the said South line South 87° 25' 20" West 39.59 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence leaving the said South line and following the said Northeasterly line North 45° 33' 55" West 342.34

Items 13 & 14

Nevada County

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EXHIBIT "A"

PARCEL NO. 2: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52° 07' East 20.96 feet to a point on a Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45° 33' 55" East 122.57 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid; thence leaving the said Southwesterly line and following the said South line South 87° 25' 20" West 102.40 feet to the place of beginning.

EXCEPTING FROM PARCEL NO. 1 the following described parcel: Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant; thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 165.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

Items 13 & 14

Nevada County

EXHIBIT "B"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows:

Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant: thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

TOGETHER with all rights of way and easements for pipe lines and ditches appurtenant thereto.

PARCEL NO. 2: All that portion of the Southeast quarter of Section 25, Township 16 North, Range 8 East, M.D.B. & M., particularly described as follows:

Beginning at a point on the East line of said Section 25, from which the Southeast corner of said Section 25 bears South 09° 18' East 889.37 feet distant; thence from said point of beginning with true bearings South 63° 03' 30" West 27.46 feet; thence South 86° 16' 26" West 82.51 feet; thence South 67° 31' 47" West 67.78 feet; thence South 16° 30' 44" West 80.21 feet; thence South 16° 43' 11" West 43.15 feet; thence South 50° 12' 11" West 86.58 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence Southeasterly along the said Northeasterly line of said Brunswick Road the following three courses and distances; South 26° 19' East 109.49 feet; thence on a curve to the left having a radius of 1150.00 feet consuming an angle of 19° 14' 55" a distance of 368.34 feet and South 45° 33' 55" East 16.03 feet to a point in the East line of said Section 25 and thence North 01° 18' West 638.80 feet along said East line to the point of beginning.

EXCEPTING THEREFROM minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

SUBJECT to that certain private road crossing the Southerly portion of the realty herein described.

Items 13 & 14

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BOOK 709 PAGE 379

Nevada County

EXHIBIT "C"

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

THE SURFACE AND SUB-SURFACE TO A depth of 75 feet below the surface of a portion of the Northwest one-quarter (NW 1/4) of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38° 50' 14" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46° 19' West 469.54 feet to a steel drill; thence South 55° 18' East 140.65 feet to a steel drill; thence South 62° 53' East 118.76 feet to a steel drill; thence South 36° 38' West 495.05 feet to a steel drill; thence South 34° 37' East 612.51 feet to a steel drill; thence North 55° 33' East 725.10 feet to a steel drill; situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29° 16' 14" West 1088.66 feet to a steel drill; the place of beginning, containing 14.044 acres, more or less.

Items 13 & 14

23879

Book 722 Page 276

Nevada County

RECORDING REQUESTED BY

3303

AND WHEN RECORDED MAIL TO

Name: Brunswick Timber Products Corp.
Street Address: P. O. Box 2027
City & State: Grass Valley, CA 95945

3303

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Brunswick Timber
FEB 27 1976
AT 10 MIN. PAST 1 O'CLOCK P M.
NEVADA COUNTY, CALIFORNIA
FEE: $8.00 Thomas Kilroy
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANS TAX PD

DOCUMENTARY TRANSFER TAX $ 70.40
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

Deed

WILLIAM J. PENDOLA and MARGARET PENDOLA, his wife, *the first parties*,

Hereby Grant *to* BRUNSWICK TIMBER PRODUCTS CORPORATION aka BRUNSWICK TIMBER PRODUCTS, Inc.

the second party.

All that Real Property *situated in the*

County of Nevada, *State of* California

bounded and described as follows:

All that portion of property in Sections 30 and 31, Township 16 North, Range 9 East, M.D.B. & M., as recorded in Book 413, Page 390, December 28, 1966, as per attached Exhibits 1 - A, B, and C.

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EXHIBIT "A"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M. being more particularly described as follows, to-wit:

Beginning at a point on the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, from which the Southwest corner thereof bears South 1° 18' East 250.57 feet distant, thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of Section 30, Township and Range aforesaid, a distance of 638.80 feet to a corner of that certain parcel of land now or formerly owned by John J. Looser; thence, leaving the said West line and following the Southerly,

Southeasterly and southerly lines of the said Looser property the following successive courses and distances, to-wit: North 81° 49' 42" East 233.85 feet, South 85° 17' 26" East 114.74 feet, North 58° 13' 48" East 531.11 feet, North 83° 37' 22" East 184.48 feet, South 81° 45' 32" East 29.93 feet, North 87° 19' East 145.17 feet, North 85° 47' East 129.78 feet to the Northwest corner of that certain 12.089 acre tract of land now or formerly owned by Harold Berliner et ux; thence following the West line of the said Berliner property South 10° 27' East 643.92 feet to the Southwest corner of the said Berliner property; thence leaving the said Berliner property South 29° 03' 21" West 580.30 feet to a point on a North line of that certain County Road known as Union Hill Road; thence following the Northerly line of the said Union Hill Road, the following: South 87° 32' 33" West 90.00 feet, thence South 88° 42' 34" West 569.93 feet to the beginning of a left curve having a radius of 244.00 feet; thence along said curve in a Westerly direction, consuming an angle of 25° 52' 34", a distance of 110.20 feet to the end of said curve, thence South 62° 50' West 62.49 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, thence leaving the said Union Hill Road and following the said South line South 87° 25' 20" West 39.59 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence leaving the said South line and following the said Northeasterly line North 45° 33' 55" West 342.34 feet to the place of beginning.

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PARCEL NO. 2: THE SURFACE RIGHTS to a depth of Seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with TRUE BEARINGS North 1° 18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52° 07' East 20.96 feet to a point on a Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45° 33' 55" East 122.57 feet to a point on the South line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid; thence leaving the said Southwesterly line and following the said South line South 87° 25' 20" West 102.40 feet to the place of beginning.

EXC. 709 PAGE 378 AND 780 PAGE 289

EXCEPTING FROM PARCEL NO. 1 the following described parcel: Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant; thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

See Exhibit D, Parcel 1 attached

EXHIBIT "B"

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

PARCEL NO. 1: THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest one-quarter (SW 1/4) of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows:

portion excepted in Parcel 2 Forward

Beginning at a point from which the Southwest corner of Section 30, Township 16 North, Range 9 East, M.D.M., bears South 49° 44' 20" West 948.74 feet distant: thence from said point of beginning with TRUE BEARINGS North 52° 09' West 165.61 feet; thence North 39° 36' 49" East 136.64 feet; thence South 52° 09' East 105.61 feet; thence South 52° 09' East 60.00 feet; thence South 39° 36' 49" West 136.64 feet to the place of beginning.

TOGETHER with all rights of way and easements for pipe lines and ditches appurtenant thereto.

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EVOL 780 PAGE 290

PARCEL NO. 2: All that portion of the Southeast quarter of Section 25, Township 16 North, Range 8 East, M.D.B. & M., particularly described as follows:

Beginning at a point on the East line of said Section 25, from which the Southeast corner of said Section 25 bears South 09° 18' East 889.37 feet distant; thence from said point of beginning with true bearings South 63° 03' 30" West 27.46 feet; thence South 86° 16' 26" West 82.51 feet; thence South 67° 31' 47" West 67.78 feet; thence South 16° 30' 44" West 80.21 feet; thence South 16° 43' 11" West 43.15 feet; thence South 50° 12' 11" West 86.58 feet to a point on a Northeasterly line of that certain County Road known as Brunswick Road; thence Southeasterly along the said Northeasterly line of sa' Brunswick Road the following three courses and distances; South 26 19' East 109.49 feet; thence on a curve to the left having a radius of 1150.00 feet consuming an angle of 19° 14' 55" a distance of 368.34 feet and South 45° 33' 55" East 16.03 feet to a point in the East line of said Section 25 and thence North 01° 18' West 638.80 feet along said East line to the point of beginning.

EXCEPTING THEREFROM minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

SUBJECT to that certain private road crossing the Southerly portion of the realty herein described.

EXHIBIT "C"

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

THE SURFACE AND SUB-SURFACE TO A depth of 75 feet below the surface of a portion of the Northwest one-quarter (NW 1/4) of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38° 50' 14" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46° 19' West 469.54 feet to a steel drill; thence South 55° 18' East 140.65 feet to a steel drill; thence South 62° 53' East 118.76 feet to a steel drill; thence South 36° 38' West 495.05 feet to a steel drill; thence South 34° 37' East 612.51 feet to a steel drill; thence North 55° 33' East 725.10 feet to a steel drill; situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29° 16' 14" West 1088.66 feet to a steel drill; the place of beginning, containing 14.044 acres, more or less.

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Nevada County

IN WITNESS WHEREOF the first part ies has executed this conveyance this

26 day of February ,19 76

William J. Pascola

x Margaret Pendola
(MARGARET PENDOLA)

Cowdery's Form No. 484 - CODE DEED - GRANT, JOINT TENANCY, OR QUIT CLAIM, (C. C. SEC. 1092) PUB 11/74

780 PAGE 202

Bk 780 Pg 293

State of California, }
County of Nevada } *ss.*

On this 26 *day of* February
in the year one thousand nine hundred and Seventy six, *before me,*
Dorothy G. Rhodehamel *a Notary Public,*
State of California, duly commissioned and sworn, personally appeared
William J. Pendola and Margaret Pendola
known to me to be the person s described in and whose name s are subscribed to the within instrument, and acknowledged to me that they *executed the same.*

In Witness Whereof *I have hereunto set my hand and affixed my official seal in the* County of Nevada
the day and year in this certificate first above written.

Dorothy G. Rhodehamel
Notary Public, State of California.
My commission expires August 17, 1978

OFFICIAL SEAL
Dorothy G. Rhodehamel
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
NEVADA COUNTY
My Commission Expires August 17, 1978

3303

57014, et seq.
57731, et seq.

39

91 36486 OFFICIAL RECORDS
REQUESTED BY
THIS SPACE RESERVED FOR RECORDER'S USE
FIRST AMERICAN TITLE CO.

91 NOV 22 PM 1:59

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

11900 FB.

RECORDING REQUESTED BY:
Sierra Pacific Industries

WHEN RECORDED, MAIL TO:
Sierra Pacific Industries
PO Box 496014
Redding, California 96049-6014

attn: Mr. Jack Frost

DOCUMENTARY TRANSFER TAX $ PURSUANT TO SECCTION 11932 R.&T. CODE
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

undersigned grantor declares (Nevada County)

BOHEMIA INC., an Oregon corporation, successor by merger to Yuba Holding Company, an Oregon corporation, successor by merger to Yuba River Lumber Co., Inc., a California corporation, Grantor, grants to SIERRA PACIFIC INDUSTRIES, a California corporation, Grantee, all that real property situated in Nevada County, California, described in attached Exhibit A, subject to those matters described therein.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its Vice President - Finance as of _____, 1991.

BOHEMIA INC., an Oregon corporation

By: _____
Stephen A. Wendell
Its: Vice President - Finance

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on October 24, 1991, by Stephen A. Wendell, as Vice President - Finance of Bohemia Inc., an Oregon corporation.

[SEAL]

Gayle A. Heseck
Notary Public for Oregon
My commission expires: 5-15-94

KRY10118

STATE OF OREGON)
) ss.
County of Lane)

On October 24, 1991, before me, GAYLE A. HESCOCK, personally appeared STEPHEN A. WENDELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President - Finance of Bohemia Inc., and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Gayle A. Hescock
Notary Public for Oregon
My commission expires 5-15-94

EXHIBIT A

Real Property Description

(Nevada County, California)

PARCEL 2: GRASS VALLEY SAWMILL

TRACT I

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN: 6-441-03)

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest 1/4 of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

PARCEL TWO: (APN: 6-441-04)

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book "227" of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of deed dated October 24, 1955, recorded November 4, 1955, in Book "214" of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

PARCEL THREE: (APN: 6-441-05)

All that portion of the West one half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bear South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26"

East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at Page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

PARCEL FOUR: (APN: 6-441-29 and 30)

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the Office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16, North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from SAID POINT OF BEGINNING, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the POINT OF BEGINNING; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right

to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

TRACT II (APN: 6-700-36)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

Beginning at a point from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence from said point of beginning, South 1°52' East 125.15 feet; thence South 60°43'46" West 268.44 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 1286.93 feet; thence North 88°44' East 131.15 feet to a point in the Nevada Irrigation District canal right of way; thence along the Westerly and Southerly embankment of the Nevada Irrigation District canal the following five courses: South 45°17' East 169.46 feet, South 33°12' East 408.10 feet, South 83°15' East 228.15 feet, North 83°19' East 115.06 feet, and South 61°28' East 40.06 feet; thence South 1°16' East 376.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at a 1 1/2 inch pipe being the most Northerly corner of the herein described parcel, from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence South 1°52' East 125.15 feet to a 1/2 inch pipe, found bearing the Tag L. S. 2202; thence South 60°43'46" West 268.44 feet to a 1/2 inch pipe, found bearing tag L. S. 2202, said pipe being in the Northeasterly right of way line of Brunswick Road (F.A.S. 1203); thence along said Brunswick Road right of way line, North 29°16'14" West 134.00 feet to a 3/4 inch rod; thence leaving said road right of way line and running North 30°00' East 73.05 feet to a 3/4 inch rod; thence North 73°37' East 270.04 feet to the point of commencement; as conveyed to Charles O. Baker, et ux by the Deed recorded December 13, 1965, in Book 392 of Official Records, at Page 236, Nevada County Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil, and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any

right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT III (APN: 6-800-02)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

BEGINNING at a point from which the Northwest corner of said Section 31 bears the following two courses: North 1°52' West 125.15 feet, thence North 44°32'48" West 2343.76 feet; thence from SAID POINT OF BEGINNING South 6°18' East 141.18 feet; thence South 26°12' East 279.46 feet; thence South 80°25' West 101.52 feet; thence South 22°16' West 131.27 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 456.50 feet; thence North 60°43'46" East 268.44 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT IV

PARCEL ONE: (APN: 9-581-09, 10 & 11 and Ptn 9-581-08)

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D., Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.;

thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and the following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00' East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a

Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick road as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; THENCE FROM SAID POINT OF BEGINNING, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett road, to tho beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights

to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

PARCEL TWO: (APN: Ptn 9-581-08)

THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest 1/4 of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. An easement over said land for the right to construct, maintain and use forever a water ditch of sufficient size to carry 500 inches miners measure of water, together with the right to reconstruct, maintain, repair and forever use the reservoir now on

said premises and incidental purposes as Reserved by W. B. Bourn, in Deed recorded March 19, 1888, in Book 71, Page 154 of Deeds.

Affects: The exact location of said easement is not defined of record.

6. An easement over said land for telephone and telegraph purposes, with the right to construct, place, inspect, maintain and replace poles, crossarms, wires, cables and necessary fixtures and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded September 4, 1902, in Book 96, Page 470 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

7. An easement over said land for telephone and telegraph purposes with the right to construct, place, inspect, maintain and replace, poles, etc., and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded November 21, 1903, in Book 100, Page 418 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

8. A right of way over said land for the purpose of constructing, maintaining and operating a conduit and/or canal and/or pipeline and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 27, 1946, in Book 106, Page 214 Official Records.

Affects: Reference is made to said document for further particulars.

9. An easement over said land for the purpose of constructing, maintaining and operating a pipe and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded June 9, 1949, in Book 138, Page 369 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

10. An easement over said land for poles, wires and incidental purposes as Granted to Pacific Gas and Electric Company, et al, in Deed recorded August 1, 1955, in Book 211, Page 177 Official Records.

Affects: Reference is made to said Document for further particulars.

11. An easement affecting a portion of said lands and for the purposes stated herein, and incidental purposes, in favor of County of Nevada to extend culverts and the slopes of cuts and fills, recorded November 4, 1955, in Book 214, Page 431 Official Records.

12. An easement over said land for the right to take domestic water from water main and to use the septic tank and incidental purposes as Granted to Malcom E. Hammill, et ux, in Deed recorded December 10, 1956, in Book 227, Page 290 Official Records.
Affects:
Tract IV, Parcel One the exact location of said easement is not defined of record.

13. An easement over said land for pipeline and the right to take water for domestic purposes through the present hook-up from New Brunswick Pipe Line and incidental purposes as Granted to Vivian Normile and Francis Normile, her husband, in Deed recorded September 5, 1956, in Book 224, Page 286 Official Records.
Affects: Tract IV,
Parcels one and two the exact location of said easement is not defined of record.

14. An easement over said land for maintaining an underground pipe line and the existing 12 inch Brunswick Pipeline and incidental purposes as Granted

to Nevada Irrigation District, in Deed recorded August 7, 1959, in Book 266, Page 18 Official Records.

Affects: Reference is made to said Document for further particulars

15. An easement over said land for the right to construct and maintain communication facilities and incidental purposes as Granted to the Pacific Telephone and Telegraph Company, in Deed recorded March 17, 1960, in Book 276, Page 181 Official Records.

Affects: The exact location of said easement is not defined of record.

16. An easement over said land for pipeline purposes and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 15, 1964, in Book 357, Page 103 of Official Records.

Affects: Tract II as follows:

A strip of land, 15 feet wide, the Easterly line of which is described as beginning at a point from which the Northwest corner of said Section 31 bears the following two courses, North 1°52' West, 125.15 feet; thence North 44°32'48" West 2343.76 feet; thence from said point of beginning, North 1°52' West 125.15 feet; thence North 1°16' West 1°16' West 456.87 feet, to the terminus of said line.

17. The rights, title and interests of Nevada Irrigation District in and to that certain canal or channel which borders said land.

Affects: Tract II

18. The effect of Dedications as set forth and shown on the Official Map of said subdivision as follows:

a. Building set backs.

b. N.I.D. Easements.

c. A restriction of access. Access to Lot 8 is via Millsite Road only.

Said easements were offered to Nevada Irrigation District by an Offer of Dedication recorded February 24, 1987, Series No. 87-04783 Official Records.

Said document contains the Resolution of Acceptance for public use of the easements and the purposes stated therein.

AFFECTS TRACT ONE, PARCEL 4

19. A Deed restriction covering the herein described property:

Recorded: February 24, 1987, Series No. 87-04784 Official Records

AFFECTS TRACT ONE, PARCEL 4

20. An agreement on the terms and conditions relating to road maintenance as contained in an instrument executed by Mary Bouma, Erica Erickson and William Toms recorded February 24, 1987, Series No. 87-04785 Official Records.

AFFECTS TRACT ONE, PARCEL 4

21. An easement over said land for roadway and utility purposes and incidental purposes as Reserved by Mary Bouma, Erica Erickson and William Toms, in Deed recorded April 1, 1988, Series No. 88-07737 Official Records.

Affects: A 40 foot wide strip of land the Southerly and Southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "Bet Acres" and is described as follows:

Beginning at the most Westerly corner of said Lot 8 being in the South line of East Bennett Road; thence, South 65°15'02" East, 136.46 feet; thence South 87°59'31" East 179.39 feet; thence, South 42°42'19" East, 205.31 feet to the end of this easement.

PARCEL 4.6 TAYLOR RELIEF HILL

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Relief Hill Placer Mine (so-called) being Lots 44A and 44B, embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B.& M., particularly described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.

PARCEL 2:

Union Gravel Cos. Placer Min (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894, in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.

PARCEL 3:

Lot 4 and the West half of the Southwest quarter (w 1/2 of SW 1/4) of Section 9, Township 17 North, Range 10 East, M.D.B. & M.

APN's 63-110-28 and
63-110-39
63-110-40
63-110-52
63-110-54

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. Rights of way and Easements for two existing ditches crossing the land herein described, being the Eureka Lake Company's Ditch or Irwin Ditch and the Bloomfield Company's Ditch. Said ditches were originally identified in documents recorded June 6, 1884 in Book 64 of Deeds at Page 240 and September 22, 1931 in Book 11 of Official Records at Page 102.

   Said rights of way were subordinated to those certain road easements granted to the U.S.A. in Easement Deed recorded October 31, 1978 in Book 993 of Official Records at Page 457, by Agreement recorded January 22, 1979, in Book 1013 of Official Records at Page 227.

5. As easement over said land for roads and incidental purposes as Granted to United States of America, in Deed recorded October 31, 1978, in Book 993, Page 457 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

6. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon Corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

7. An easement over said land for road and incidental purposes as Granted to Southern Pacific Land Company, a corporation, in Deed recorded October 22, 1982, Series No. 82-25268 Official Records.

   Said Easement Deed was amended by correction Document recorded December 23, 1982, Series No. 82-30414 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

8. An easement over said land for deed and incidental purposes as Granted to United States of America, in Deed recorded February 24, 1983, Series No. 83-04079 Official Records.

PARCEL 4.7 MAMMOTH MINE

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL NO. 1:

The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the SW 1/4 of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydro-carbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 2:

Mammoth Springs Place Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest quarter (SW 1/4) of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifth (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 3:

The Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, Patented by the United States of America, to John W. Ritchie, Sr., and Marillan Voight, under Letters of Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182 Official Records.

PARCEL NO. 4

A portion of the North half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, Patented by the United States of America

to James L. Gould under letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8 Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims; so called; thence on the line of the said Kinder Claim North 49° 30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13° 30' West 26.20 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63° 30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Sections 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal hear sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An easement over said land for road or tramway and incidental purposes as Reserved by J. L. Gould, in Deed recorded November 29, 1878, in Book 55, Page 661 of Deeds.

Affects: The exact location of said easement is not defined of record.

5. An easement over said land for poleline and incidental purposes as Granted to The Pacific Gas and Electric Company, a corporation, in Deed recorded December 9, 1920, in Book 131, Page 180 of Deeds.

Affects: A 15 foot wide strip of land, the centerline of which is described as follows:

Beginning at a point in the West boundary line of Section 8, Township 16 North, Range 11 East, M.D.B.&M., from which the Southwest corner of said Section 8 bears South 0° 58' East 428 feet distant and running thence North 82° 15' East 230 feet; thence South 82° 48' East, 454.7 feet; thence South 55° 41' East 675 feet more or less to a point in the South boundary line of said Section 8.

SAID DOCUMENT CONTAINS CONDITIONS AND PROVISIONS

6. An easement over said land for ingress, egress and incidental purposes as Granted to Pacific Gas and Electric Company, a California corporation, in Deed recorded July 21, 1966, in Book 404, Page 635 Official Records.

Affects: The Southwesterly quarter of Section 8, the exact location of said easement is not defined of record.

7. Covenants and conditions contained in the Deed recorded January 15, 1981, Series No. 81-01182 Official Records.

8. An Agreement by and between Richard H. McKannay, Jr., Lynn McKannay, William S. Hardie, Elsie L. Hardie, Richard E. Arbogast, Helen Arbogast and Woodrow W. Arbogast, dated December 10, 1980, recorded January 15, 1981, as Document No. 81-01184. Said document contains conditions, covenants, and stipulations.

Amongst other things, said document contains specific provision for an easement. The exact location of said easement is not defined of record.

Reference is made to said document for further particulars.

Said Agreement has been amended by that certain document recorded July 17, 1986, as document No. 86-17133.

9. Ordinance No. 1107, by the Nevada County Board of Supervisors, amending the Nevada County Land use and Development Code, recorded February 3, 1983, Series No. 83-02590 Official Records.

PARCEL 4.8 FOWLER SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Good Hope Placer Mining Claim and described as the East half of the Northeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the East half of the Southwest quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and the East half of the Northwest quarter of the Southeast quarter of Section 6, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter J. Phelps.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.9 UPPER CHALK BLUFF

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The North half of Lot 1 of the Northeast quarter; Lot 2 of the Northeast quarter Lots, 3, 4 and 5 of the Northwest quarter; Lots 6 and 7 of the Southwest quarter; the East half of Southwest quarter and the West half of the Southeast quarter all in Section 1, Township 16 North, Range 10 East, M.D.B. & M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.10 LOWER CHALK BLUFF

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 16 North, Range 10 East; and Lots 1 and 2 of the Southwest quarter of Section 21, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that certain Patent recorded May 31, 1921 in Book 6 of Patents at Page 107, executed by the United States of America to Mammoth Blue Gravel Company.

PARCEL 2:

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B. & M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1921 in Book 6 of Patents at Page 107, Nevada County Records.

AS TO PARCEL 2:

TOGETHER WITH A RIGHT OF WAY forty (40) feet in width for purposes of ingress, egress and public utilities, created appurtenant to that portion of Lot 56 within Section 21 Township 16 North, Range 10 East, M.D.M., said right of way lying within the Northwest quarter of Section 28, Township 16 North, Range 10 East, M.D.M., the centerline of which is more particularly described as follows:

Commencing at a point on said right-of-way centerline situate on the Northeasterly line of said Northwest quarter of Section 28, from which the Northwest corner of said Section 28 bears North 89° 02' 34" West 101.39 feet; thence along said right-of-way centerline the following four (4) successive courses to-wit: along a curve to the left from said point of commencement which has a radial bearing of South 80° 46' 56" East through an arc of 37° 54' 04" for a distance of 66.15 feet to the end thereof (said curve having a radius of 100.00 feet); thence South 28° 41' East 131.46 feet to the beginning of a curve to the right having a radius of 400.00 feet; thence along said curve through an arc of 08° 38' for a distance of 60.27 feet to the end thereof; thence South 20° 03' East 402.26 feet to a point in the centerline of Chalk Bluff road (Co. Rd. No. 428ABO) and being the end thereof.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Easements and notes as contained on the map filed March 8, 1976 in Book 11, Page 78 of Parcel Maps.

   The easements shown thereon are as follows:

   For: Road and utility purposes
   Affects: Parcel 2

Said easements were offered to the County of Nevada by an irrevocable Offer of Dedication recorded March 8, 1977, in Book 846, Page 156 Official Records.

At the time of recording, said offer was neither accepted nor rejected.

PARCEL 4.13 MOBLEY SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Northwest quarter of Section 20, Township 18 North, Range 10 East, M.D.M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An exclusive easement over said land for road and incidental purposes as Granted to The United States of America, in Deed recorded August 28, 1989, Series No. 89-24581 Official Records.

   Affects: The exact location of said easement is not defined of record.

PARCEL 4.17a AMARAL (NEVADA)

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Section 16, Township 19 North, Range 12 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.

PARCEL 2:

South one-half of Northwest one-quarter, North one-half of Southwest one-quarter, Northeast one-quarter Southeast one-quarter of Southwest one-quarter, Section 15, Township 19 North, Range 12 East, M.D.B. & M.

TOGETHER WITH:

An easement 60 feet in width for road and utility purposes as reserved in that certain Grant Deed recorded in Volume 486, Page 161, Official Records of Nevada County, September 11, 1969.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793, Official Records.

   Affects: Lands as shown and delineated on a map attached thereto and by reference made a part thereof.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.18 MILTON

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Southeast quarter, the Southeast quarter of Southwest quarter, and the South half of Southwest quarter of Southwest quarter of Section 9, Township 19 North, Range 12 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPT any portion of the above property in the natural bed of the Middle Fork Yuba River below the line or the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and to all hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal, iron, molybdenum, uranium, lead, zinc, sulphur, bauxite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam, brines, other liquids or any combination thereof, together with the exclusive and perpetual right of Grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process, and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the forgoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads (including the use of roads existing from time to time on said land, but Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to use such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed

for determination of values of real property being acquired through exercise of the power of eminent domain.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. This property does not appear to have record access to any public road.

PARCEL 4.71 BEAR RIVER

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN's: 22-250-12, 22-280-02 and 03)

All that portion of the Northeast quarter of Section 2 and the Northwest quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., more particularly described as follows:

Beginning on the North line of a parcel of property formerly owned by V. Twitchell, from which a 2 inch iron pipe monument marking the East quarter corner of said Section 2, bears South 0° 50' West 949.04 feet; thence, from said point of beginning, South 0° 05' West 272.54 feet; thence North 88° 03' West 600.00 feet; thence North 0° 50' East 437.00 feet; thence South 88°03' East 600.00 feet; thence North 0°50' East 239.50 feet to a point on the South line of Lot 10 in said Section 2; thence along said lot line, North 88° 19' West 394.46 feet; thence leaving said lot line, North 80° 33' East 642.16 feet to a point on the Westerly right of way line of a County Road known as LaBarr Meadows Road, from which a 4 inch by 4 inch concrete monument bears North 9° 01' East 7.17 feet; thence South 80° 59' East 30.00 feet to the centerline of said County Road; thence along said centerline South 9° 01' West 491.61 feet to a point marking the beginning of a 1000.00 foot radius curve to the left, from which a 4 inch by 4 inch concrete monument bears North 80° 59' West 30.00 feet; thence along said curve, consuming a central angle of 9° 02' 23", a distance of 157.77 feet; thence leaving said centerline, South 89° 55' 38" West 30.00 feet to a point on the Westerly right of way line of said county road; thence North 15° 22' West 126.71 feet to a point on the North line of the property formerly owned by

V. Twitchell; thence along said North line, North 88° 00' West 121.176 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitations that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface, as conveyed by Deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-Cold Corporation, Inc., a California corporation, to David Maltman, et ux.

ALSO EXCEPTING THEREFROM (as to a portion of the realty herein described) the subsurface below a depth of 100 feet beneath the surface of said portion.

PARCEL TWO: (APN's 22-282-04 and 05)

Lot 21 of the Northeast quarter (NE 1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., according to the Official plat thereof.

EXCEPTING THEREFROM all that portion conveyed by the Deed dated April 26, 1939, recorded May 4, 1939, in Book 52 of Official Records, at Page 194, to Grass Valley Bullion Mines, a California corporation, described as follows:

Commencing at a point on the Easterly line of said Lot 21, from which the East quarter corner of said Section 2 bears South 0° 50' West 676.50 feet distant; thence from said point of commencement, with variation 19° East, North 88° 03' West 600.00 feet; thence North 0° 50' East 437.0 feet; thence South 88° 03' East 600 feet to a point of the Easterly line of Section 2, from which the Northeasterly corner of the said Lot 21 bears North 0° 50' East 239.50 feet distant; thence South 05° West 437.0 feet to the point of commencement.

ALSO EXCEPTING THEREFROM all minerals, metals and mineral bearing rocks and ores of every description lying in or under said tract of land together with the right to mine and extract for same in any manner that will not interfere with the use and enjoyment by the grantor of the surface of the said land for residential or for agricultural uses or for any other lawful use by the grantor other than mining, the rights to such uses of the surface of the said lands being hereby reserved to the grantor as reserved in the deed dated December 6, 1938, recorded December 8, 1938, in Book 47 of Official Records, at

Page 339, by Loraine Belle Essex, also known as Mr. L. B. Essex.

ALSO EXCEPTING THEREFROM a portion thereof conveyed to the State of California by the deed dated June 7, 1947, recorded July 25, 1947, in Book 120 of Official Records, at Page 167.

PARCEL THREE: (APN's 22-140-30, 22-200-36 and 37, 22-230-09 and 16, 22-240-28 and 31)

All of the Parcel Map of Union Jack, being portions of Sections 1 and 2, Township 15 North, Range 8 East, M.D.B.& M., as shown on the Official Map thereof filed on March 10, 1971, in Book 1 of Parcel Maps, at Page 156.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface of said lands as described in Parcels 2 and 3 of the deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-gold Corporation, Inc., a California corporation, to David Maltman and Beulah J. Maltman, his wife, as Joint Tenants.

PARCEL FOUR: (APN: 22-160-06)

All that portion of Lots 7 and 10 in Section 2: and a portion of Lot 58, Smuggler Lode, in Section 1: in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described, being an iron pipe set in the South line of Lot 10 in said Section 2, from which the one-quarter section corner common to said Sections 1 and 2 bears South 15° 21' East 1414.93 feet distant; thence along the South line of said Lot 10, North 88° 19' West 704.04 feet to an iron pipe set in the Easterly right of way line of State Highway 49; thence, along said right of way line, North 8° 05' East 903.20 feet to a concrete highway monument; thence, South 81° 55' East 50.00 feet to a concrete highway monument; thence along a curve to the left with a radius of 3430.00 feet, a distance of 271.39 feet, (the long chord of said curve bears North 5° 49' East 271.32 feet); thence North 86° 27' West 40.00 feet to a concrete highway monument; thence, along a curve to the left with a radius of 3390.00 feet, a distance of 140.03 feet to an iron pipe set in said right of way line, the (long chord of

said curve bears North 2° 22' East 140.02 feet); thence, leaving said right of way line, North 79° 57' East 463.39 feet to an iron pipe set in fence line; thence North 71° 37' East 302.85 feet to an iron pipe in the Northwesterly line of the right of way of the LaBarr Meadows road; thence, along said right of way line, South 19° 35' East 889.10 feet to an iron pipe, from which a concrete right of way monument bears South 19° 35' East 307.73 feet distant; thence leaving said right of way line, South 71° 00' West 726.55 feet to an iron pipe; thence South 22° 59' East 458.74 feet to the place of beginning.

EXCEPTING HOWEVER, from the grant, conveyance and transfer and reserving to the Grantor therein, its successors and assigns, in the Deed dated October 12, 1973, recorded November 13, 1973, in Book 668 of Official Records, at Page 17, executed by the Grass Valley Ward of the Church of Jesus Christ of Latter-Day Saints, an unincorporated association, successor in interest to the Corporation of the President of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a Corporation sole, the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface and the subsurface of, that portion of the said Property lying more than 75 feet beneath the surface thereof, as reserved in the Deed dated May 27, 1954, recorded July 1, 1954 in Book 187 of Official Records, at Page 378, executed by Idaho Maryland Mines Corporation, a corporation, to the Corporation of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a corporation sole.

PARCEL FIVE: (APN: 22-160-05)

All that portion of Lots 7 and 10 of the Northeast quarter of Section 2; and a portion of the Bullion and LaBruja Lodes situate within the Northwest quarter of Section 1, in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at a point from which the Northeast corner of Section 2, bears the following three (3) courses and distances: North 61° 38' 30" East 221.26 feet, North 0° 10' East 367.91 feet and North 12° 40' 35" East 2080.82 feet; thence from said point of beginning, with True Bearings, South 61° 38' 30" West 200.00 feet, to a point on a Northeasterly line of that certain County Road known as Old State Highway; thence along said Northeasterly line, South 28° 21' 30" East 230.76 feet, to the beginning of a left curve, having a radius of 570.00 feet and marking the Northeasterly line of the said county road; thence along said curve in a Southeasterly direction, consuming an angle of 19° 30', a distance of 193.99 feet to the end of said

curve; thence along the Northeasterly line of said county road, South 47° 51' 30" East 306.30 feet, to the beginning of a right curve having a radius of 330.00 feet and marking the Northeasterly line of said county road; thence along said curve, in a Southeasterly direction, consuming an angle of 28° 15', a distance of 162.71 feet to the end of said curve; thence along the Northeasterly line of said county road, South 19° 36' 30" East 300.25 feet; thence leaving said Northeasterly line and running North 70° 23' 30" East 300.00 feet; thence North 13° 39' 20" West 680.33 feet; thence North 62° 19' 26" West 668.54 feet, to the place of beginning.

TOGETHER WITH all minerals, mineral rights and subsurface underlying the above described lands.

PARCEL SIX: (APN: Portion of 22-160-04)

THE SURFACE, to a depth of 75 feet, of all that portion of Lots 7 and 10 in Section 2, Township 15 North, Range 8 East, M.D.B.& M., described as follows:

Beginning at the most Northerly corner of the parcel of land now being described, being an iron pipe set in the Westerly right of way line of LaBarr Meadows County Road from which the East quarter corner of said Section 2 bears South 4° 52' 13" East 3153.97 feet; thence from said point of beginning and along a curve to the right with a radius of 270.00 feet, a distance of 40.04 feet to a concrete monument in said right of way; (the long chord of said curve being South 23° 49' 54" East 40.00 feet); thence South 19° 35' East 259.96 feet to an iron pipe set in said right of way line; thence leaving said right of way line South 71° 37' West 302.85 feet to an iron pipe set in fence line (identical with a corner of the property of the Church of Jesus Christ of Latter-Day Saints); thence South 79° 57' West 463.39 feet to an iron pipe set in the Easterly line of the right of way of State Highway 49; thence along a curve to the left with a radius of 3390.00 feet, a distance of 300.01 feet to an iron pipe set in said highway right of way line, (the Long Chord of said curve bears North 1° 31' 07" West 299.91 feet); thence, leaving said right of way line, North 76° 16' 50" East 666.47 feet to the point of beginning; (the description herein shown being limited on the West by the Easterly lines of the State Highway, as said Easterly lines are defined by the Deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148, to the State of California).

PARCEL SEVEN: (APN: Remainder of 22-160-04)

All that portion of Lot 7 and the Galena Gold Quartz Claim, designated as Lot 43, lying within the Northeast one-quarter

(1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the Northeast corner of the tract of land described in deed recorded December 9, 1955, in Book 215 of Official Records, at Page 479, Nevada County Records, to Floyd L. Humphrey; said Northeast corner being a point in the Westerly right of way line of LaBarr Meadows Road, and from which the East quarter corner of said Section 2 bears South 4° 52' 13" East, 3153.97 feet; thence from said point of beginning, along said Westerly line of LaBarr Meadows Road the following four courses: (a) along a curve to the left with a radius of 270.00 feet, through an angle of 19° 45' 12" for a distance of 93.09 feet; (b) North 47° 50' West, 306.30 feet; (c) along a curve to the right with a radius of 630.00 feet, through an angle of 19° 30' for a distance of 214.41 feet; (d) North 28° 20' West, 54.28 feet to the Southeast corner of the tract of land described in deed recorded December 30, 1954, in Book 203 of Official Records, at Page 379, Nevada County Records, to Ben W. Cresswell; thence, along the Southerly line of said Cresswell Parcel, South 75° 47' 30" West 305.15 feet to a point in the Easterly line of State Highway Route No. 49, as described in deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148; thence along said Easterly line, along a curve to the right with a radius of 3390.00 feet, through an angle of 9° 53' 28", a distance of 585.22 feet to the Northwest corner of said Humphrey Parcel; thence, along a Northerly line of said Humphrey Parcel, North 76° 16' 50" East, 666.47 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract, and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted and reserved in deed dated August 3, 1959, recorded August 12, 1959 in Book 266 of Official Records, at Page 185, executed by Idaho Maryland Mines Corporation to Oliver Investment Company. The above exception and reservation is contained in that certain deed dated August 2, 1966, recorded August 3, 1966, in Book 405 of Official Records, at Page 400, executed by Fred E. Tiedge, et al, to Yuba River Lumber Company, Inc;, a California corporation, which deed describes the herein described Parcels Six and Seven.

PARCEL EIGHT: (APN: 22-230-10)

The surface, to a depth of 50 feet, of portions of Lot 57 Union Jack Lode, Lot 61 "X" Lode, Lot 58 Smuggler Lode, Survey 4249 Keyflower Lode, and being situate within the Northwest one-quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Westerly corner of the parcel of land now being described, from which the West one-quarter corner of said Section 1, bears South 16° 38' 54" West 1797.33 feet; thence, from said point of beginning with true bearings, North 79° 00' East 265.00 feet; thence South 9° 00' East 360.00 feet; thence South 68° 18' 23" West 254.73 feet; thence North 11° 18' West 407.06 feet to the place of beginning.

PARCEL NINE: (APN 22-282-01)

All that portion of Lot 10, Section 2, and a portion of the Union Jack and Smuggler Lodes, being Lots 57 and 58 in Section 1; all in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described (an iron pipe set in the Westerly line of the right of way of the LaBarr Meadows County Road) from which the one-quarter section corner common to said Sections 1 and 2 bears South 9° 59' West 1492.49 feet; thence, along a fence line, South 80° 33' West 642.16 feet to an iron pipe set at the intersection of said fence with the South line of said Lot 10; thence North 22° 59' West 458.74 feet to an iron pipe; thence North 71° 00' East 726.55 feet to an iron pipe set in the Westerly line of said County Road; thence along said Westerly line South 19° 36' East 307.73 feet to an iron pipe; thence, along a curve to the right with a radius of 520 feet, a distance of 260.17 feet to a concrete monument. (The long chord of said curve bears from the last mentioned corner South 5° 15' East 257.45 feet); thence South 9° 05' West 7.17 feet to the place of beginning.

SUBJECT to the reservations of minerals as reserved in the deed dated May 29, 1954, recorded July 9, 1954, in Book 197 of Official Records, at Page 442, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to G.J. Pirkig and M.F. Pontius.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. The effect of the following:

The right to dump and discharge the water pumped from and such as may be used at the premises described in the deed recorded May 13, 1893, in Book 80 of Deeds, at Page 250, executed by Carrie M. Wallace, et al to Robert Watt, et al, into Galena Ravine, together with all mills and tailings resulting from the reduction of ore extracted from said premises, but the Grantees shall at all times be the owners of said tailings with the right to rework the same.

ALSO the above referenced instrument contains the right to dump the water debris and water extracted from said premisss, together with the sand and tailings from any quartz reduced and water used at any works on said premises upon the land described in the above referenced deed.

The Grantors of the above referenced deed shall have the right to take after the Grantees have ceased to use the same ten inches of the water (measured under a six inch pressure) that may be pumped for or used at said premises, but this shall not obligate the Grantees to furnish water unless they pump it from said mine or have brought it there from the necessary use of said premises.

The Grantors reserved the right to buy down and maintain such pipes across said premises, so long as they do not interfere with the works on said premises as may be necessary to convey water to any portion of the Grantees premises for domestic or agricultural purposes.

Affects: A portion of Parcels Six and Seven not defined of record.

6. A reservation contained in the Deed recorded on May 15, 1893, in Book 80 of Deeds at Page 277, executed by O.L. Twitchell to Robert Watt, et al, as follows:

"The Grantor hereby reserves which the Grantees concede to the right to the timber upon the premises herein conveyed, together with the right, from time to time, to cut and remove the same, but not in such way as to interfere with the uses of the Grantees for mining purposes, and the Grantees may whenever necessary in the working of said premises to cut and remove therefrom as may be required in clearing the land for working purposes."

Affects: A portion of Parcels 5, 6 and 7

7. An easement over said land for poles, polelines and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded April 27, 1910, in Book 112, Page 423 of Deeds.

Affects: A portion of Lots 1 and 2 of Parcel Three and a portion of Parcel 5, not locatable of record.

8. An easement over said land for poles, polelines and appurtenances and incidental purposes as Granted to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, a California corporation, in Deed recorded May 8, 1941, in Book 66, Page 429, Official Records.

Affects: A portion traversing Parcels 3 and 8 herein described, the width of which is not disclosed of record.

9. The effect of the following contained in the Deed to Freeman B. Twitchell recorded on December 9, 1941, in Book 74 of Official Records, Page 267, and in the Deed to Grass Valley Bullion Mines, a California corporation, recorded on December 9, 1941, in Book 74 of Official Records, Page 269.

"Together with the right to use so much of the subsoil as may be necessary for agricultural purposes, for the boring and maintenance of any water wells, and for the construction of foundations and cellars hereafter erected on said premises."

Affects: A portion of Parcel Four herein described, not locatable of record.

10. An easement over said land for one anchor and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded October 17, 1938, in Book 47, Page 159, Official Records.

    Affects: A portion of Parcel Three herein described, covering a portion not defined of record.

11. A right of way over said land for road purposes and a right of way over said land for a launder or ditch for the transportation of tailings and water and incidental purposes as Granted to Grass Valley Bullion Mines, a California corporation, in Deed recorded May 4, 1939, in Book 52, Page 194, Official Records.

    Affects: Portions of Parcel Two herein described, not defined of record.

12. A Waiver in favor of the State of California of any claims for damages to said land by reason of the construction and maintenance of a public highway contiguous thereto as set forth in the Deed to the State of California, recorded August 12, 1948, in Book 132, Page 148, Official Records.

    Affects: The Westerly portion of Parcels 2, 4, 6, and 7.

13. An easement over said land for right to construct, place, maintain and replace thereon one assembly of anchors, guys, guy stubs and fixtures and incidental purposes and incidental purposes as Granted to The Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 13, 1951, in Book 166, Page 552, Official Records.

    Affects: A portion of Parcel Three herein described not defined of record.

14. An easement over said land for the construction, maintenance, and operation of a pipe and pipeline for the conveyance of water and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded November 26, 1962, in Book 326, Page 616, Official Records.

    Affects: A 15 foot strip traversing a portion of Parcel Four herein described, said strip more particularly described as follows:

    A fifteen (15) foot wide easement lying 7 1/2 feet on each side of the following described centerline of a pipeline.

Commencing at a point on the West boundary of the Old State Highway right of way. Said point also being on the East line of Church property; from which point the 1/4 corner common to Sections 1 and 2, T. 15N, R. 8 E., M.D.B. & M., bears S 3° 26' 42" W. 2054.63 feet. Thence from said point of commencement N. 86° 32' W. a distance of 905.79 feet; thence N. 80° 15' W. 193.96 feet to the West line of Church property and East line of the present State Highway right of way from which point the 1/4 corner common to Sections 1 and 2, T. 15 N, R. 8E, bears S. 24° 26' 19" E. 2349.03 feet. End of required easement containing 0.379 acres, more or less.

1. As a condition to the above easement the Nevada Irrigation District agrees to construct a trench parallel to the pipeline trench for an approximate distance of 700 feet; thence crossing under said pipeline trench and running approximately 300 feet, or to an intersection with an existing drainage now coursing through the property, said parallel trench is for the purposes of conveying seepage water originating on the Church property to an existing sump pump. Trench to be constructed to the South of and outside of District Pipeline Easement. Upon completion, maintenance of trench becomes the responsibility of property owner.

2. After application for water service from said pipeline, one three-quarter inch (3/4") domestic service will be provided in accordance with the Nevada Irrigation District's Rules, Regulations and Rates as established by the Board of Directors.

3. Ingress and egress to said easement to be from the most Easterly end at the LaBarr Meadows Road and at the most Westerly end of Right of Way at the existing State Highway.

15. An easement over said land for the right to extend culverts and slopes of cuts and fills, as required for the construction and maintenance of County Road No. 117 (Old State Highway), upon the lands of the Grantor, Laird Company and incidental purposes as Granted to The County

of Nevada, in Deed recorded February 17, 1971, in Book 543, Page 623, Official Records.

Affects: The Westerly portion of Parcel Three herein described.

16. An easement over said land for all of the Public Utility Easements (P.U.E.) and Drainage Easements (D.E.) shown on the "Parcel Map of Union Jack" recorded in Book 1 of Parcel Maps, at Page 156, and incidental purposes as Granted to the County of Nevada, in Deed recorded March 10, 1971, in Book 546, Page 3, Official Records.

Affects: All that portion of Parcel Three herein described as shown on the Parcel Map referred to above. Said instrument contains the following:

Said easements are hereby offered for dedication to the County of Nevada for public utility and drainage purposes. Said Offer of Dedication to be binding on the Grantor, their heirs, successors, and assigns until such time as to the governing body of said County of Nevada refuses such Offer of Dedication.

17. Easements and notes as contained on the map filed March 10, 1971 in Book 1, Page 156 of Parcel Maps.

The easements shown thereon are as follows:

For: Public utilities.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1 a 10 foot strip over a Northerly portion of Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and Northwesterly 10 feet of Lot 4; a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10; and a strip over the Southerly 10 feet of Lot 19 and the Northerly 10 feet of Lot 20.

For: Drainage easements.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and the Northwesterly 10 feet of Lot 4 a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10.

For: P.G. & E. Co. poleline.
Affects: A Southwesterly portion over Lots 1 thru 11 and a portion traversing Lots 15 and 19.

NOTE: Those certain easements reflected on the above Parcel Map over portions of Lots 11 thru 20 in Book 326, Page 604; Book 326, Page 606; Book 326, Page 608; Book 326, Page 610 have been eliminated by those certain Quitclaim Deeds to Yuba River Lumber Co., Inc., a California corporation, recorded on October 33, 1975, in Book 759, Page 496; Book 759, Page 499; Book 759, Page 502; Book 759, Page 505, all of Official Records.

18. An easement over said land for the right from time to time to construct, place, inspect, maintain and replace communication facilities consisting of underground conduits, pipes, manholes, wires, cables, fixtures and appurtenances, with associated aboveground marker posts and pedestals, together with a right of way therefore and the right of ingress thereto and egress therefrom, and incidental purposes as Granted to Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 22, 1976, in Book 820, Page 201, Official Records.

Affects: Portions of Parcels Two, Four, Six, and Seven herein described, not defined of record.

19. A non-exclusive easement over said land for a water system and incidental purposes as Granted to Nevada Irrigation District, in Deed Recorded November 15, 1989, Series No. 89-33812 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

20. The effect, if any, of an unrecorded Optior to Purchase Real Property dated September 14, 1987, as amended, between Bohemia Inc. as grantor and Craig Lighty as Grantee. The effectiveness of the option is the subject of an action pending in the United States District Court for the Eastern District of California, known as Bohemia Inc. v. Lighty, No. CV-S-91-1046 EJG-GGH.

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

96034441

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger Clerk/Recorder
79.00
096034441 09:12am 12/26/96
004 10009571 01 02
E01 25 UN 000150 7.00 72.00 0.00 0.00 0.00
0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation formerly known as SIERRA PACIFIC INDUSTRIES, a California Corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation formerly SIERRA PACIFIC TRANSACTION COMPANY, a California Corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

TIMBER LAND

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SIERRA PACIFIC HOLDING COMPANY, a California corporation

BY: _____ BY: _____

M. D. Emmerson Jon Gartman

Dated: December 17, 1996

96034441

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 12-18-96 before me, the undersigned Notary Public in and for said County and State, personally appeared M. R. Emmerson and Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

96034441

Order No. 14151273N-RC

SCHEDULE A

The land referred to in this Report is situated in the State of California, County of Nevada, unincorporated area, and is described as follows:

TOWNSHIP 16 NORTH, RANGE 8 EAST & TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B.&M.

A portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; and portions of the Dorothy D. Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast one-quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M.D.B. & M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B. & M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest one-quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distance, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, to following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 265 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00'

East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to-wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast one-quarter of said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said Point of Beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.
APNs 9-581-09, 10, 11 and Portion of 9-581-08

TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 30:
THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with true bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.
Portion AP# 9-581-08

All that portion of the Southwest one-quarter lying Southwesterly of Brunswick Road.
AP# 6-391-04

Section 31:
The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter, described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
AP# 6-441-03

All that certain portion of the Northwest one-quarter, described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
AP# 6-441-04

All that portion of the West one-half, described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Rail Road; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
AP# 6-441-05

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
AP#s 6-441-29 and 30

TOWNSHIP 17 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 1:
The South one-half of the Southeast one-quarter; Lot 9 of the Southwest one-quarter.
AP#s 3-330-14 and 15

Section 13:
The South one-half of the Northeast one-quarter of the Southwest one-quarter; the West one-half of the Southeast one-quarter; the South one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 3-380-14

Section 15:
The East one-half of the Southeast one-quarter.
AP# 3-380-04

Section 24:
The East one-half of the Northeast one-quarter of the Northeast one-quarter.
AP# 3-680-05

TOWNSHIP 18 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 15:
Lot 3 and that portion of the Southeast one-quarter lying South of the Middle Fork of the Yuba River.
AP#s 3-280-01, 04 and 20

TOWNSHIP 16 NORTH, RANGE 10 EAST, M.D.B. & M.

Section 1:
The North one-half of Lot 1, Lots 2 thru 7, the East one-half of the Southwest one-quarter; and the West one-half of the Southeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP#s 65-090-07 and 08

Section 6:
The Good Hope Placer Mining Claim and described as the East one-half of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Northwest one quarter of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter, the East one-half of the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter, and the East one-half of the Northwest one-quarter of the Southeast one-quarter.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter T. Phelps.
AP# 38-050-03

Section 10:
The South one-half of the Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM the East one-half of the Southeast one-quarter of the Southeast one-quarter and the East one-half of the West one-half of the Southeast one-quarter of the Southeast one-quarter.
Portion AP# 65-090-12

Section 11:
The Northeast one-quarter of the Southeast one-quarter; the West one-half of the Southwest one-quarter.

EXCEPTING THEREFROM the West one-half of the West one-half of the Southwest one-quarter of the Southwest one-quarter.
Portion AP# 65-090-12

All Section 15.
AP# 65-120-01

Section 16:
The Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Northwest one-quarter.
AP# 65-130-05

Section 17:
The West one-half of the Northeast one-quarter and the Northwest one-quarter.
AP# 65-150-01

Section 20:
The Southeast one-quarter.
AP# 65-180-02

Section 21:
Lot 3, the Northeast one-quarter; the North one-half of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter.
AP# 65-190-01

Lot 1 and Lot 2 of the Southwest one-quarter.
AP# 65-200-01

Lot 4 and 5 of the Southwest one-quarter and the Southeast one-quarter.
AP# 65-200-03

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B.&M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1911 in Book 6 of Patents at Page 107, Nevada County Records.
AP# 65-200-04

Section 23:
The Northwest one-quarter of the Northwest one-quarter and the West one-half of the Northwest one-quarter.
AP#s 65-120-15 and 16

Section 27:
The Northwest one-quarter.
AP# 65-220-01

Section 33:
Lots 2, 3, 7, 8, 9, 11, 12 and 13; the North one-half of the Northwest one-quarter; and the Southwest one-quarter of the Northwest one-quarter.
AP#s 65-230-08 and 11

TOWNSHIP 17 NORTH, RANGE 10 EAST, M.D.B. & M.

All Section 3.
AP# 63-160-01

Sections 4, 5 and 9:
Relief Hill Placer Mine (so-called) being Lots 44A and 44B embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B. & M., described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.
AP# 63-110-54

Sections 4 and 9:
Union Gravel Cos. Placer Mine (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894 in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by Deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.
AP# 63-110-28

Section 5:
The Southeast one-quarter of the Southwest one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP#s 63-110-18, 19 and 20

Section 7:
The East one-half of the Southeast one-quarter of the Northeast one-quarter; the North one-half of Lot 1 of the Northwest one-quarter; the South one-half of the Northwest one-quarter and the South one-half.
AP#s 63-110-29 and 32

Section 9:
Lot 4 and the West one-half of the Southwest one-quarter.
AP#s 63-110-39, 40 and 52

The Southeast one-quarter, the East one-half of the Southwest one-quarter, the Southeast one-quarter of the Northeast one-quarter, the South one-half of Lot 8, the Southeast one-quarter of the Northwest one-quarter of Section 9.

EXCEPTING THEREFROM said Southeast one-quarter of the Northwest one-quarter, that certain tract of land described in the Deed from Southern Pacific Land Company, a Corporation, to Nevada Cemetery District, County of Nevada, dated November 15, 1968, recorded February 13, 1969, in Book 467, Page 581, Official Records of Nevada County, California, described as follows:

Beginning at a point in the North line of the Southeast one-quarter of Northwest one-quarter of said Section 9, distant South 89°30' West therein, 229 from the Northeast corner thereof; thence South 33°30' West 133.70 feet; thence North 56°30' West 80 feet; thence North 34°00' East 80.22 feet to said North line; thence North 89°30' East, along last said line, 95.65 feet to the point of beginning.
AP#s 63-110-42 and 49

All Section 11.

EXCEPTING THEREFROM the Northeast one-quarter of the Northeast one-quarter thereof, as described in the Deed from Southern Pacific Land Company to J. H. Stark, dated February 23, 1944, recorded March 25, 1944, in Book 86, Page 415, Official Records of Nevada County, California.
AP# 63-160-05

Section 17:
The North one-half, the West one-half of the Southwest one-quarter, the East one-half of the Southeast one-quarter of Section 17, in Township 17 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof.
AP#s 14-141-02, 06 and 10

Section 21:
The Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 14-141-20

Section 23:
The Northeast one-quarter; the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southeast one-quarter; the Northwest one-quarter of the Southeast one-quarter.
AP# 14-160-18

Section 27:
The South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter.
AP# 14-190-02

TOWNSHIP 18 NORTH, RANGE 10 EAST, M.D.B. & M.

Sections 16, 17 and 21:
Hazard Gravel Placer Mining Claim, designated by the Surveyor General as Lot 74, embracing a portion of Sections 16, 17 and 21 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to Eureka Lake and Yuba Canal Company Consolidated, recorded May 18, 1889, in Book 2 of Patents, Page 529.
Portion AP# 63-010-06

Section 17:
Parcels 1 thru 7 being a portion of Section 17, Township 18 North, Range 10 East, M.D.B.&M., as shown on the Parcel Map filed in the office of the Nevada County Recorder in Book 15 of Parcel Maps at Page 69.
AP#s 63-010-50 through 56

Section 20:
The Northwest one-quarter.
AP# 63-010-12

Sections 20, 21 and 29:
Blue Coat Placer Mine, designated by the Surveyor General as Lot 43, embracing a portion of Sections 20, 21 and 29 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to G. D. McLean and V. G. Bell, recorded November 17, 1881, in Book 1 of Patents, Page 703.
AP#s 63-010-13 and Portion of 63-010-06

Section 25:
The South one-half of the Southwest one-quarter; the West one-half of the Northwest one-quarter of the Southwest one-quarter; the South one-half of the Northeast one-quarter of the Southwest one-quarter and the West one-half of the Southwest one-quarter of the Southeast one-quarter.
AP# 65-050-13

Section 27:
Lot 1 of the Northeast one-quarter; the South one-half of the Northeast one-quarter and the West one-half of the West one-half.
AP#s 63-050-01, 03, 04 and 05

Section 35:
Lot 2 of the Northeast one-quarter; the Southwest one-quarter of the Northeast one-quarter; Lot 6 of the Northwest one-quarter; Lot 7 of the Southwest one-quarter; Lots 3 and 4 of the Southeast one-quarter and the West one-half of the Southeast one-quarter.
AP#s 63-050-24 and 25

TOWNSHIP 16 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 8:
The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

Mammoth Springs Placer Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the Mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.

The Southeast one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, patented by the United States of America, to John W. Ritchie, Sr. and Marillan Voight, under Letters Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al recorded January 15, 1981, in Instrument No. 81-01182, Official Records.

A portion of the North one-half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, patented by the United States of America to James L. Gould under Letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8, Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims, so called; thence on the line of the said Kinder Claim North 49°30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13°30' West 26.60 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63°30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Section 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard F. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.
AP#s 65-100-13 and 14

That portion of the Northwest one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northwesterly of the Northwesterly line of the Sacramento and Bear River Placer Mine. Said land purported to be shown on the map filed October 14, 1977, in Book 6, Page 166 of Records of Survey.
AP# 65-100-12

TOWNSHIP 17 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 1:
The Northeast one-quarter of the Southwest one-quarter.
AP# 64-130-09

Section 13:
The East one-half; the East one-half of the Southwest one-quarter of the Southwest one-quarter and the Southeast one-quarter of the Southwest one-quarter.
AP# 64-210-15

Section 17:
Lots 10 and 11 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter; the Northwest one-quarter of the Northwest one-quarter; Lots 1 to 9 of the West one-half; the Northwest one-quarter of the Southwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP# 64-220-02

Section 21:
The North one-half of the North one-half.
AP# 64-220-19

Section 27:
Lot 1 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter. The North one-half of the Southwest one-quarter of the Northeast one-quarter; the Southeast one-quarter of the Northeast one-quarter; the North one-half of the Northeast one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter; the North one-half of the Northwest one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter; the South one-half of the Southwest one-quarter of the Northwest one-quarter; the Southwest one-quarter; the North one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 64-210-19

TOWNSHIP 18 NORTH, RANGE 11 EAST, M.D.B. & M.

All Section 1.
AP# 13-180-06

Section 2:
Lots 3 and 4; the South one-half of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter; the West one-half of the Southwest one-quarter of the Southwest one-quarter and the East one-half of the Southwest one-quarter of the Southwest one-quarter.
AP# 13-180-04

Section 3:
Lot 4 and the East one-half.
AP#s 13-180-01 and 03

Section 7:
The portion of Lots 7, 8, 9 and 12, South of the Middle Fork of the Yuba River. Also, Lots 13, 14 and the South one-half.
AP# 13-100-08

Section 9:
The West one-half.
AP#s 13-100-13 and 14

All Section 12.
AP#s 13-180-19 and 20

Section 13:
The East one-half.
AP# 13-230-09

Section 17:
The West one-half; Lots 2 to 6 of the East one-half; the East one-half of the Northeast one-quarter; the East one-half of the Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Southeast one-quarter.
AP#s 13-220-04, 06 and 09

Section 19:
The East one-half.
AP# 13-220-34

All Section 25.
AP# 13-250-06

Section 29:
The South one-half; the Northeast one-quarter; and the East one-half of the Northwest one-quarter.
AP# 13-240-04

Section 35:
Lots 3, 4, 5, 6, 9, 10, 16 and 17.
AP#s 13-250-10 and 11

TOWNSHIP 19 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 13:
The South one-half.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-01

All Section 23.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-03

All Section 25.
AP# 13-090-03

Section 33:
The Southeast one-quarter; and the East one-half of the Northeast one-quarter.

EXCEPTING THEREFROM that portion thereof lying in Sierra County.
AP# 13-080-01

Section 35:
The Northeast one-quarter.
AP# 13-090-08

The Southeast one-quarter.
AP# 13-090-12

All that portion of the West one-half, lying Easterly and Southerly of the centerline of that certain ditch known as "The Milten Ditch", as the same now exist.
AP# 13-090-14

Section 36:
The North one-half.

EXCEPTING THEREFROM all of the minerals, veins, leads, or lodes containing gold or silver or other precious useful metals together with all the dips, spurs and angles and also all the metals, ores, gold and silver bearing quartz, rock and earth therein, with right to conduct mining operations on said land including the running of tunnels, excavation, and necessary workings to extract and remove said minerals with full right of ingress and egress for said purposes, as reserved in the deed dated August 22, 1944, recorded September 5 1944, in Book 90 of Official Records at Page 326, executed by Viola V. Yocco, Eugene W. Bell, Mio M. Marsh, Ida Dale Miller and Eugene W. Bell, as surviving Trustee for Calista Jane Bell, a minor, under will of Virginia Jane Bell, also known as Virginia J. Bell, also known as Mrs. V.J. Bell, deceased, to Emmet L. Marsh.
AP# 13-090-11

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

All Section 1:
AP# 64-160-03

All Section 3.
AP# 64-160-01

Section 7:
The South one-half.
AP# 64-140-07

Section 9:
The East one-half of the Northeast one-quarter.
AP# 64-140-16

Section 11:
The North one-half and the Southwest one-quarter.
AP# 64-160-05

TOWNSHIP 18 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1.
AP# 13-330-09

Section 6:
Lots 1 through 7, the South one-half of the Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southwest one-quarter and the Southeast one-quarter.
APNs 13-320-01 and 02

All Section 7.
APNs 13-320-25 and 26

Section 11:
Parcels 1, 2 and 3, as shown on Parcel Map No. 88-46 for Walter Hewlett, as filed on November 1, 1990 in Book 18 of Parcel Maps, at Page 58. Also known as the Northeast one-quarter and the South one-half of Section 11, Township 18 North, Range 12 East, M.D.M.
AP#s 13-330-16, 17 and 18

Section 13:
The West one-half.
AP# 13-350-07

Section 15:
The East one-half of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter; and the West one-half of the Southeast one-quarter.
AP# 13-350-02

Section 19:
The East one-half, the East one-half of the Northwest one-quarter, Lots One and Two of the Northwest one-quarter, Lot Three of the Southwest one-quarter, the Northeast one-quarter of the Southwest one-quarter and the East one-half of the Southeast one-quarter of the Southwest one-quarter.
AP# 13-340-05

Section 21:
The South one-half of the Southwest one-quarter; and the Northeast one-quarter of the Southwest one-quarter.
AP# 13-340-09

All Section 23.
AP#s 13-350-15, 16 and 17

All Section 29.

EXCEPTING THEREFROM the Southeast one-quarter of the Northeast one-quarter.
AP# 13-360-02

Section 33:
The South one-half.
AP# 13-360-17

All Section 35.
AP# 13-370-06

TOWNSHIP 19 NORTH, RANGE 12 EAST, M.D.B. & M.

Section 9:
The Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter, and the South one-half of the Southwest one-quarter of the Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPTING THEREFROM any portion of the above property in the natural bed of the Middle Fork Yuba River below the line of the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, nor known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal iron, molybdenum, uranium, lead, zinc, sulphur, bauxiite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam brines, other liquids or any combination thereof, together with the exclusive and perpetual right of grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the foregoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads, (including the use of roads existing from time to time on said land, by Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways, pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to sue such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed for determination of values of real property being acquired through exercise of the power of eminent domain.
AP# 13-260-03

Section 11:
The Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located in Sierra County, California.
AP# 13-270-01

Section 13:
The South one-half and the South one-half of the Northwest one-quarter.
AP# 13-290-07

Section 15:
The South one-half of the Northwest one-quarter, the North one-half of the Southwest one-quarter, the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter.
AP# 13-290-11

All Section 16.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.
AP# 13-280-03

All Section 17.
AP# 13-280-02

All Section 19.
AP# 13-280-04

All Section 21.
AP# 13-280-06

All Section 25.
AP# 13-310-03

All Section 27.
AP# 13-310-01

All Section 29.
Section 13-300-02

Section 30:
Lots 1 to 4 inclusive, the Northeast one-quarter, the East one-half of the Northwest one-quarter, the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP# 13-300-01

All Section 31.

EXCEPTING THEREFROM that portion of the East one-half of the Southeast one-quarter of said Section covered by Weaver Reservoir containing 4 acres more or less, as conveyed by Deed recorded November 24, 1884, in Book 81 of Deeds, at Page 363, executed by Central Pacific Railroad Company, a Corporation, to Summit Water and Irrigating Company, a Corporation.

ALSO EXCEPTING THEREFROM Parcel 2, as shown on Parcel Map 82-8 as filed in the office of the Nevada County Recorder on February 10, 1984, in Book 16 of Parcel Maps at Page 106.
AP# 13-300-09

All Section 33.
AP# 13-300-08

All Section 35.
AP# 13-310-05 and 06

TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B. & M.

All Section 1.
AP# 15-100-04

Section 3:
The West one-half.
AP# 15-100-01

All Section 5.
AP# 15-090-02

All Section 7.
AP# 15-090-08

All Section 9.

EXCEPTING THEREFROM any portion of Lot 39, 41 and 42 of said Section 9, Township 17 North, Range 13 East, M.D.M.
AP# 15-090-10

Section 11:
The East one-half; the Northeast one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 15-100-08

All Section 15.
AP# 15-120-01

Section 17:

EXCEPTING THEREFROM all that portion thereof, as described in the Decree, dated June 10, 1912, recorded June 28 1912, in Book 116 of Deeds, at Page 106, Nevada County, California records.

ALSO EXCEPTING THEREFROM Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP#s 15-110-22 and 36

Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP# 15-110-37

All Section 23.
AP# 15-120-05

Section 24.
The North one-half.
AP# 15-1[illegible]-06

TOWNSHIP 18 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 3:
The Southwest one-quarter and the Southwest one-quarter of the Northwest one-quarter.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.
AP#s 15-040-01 and 02

All Section 5.

EXCEPTING THEREFROM that portion thereof lying in Sierra County, California.
AP#s 15-030-16 through 21

Lots 7:
Lots 1 and 2, the East one-half of the Northwest one-quarter and the Northeast one-quarter.
AP# 15-030-22

All Section 9.
AP# 15-030-09 and 10

All Section 11.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-040-05

All Section 13.
AP#s 15-060-06 and 07

Section 15:
The North one-half, the Southwest one-quarter, the North one-half of the Southeast one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP# 15-060-01

All Section 19.
AP# 15-050-06

Section 23:
The Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the South one-half.
AP# 15-060-18

Section 25:
The Northeast one-quarter, the North one-half of the Northwest one-quarter.
AP# 15-080-11

All Section 31.
AP# 15-070-04

TOWNSHIP 19 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 19:
The Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in thee deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-010-09 and 10

Section 29:
The West one-half and the West one-half of the East one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in the deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-020-15 and 16

All Section 31.
EXCEPTING THEREFROM:
(a) That portion covered by Jackson Lake, as conveyed by a deed dated July 25, 1894, recorded November 24, 1894, in Book 91 of Deeds, Page 363, executed by Central Pacific Railroad Company to Summit Water and Irrigating Company.
(b) That portion of the South one-half of the Southwest one-quarter and Lot 4, as conveyed by deed dated December 27, 1922, recorded January 29, 1923, in Book 135 of Deeds, at Page 51, executed by Central Pacific Railway Company to H.C. Schroeder.
AP#s 15-020-04, 05 and 06

TOWNSHIP 17 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 3.
AP# 15-200-01

All Section 5.
AP# 15-190-02

Section 9:
The Northeast one-quarter, the North one-half of the Northwest one-quarter, the Southwest one-quarter of the Southwest one-quarter.
AP#s 15-190-06 and 08

Section 17:
The Northeast one-quarter, the East one-half of the Northwest one-quarter and the South one-half.
AP# 47-010-03

Section 18:
The Southeast one-quarter.
AP# 47-010-02

Section 19:
The North one-half of the North one-half of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northwest one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter of the Northeast one-quarter, the South one-half of the Southeast one-quarter of the Northeast one-quarter and the Northwest one-quarter.
AP# 47-010-05

TOWNSHIP 18 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 9.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-130-04

Section 15:
The Northeast one-quarter and the West one-half.
AP# 15-160-01

All Section 17.
AP# 15-150-03

All Section 19.
AP# 15-150-07

All Section 21.
AP# 15-150-09

Section 31:
Lots 1 and 2 and the East one-half of the Northwest one-quarter; the Northeast one-quarter, the Southeast one-quarter and the East one-half of the Southwest one-quarter.
AP#s 15-170-13, 14, 15 and 17

TOWNSHIP 18 NORTH, RANGE 15 EAST, M.D.B. & M.

All Section 13.
AP# 16-040-06

All Section 15.
AP# 16-040-01

Section 23:
The South one-half.
AP# 16-040-09

All Section 27.
AP# 16-060-01

96034441

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

Section 15:
The Southwest one-quarter and the West one-half of the Southeast one-quarter of Section 15, Township 17 North, Range 17 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM all that portion thereof lying outside of the County of Nevada.
AP# 49-050-04

AP#(s)

END OF DOCUMENT

97002919

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger, Clerk/Recorder
25.00
097002919 10:17am 01/31/97
004 10010106 01 02
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00
0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

COS

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation, formerly known as Sierra Pacific Industries, a California corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation, formerly known as Sierra Pacific Transaction Company, a California corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

MILL SITE

SEE EXHIBIT "A" ATTACHED HERETO

SIERRA PACIFIC HOLDING COMPANY, a California corporation

By: M D Emmerson
M.D. Emmerson

By:
Jon Carstarphen

Dated: January 13, 1997

97002919

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 1-16-97 before me, the undersigned Notary Public in and for said County and State, personally appeared M.O. Emmersen & Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM. # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

EXHIBIT "A"

PARCEL 1:

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D. Halphene and J.N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit; North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile, et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit; North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in Deed dated August 3, 1959, recorded in Book 266 of Official Records, at page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East

115.79 feet; North 3°17' East 177.43 feet; North 23°00" East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, Soutn 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1,250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge, et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill, et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road, as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said point of beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787, Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185.

AP# 9-581-09, 10 & 11 and Portion of 9-581-08

PARCEL 2:

THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

AP# Portion of 9-581-08

PARCEL 3:

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1,125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

AP# 006-441-03

PARCEL 4:

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

BEGINNING at the Southeast corner of that certain 14.044 acre tract of land as described in Deed dated December 3, 1956, recorded December 10, 1956 in Book "227" of Official Records, page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book "214" of Official Records, page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

AP# 006-441-04

PARCEL 5:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

BEGINNING at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (Formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with a radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada corporation.

AP# 006-441-05

PARCEL 6:

Lot 8, as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road, as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the Point of Beginning; as Conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

AP# 006-441-29 & 006-441-30

END OF DOCUMENT

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M.D. Emmerson
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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

First American Title Company

2230 East Bidwell Street, Suite 100
Folsom, CA 95630

February 20, 2020

Chris Powell
Mitchell Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661
Fax:

Title Officer:	Randal Watkins
Phone:	(916)983-3985
Order Number:	3420-6136698 (RW)
Escrow Number:	3420-6136698
Buyer:	
Property:	12503 Brunswick Road Grass Valley, CA 95945

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

Customer First!

GUARANTEE

LIABILITY:	$1,000.00	ORDER NO.:	3420-6136698
FEE:	$500.00	YOUR REF:	

First American Title Insurance Company
a Nebraska corporation, herein called the Company

GUARANTEES

Mitchell Chadwick

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: January 21, 2020 at 7:30 A.M.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

SCHEDULE A

CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

RISE GRASS VALLEY, INC., A NEVADA CORPORATION

pursuant to a GRANT DEED AS INSTRUMENT NO. 2018-009581 in and to the real property in the unincorporated area of the County of Nevada, State of California , described as follows:

THE SURFACE AND SUB-SURFACE OF A DEPTH OF 75 FEET BELOW THE SURFACE OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 9 EAST M.D.M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON A SOUTHWESTERLY LINE OF THAT CERTAIN COUNTY ROAD KNOWN AS THE BRUNSWICK ROAD FROM WHICH THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP AND RANGE AFORESAID, BEARS NORTH 38°50'14" WEST 1125.89 FEET DISTANT A THENCE FROM SAID POINT OF COMMENCEMENT WITH TRUE BEARINGS SOUTH 46°19' WEST 469.54 FEET TO A STEEL DRILL; THENCE SOUTH 55°18' EAST 140.65 FEET TO A STEEL DRILL; THENCE SOUTH 62°53' EAST 118.76 FEET TO A STEEL DRILL; THENCE SOUTH 36°38' WEST 495.05 FEET TO A STEEL DRILL; THENCE SOUTH 34°37' EAST 612.51 FEET TO A STEEL DRILL; THENCE NORTH 55°33' EAST 725.10 FEET TO A STEEL DRILL SITUATE ON THE SAID SOUTHWESTERLY LINE OF THE BRUNSWICK ROAD; THENCE ALONG SAID LINE NORTH 29°16'14" WEST 1088.66 FEET TO A STEEL DRILL, THE PLACE OF BEGINNING.

APN: 06-441-03-000

only the following matters appear in such records subsequent to December 28, 1966.

1. A document recorded December 28, 1966 as INSTRUMENT NO. 1966-009609, BOOK 413, PAGE 390 of Official Records.

   From: BRUNSWICK TIMBER PRODUCTS CORPORATION AKA BRUNSWICK TIMBER PRODUCTS, INC.
   To: WILLIAM J. PENDOLA AND MARGARET PENDOLA, HIS WIFE

2. A document recorded SEPTEMBER 25, 1974 as BOOK 709, PAGE 377 of Official Records.

   From: WILLIAM J. PENDOLA AND MARGARET PENDOLA, HIS WIFE
   To: BRUNSWICK TIMBER PRODUCTS CORPORATION AKA BRUNSWICK TIMBER PRODUCTS, INC.

3. A document recorded DECEMBER 31, 1974 as BOOK 722, PAGE 272 of Official Records.

   From: BRUNSWICK TIMBER PRODUCTS CORPORATION AKA BRUNSWICK TIMBER PRODUCTS, INC.
   To: WILLIAM J. PENDOLA AND MARGARET PENDOLA

4. A document recorded FEBRUARY 27, 1976 as BOOK 780, PAGE 288 of Official Records.

   From: WILLIAM J. PENDOLA AND MARGARET PENDOLA, HIS WIFE
   To: BRUNSWICK TIMBER PRODUCTS, CORPORATION AKA BRUNSWICK TIMBER PRODUCTS, INC.

5. A document recorded November 22, 1991 as INSTRUMENT NO. 1991-036486 of Official Records.

   From: BOHEMIA INC., AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA HOLDING COMPANY, AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA RIVER LUMBER CO., INC., A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

6. A document recorded December 26, 1996 as INSTRUMENT NO. 1996-034441 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

7. A document recorded January 31, 1997 as INSTRUMENT NO. 1997-002919 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

8. A document recorded May 15, 2018 as INSTRUMENT NO. 2018-009581 of Official Records.

   From: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: RISE GRASS VALLEY, INC., A NEVADA CORPORATION

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.

2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
(c) The identity of any party shown or referred to in Schedule A.
(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
5. Proof of Loss Damage.
In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized

representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M.D. Emmerson
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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

VOL 227 PAGE 292

GRANT DEED (Joint Tenancy)

4997

For value received IDAHO MARYLAND MINES CORPORATION, a corporation,

GRANT to MILTON BALMAIN and INA V. BALMAIN, his wife,

as Joint Tenants, all that real property situate in the

County of Nevada, State of California, described as follows:

THE SURFACE and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest one-quarter (NW¼) of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road, from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38° 50' 44" West 1125.89 feet distant; thence from said point of commencement with True Bearings South 46° 19' West 469.54 feet to a steel drill; thence South 55° 18' East 140.65 feet to a steel drill; thence South 62° 53' East 118.76 feet to a steel drill; thence South 36° 38' West 495.05 feet to a steel drill; thence South 34° 37' East 612.51 feet to a steel drill; thence North 55° 33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29° 16' 14" West 1088.66 feet to a steel drill, the place of beginning. Containing 14.044 acres, more or less.

Recorded at Request of INTER-COUNTY TITLE CO.
at 41 min past 1 o'clock P M
DEC 10 1956
VOL 227 PAGE 292
OFFICIAL RECORDS
NEVADA COUNTY RECORDS
John E. Natall FEE $2.00 Pd
RECORDER

4997

IN WITNESS WHEREOF the said President and Secretary thereunto duly authorized by resolution of its board of directors, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this third day of December 1956.

IDAHO MARYLAND MINES CORPORATION

By B. C. Austin
President

By C. L. Allan
Secretary

STATE OF CALIFORNIA
County of } ss.
On 19
before me, a Notary Public,
in and for said County and State, personally appeared

STATE OF CALIFORNIA
County of Nevada } ss.

On this 3rd day of December in the year one thousand nine hundred and fifty-six
before me, Charles G. Brown, a Notary Public in and for the County of
Nevad, State of California, residing therein, duly commissioned and sworn, personally appeared
B. C. Austin and C. L. Allan
known to me to be the President and Secretary respectively
of the corporation described in and that executed the within instrument, and also known to me to be
the person who executed the within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the
County of Nevada the day and year in this certificate
first above written.

Notary Public in and for the County of Nevada State of California.

Coudery's Form No. 28—(Acknowledgment Corporation). My Commission Expires March 8, 1959

4997

Best Available

4722

DEED

THIS INDENTURE, made the 24th day of October, A.D., 1955, between IDAHO MARYLAND MINES CORPORATION, a Nevada Corporation, the party of the first part, and the COUNTY OF NEVADA, a political subdivision of the STATE OF CALIFORNIA, the party of the second part;

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Ten Dollars, in lawful money of the United States of America, to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the said party of the second part, its successors and assigns forever, all that certain real property situate in the County of Nevada, State of California, more particularly described as follows, to-wit:

PARCEL NO. 1:

A strip of land 100 feet in width traversing a portion of the East one-half of Section 25, Township 16 North, Range 8 East, M. D. M., the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 65 plus 91.86, a point on the North line of the South one-half of the Northeast one-quarter of said Section 25, from which the Northeast corner of the said South one-half of the Northeast one-quarter bears North 88° 58' East 2298.70 feet distant; thence from said point of commencement with TRUE BEARINGS South 6° 09' 11" East 886.57 feet to Engineer's Station 74 plus 78.43 designating the beginning of a left curve having a radius of 1000.00 feet; thence along said curve in a Southerly and Southeasterly direction, consuming an angle of 50° 40' 49" A distance of 884.54 feet to Engineer's Station 83 plus 62.97 designating the end of said curve; thence South 56° 50' East 902.27 feet to Engineer's

Best Available

Station 92 plus 65.24 designating the beginning of a right curve having a radius of 1200.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 30° 31' a distance of 639.14 feet to Engineer's Station 99 plus 04.38 designating the end of said curve; thence South 26° 19' East 867.65 feet to Engineer's Station 107 plus 72.03 equals Engineer's Station 108 plus 02.08 designating the beginning of a left curve having a radius of 1200.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 19° 14' 55" a distance of 403.14 feet to Engineer's Station 112 plus 05.22 designating the end of said curve; thence South 45° 33' 55" East 250.00 feet to Engineer's Station 114 plus 55.22. Containing 11.00 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the Grantors adjacent to the above described parcel of land.

EXCEPTING from the above described strip of land, that portion thereof in conflict with the Southwest one-quarterof Section 30, Township 16 North, Range 9 East, M. D. M.

ALSO EXCEPTING from the above described strip of land, thatcertain parcel of land now or formerly owned by John J. Looser, and being described as follows, to-wit:

A portion of the Southeast one-quarter of Section 25, Township 16 North, Range 8 East, M. D. M., described as follows, to-wit:

Beginning at a point, from which the East one-quarter Section corner of said Section 25 bears North 36° 20' 12" East 1252.86 feet distant; thence from said point of commencement with TRUE BEARINGS South 77° 32' West 68.42 feet to a point in the present center line of that certain county road known as the Brunswick Road; thence along said center line following two successive courses and distances, to-wit: South 30° 32' 18" East 470.97

Best Available

feet, South 30° 51' 10" East 625.06 feet; thence leaving said center line and running North 26° 19' West 758.16 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve in a Northwesterly direction, consuming an angle of 14° 29' 55" a distance of 316.31 feet to the place of beginning. Containing 0.450 acres.

ALSO EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 2:

A strip of land 100 feet in width traversing a portion of Section 31, Township 16 North, Range 9 East, M. D. M., the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 115 plus 17.03, a point on the North line of said Section 31, from which the Northwest corner thereof bears South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS South 45° 33' 55" East 99.27 feet to Engineer's Station 116 plus 16.30 designating the beginning of a right curve having a radius of 1400.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 16° 17' 41" a distance of 398.15 feet to Engineer's Station 1[illegible] plus 14.45 designating the end of said curve; thence South 29° 16' 14" East 2902.70 feet to Engineer's Station 149 plus 17.15 designating the beginning of a right curve having a radius of 800.00 feet; thence along said curve in a Southerly direction, consuming an angle of 38° 50' a distance of 542.22 feet to Engineer's Station 154 plus 59.37 designating the end of said curve; thence South 9° 33' 46" West 534.45 feet to Engineer's Station 159 plus 93.82 designating the beginning of a left curve having a radius of 1000.00 feet; thence along said curve in a Southerly direction, consuming an

Best Available

angle of 24° 04' 11" a distance of 420.09 feet to Engineer's Station 164 plus 13.91 designating the end of said curve; thence South 14° 30' 25" East 222.61 feet to Engineer's Station 166 plus 30.52. Containing 11.752 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said county road, upon the lands of the grantors adjacent to the above described parcel of land.

EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 3:

A strip of land 60 feet in width traversing a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, and a portion of the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M. D. M. described as follows, to-wit:

Beginning at Engineer's Station 115 plus 96, from which the Northwest corner of said Section 31, identical with the Northeast corner of said Section 36 bears the following two successive courses and distances, to-wit: North 45° 33' 55" West 76.97 feet; thence South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS South 62° 50' West 73.08 feet to the beginning of a left curve having a radius of 284.00 feet; thence along said curve in a Southwesterly direction, consuming an angle of 22° 15' a distance of 102.52 feet to end of said curve; thence South 40° 35' West 271.73 feet to the beginning of a right curve having a radius of 250.00 feet; thence along said curve in a Southwesterly direction, consuming an angle of 63° 12' 33" a distance of 275.80 feet. Containing 1.430 acres.

Best Available

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the grantors adjacent to the above described parcel of land.

EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 4:

A strip of land 60 feet in width traversing the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, W. D. M. the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 115 plus 96, from which the Northwest corner of said Section 31, identical with the Northeast corner of said Section 36 bears the following two successive courses and distances, to-wit: North 45° 33' 55" West 78.97 feet, thence South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS North 62° 50' East 135.67 feet to the beginning of a right curve having a radius of 214.00 feet; thence along said curve in an easterly direction, consuming an angle of 25° 52' 34" a distance of 96.65 feet to end of said curve; thence North 88° 42' 34" East 570.00 feet. Containing 0.480 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the grantors adjacent to the above described parcel of land.

EXCEPTING from the above described strip of land all that portion thereof in conflict with the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, W. D. M.

ALSO EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and

Best Available

assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

IDAHO MARYLAND MINES CORPORATION

B. C. Austin
President

C. L. Allan
Secretary

STATE OF CALIFORNIA)
) ss
COUNTY OF Nevada)

On this 24th day of October, 1955, before me Charles G. Brown, a Notary Public in and for said County, personally appeared B. C. AUSTIN and C. L. ALLAN the President and Secretary respectively, of Idaho Maryland Mines Corporation, the Corporation that executed the within and foregoing instrument and also known to me to be the persons who executed it on behalf of the Corporation therein named, and they acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in the said County the day and year in this certificate first above written.

Charles G. Brown
Notary Public

CHARLES G. BROWN, Notary Public
in and for the County of Nevada, State of California
My Commission Expires Mar. 8, 1959
411 So. Auburn St., Grass Valley, Calif.

Best Available

4722

Recorded at Request of
COUNTY OF NEVADA
at 20 min past 8 o'clock A M
Nov - 1955
VOL 214 PAGE 431
OFFICIAL RECORDS
NEVADA COUNTY RECORDS
John E. Ritell Jr. COUNTY RECORDER

RESOLUTION OF ACCEPTANCE

BE IT RESOLVED, that the County of Nevada, acting by and through the Board of Supervisors, hereby consents to the execution and recordation of the within deed, and accepts for public purposes the real property and/or interest therein and/or easement thereon, therein described.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of November, 1955.

John D. Francis
Chairman of the Board of Supervisors

ATTEST: P. E. Seeble
County Clerk and Ex-Officio Clerk of the Board of Supervisors

4722

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

2880

Grant Deed

(Corporation)

I.R.S. $

SUM-GOLD CORPORATION, Inc., a California Corporation (GRANTOR)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Does Hereby Grant To YUBA RIVER LUMBER COMPANY, a California Corporation,

the real property in the

County of Nevada, State of California, described as follows:

All that certain portion of the Northwest one-quarter (NW¼) of Section Thirty-one (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book "227" of Official Records, page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of deed dated October 24, 1955, recorded November 4, 1955, in Book "214" of Official Records, page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55° 33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road, thence North 29° 16' 14" West along the Southwesterly line of said County Road to the Southeast corner of said 14.044 acre tract and the point of beginning.

VOL 378 PAGE 404

Dated April 15th, 19 60.

SUM-GOLD CORPORATION, Inc.

By [signature]
Secretary

SEAL

CORPORATION, INC. JULY 20 1959 NEVADA COUNTY, CALIF.

STATE OF CALIFORNIA
COUNTY OF Nevada } ss.

On this fifteenth day of April in the year one thousand nine hundred sixty, before me, [signature], a Notary Public in and for said County and State, personally appeared [signature], known to me to be the President, and David Maltman, known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal the day and year in this certificate first above written.

(Seal) [signature]
Notary Public in and for said County and State.

My Commission Expires [illegible]

SEAL

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO
Yuba River Lumber Company
P.O. Box 310
Grass Valley, Calif.
ORDER No. 26572 ESCROW No.

SPACE BELOW FOR RECORDER'S USE ONLY

2880

VOL 378 PAGE 404
OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

APR 26 1965, 23 MIN. PAST 1 O'CLOCK P.M.
NEVADA COUNTY, CALIFORNIA
FEE: 2.80
Thos. A. Talbert
RECORDER

2880

VOL 378 PAGE 405

12/1/58 1M (8pt.)

57014, et seq.
57731, et seq.

39

91 36486 OFFICIAL RECORDS
REQUESTED BY
THIS SPACE RESERVED FOR RECORDER'S USE
FIRST AMERICAN TITLE CO.

91 NOV 22 PM 1:59

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

11900 FB.

RECORDING REQUESTED BY:
Sierra Pacific Industries

WHEN RECORDED, MAIL TO:
Sierra Pacific Industries
PO Box 496014
Redding, California 96049-6014

attn: Mr. Jack Frost

DOCUMENTARY TRANSFER TAX $ PURSUANT TO SECCTION 11932 R.&T. CODE
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

undersigned grantor declares (Nevada County)

BOHEMIA INC., an Oregon corporation, successor by merger to Yuba Holding Company, an Oregon corporation, successor by merger to Yuba River Lumber Co., Inc., a California corporation, Grantor, grants to SIERRA PACIFIC INDUSTRIES, a California corporation, Grantee, all that real property situated in Nevada County, California, described in attached Exhibit A, subject to those matters described therein.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its Vice President - Finance as of _____, 1991.

BOHEMIA INC., an Oregon corporation

By: _____
Stephen A. Wendell
Its: Vice President - Finance

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on October 24, 1991, by Stephen A. Wendell, as Vice President - Finance of Bohemia Inc., an Oregon corporation.

[SEAL]

Gayle A. Heseck
Notary Public for Oregon
My commission expires: 5-15-94

KRY10118

STATE OF OREGON)
) ss.
County of Lane)

On October 24, 1991, before me, GAYLE A. HESCOCK, personally appeared STEPHEN A. WENDELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President - Finance of Bohemia Inc., and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Gayle A. Hescock
Notary Public for Oregon
My commission expires 5-15-94

EXHIBIT A

Real Property Description

(Nevada County, California)

PARCEL 2: GRASS VALLEY SAWMILL

TRACT I

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN: 6-441-03)

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest 1/4 of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

PARCEL TWO: (APN: 6-441-04)

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book "227" of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of deed dated October 24, 1955, recorded November 4, 1955, in Book "214" of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

PARCEL THREE: (APN: 6-441-05)

All that portion of the West one half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bear South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26"

East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at Page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

PARCEL FOUR: (APN: 6-441-29 and 30)

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the Office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16, North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from SAID POINT OF BEGINNING, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the POINT OF BEGINNING; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right

to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

TRACT II (APN: 6-700-36)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

Beginning at a point from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence from said point of beginning, South 1°52' East 125.15 feet; thence South 60°43'46" West 268.44 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 1286.93 feet; thence North 88°44' East 131.15 feet to a point in the Nevada Irrigation District canal right of way; thence along the Westerly and Southerly embankment of the Nevada Irrigation District canal the following five courses: South 45°17' East 169.46 feet, South 33°12' East 408.10 feet, South 83°15' East 228.15 feet, North 83°19' East 115.06 feet, and South 61°28' East 40.06 feet; thence South 1°16' East 376.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at a 1 1/2 inch pipe being the most Northerly corner of the herein described parcel, from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence South 1°52' East 125.15 feet to a 1/2 inch pipe, found bearing the Tag L. S. 2202; thence South 60°43'46" West 268.44 feet to a 1/2 inch pipe, found bearing tag L. S. 2202, said pipe being in the Northeasterly right of way line of Brunswick Road (F.A.S. 1203); thence along said Brunswick Road right of way line, North 29°16'14" West 134.00 feet to a 3/4 inch rod; thence leaving said road right of way line and running North 30°00' East 73.05 feet to a 3/4 inch rod; thence North 73°37' East 270.04 feet to the point of commencement; as conveyed to Charles O. Baker, et ux by the Deed recorded December 13, 1965, in Book 392 of Official Records, at Page 236, Nevada County Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil, and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any

right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT III (APN: 6-800-02)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

BEGINNING at a point from which the Northwest corner of said Section 31 bears the following two courses: North 1°52' West 125.15 feet, thence North 44°32'48" West 2343.76 feet; thence from SAID POINT OF BEGINNING South 6°18' East 141.18 feet; thence South 26°12' East 279.46 feet; thence South 80°25' West 101.52 feet; thence South 22°16' West 131.27 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 456.50 feet; thence North 60°43'46" East 268.44 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT IV

PARCEL ONE: (APN: 9-581-09, 10 & 11 and Ptn 9-581-08)

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D., Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.;

thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and the following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00' East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a

Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick road as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; THENCE FROM SAID POINT OF BEGINNING, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett road, to tho beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights

to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

PARCEL TWO: (APN: Ptn 9-581-08)

THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest 1/4 of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. An easement over said land for the right to construct, maintain and use forever a water ditch of sufficient size to carry 500 inches miners measure of water, together with the right to reconstruct, maintain, repair and forever use the reservoir now on

said premises and incidental purposes as Reserved by W. B. Bourn, in Deed recorded March 19, 1888, in Book 71, Page 154 of Deeds.

Affects: The exact location of said easement is not defined of record.

6. An easement over said land for telephone and telegraph purposes, with the right to construct, place, inspect, maintain and replace poles, crossarms, wires, cables and necessary fixtures and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded September 4, 1902, in Book 96, Page 470 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

7. An easement over said land for telephone and telegraph purposes with the right to construct, place, inspect, maintain and replace, poles, etc., and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded November 21, 1903, in Book 100, Page 418 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

8. A right of way over said land for the purpose of constructing, maintaining and operating a conduit and/or canal and/or pipeline and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 27, 1946, in Book 106, Page 214 Official Records.

Affects: Reference is made to said document for further particulars.

9. An easement over said land for the purpose of constructing, maintaining and operating a pipe and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded June 9, 1949, in Book 138, Page 369 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

10. An easement over said land for poles, wires and incidental purposes as Granted to Pacific Gas and Electric Company, et al, in Deed recorded August 1, 1955, in Book 211, Page 177 Official Records.

Affects: Reference is made to said Document for further particulars.

11. An easement affecting a portion of said lands and for the purposes stated herein, and incidental purposes, in favor of County of Nevada to extend culverts and the slopes of cuts and fills, recorded November 4, 1955, in Book 214, Page 431 Official Records.

12. An easement over said land for the right to take domestic water from water main and to use the septic tank and incidental purposes as Granted to Malcom E. Hammill, et ux, in Deed recorded December 10, 1956, in Book 227, Page 290 Official Records.
Affects:
Tract IV, Parcel One the exact location of said easement is not defined of record.

13. An easement over said land for pipeline and the right to take water for domestic purposes through the present hook-up from New Brunswick Pipe Line and incidental purposes as Granted to Vivian Normile and Francis Normile, her husband, in Deed recorded September 5, 1956, in Book 224, Page 286 Official Records.
Affects: Tract IV,
Parcels one and two the exact location of said easement is not defined of record.

14. An easement over said land for maintaining an underground pipe line and the existing 12 inch Brunswick Pipeline and incidental purposes as Granted

to Nevada Irrigation District, in Deed recorded August 7, 1959, in Book 266, Page 18 Official Records.

Affects: Reference is made to said Document for further particulars

15. An easement over said land for the right to construct and maintain communication facilities and incidental purposes as Granted to the Pacific Telephone and Telegraph Company, in Deed recorded March 17, 1960, in Book 276, Page 181 Official Records.

Affects: The exact location of said easement is not defined of record.

16. An easement over said land for pipeline purposes and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 15, 1964, in Book 357, Page 103 of Official Records.

Affects: Tract II as follows:

A strip of land, 15 feet wide, the Easterly line of which is described as beginning at a point from which the Northwest corner of said Section 31 bears the following two courses, North 1°52' West, 125.15 feet; thence North 44°32'48" West 2343.76 feet; thence from said point of beginning, North 1°52' West 125.15 feet; thence North 1°16' West 1°16' West 456.87 feet, to the terminus of said line.

17. The rights, title and interests of Nevada Irrigation District in and to that certain canal or channel which borders said land.

Affects: Tract II

18. The effect of Dedications as set forth and shown on the Official Map of said subdivision as follows:

a. Building set backs.

b. N.I.D. Easements.

c. A restriction of access. Access to Lot 8 is via Millsite Road only.

Said easements were offered to Nevada Irrigation District by an Offer of Dedication recorded February 24, 1987, Series No. 87-04783 Official Records.

Said document contains the Resolution of Acceptance for public use of the easements and the purposes stated therein.

AFFECTS TRACT ONE, PARCEL 4

19. A Deed restriction covering the herein described property:

Recorded: February 24, 1987, Series No. 87-04784 Official Records

AFFECTS TRACT ONE, PARCEL 4

20. An agreement on the terms and conditions relating to road maintenance as contained in an instrument executed by Mary Bouma, Erica Erickson and William Toms recorded February 24, 1987, Series No. 87-04785 Official Records.

AFFECTS TRACT ONE, PARCEL 4

21. An easement over said land for roadway and utility purposes and incidental purposes as Reserved by Mary Bouma, Erica Erickson and William Toms, in Deed recorded April 1, 1988, Series No. 88-07737 Official Records.

Affects: A 40 foot wide strip of land the Southerly and Southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "Bet Acres" and is described as follows:

Beginning at the most Westerly corner of said Lot 8 being in the South line of East Bennett Road; thence, South 65°15'02" East, 136.46 feet; thence South 87°59'31" East 179.39 feet; thence, South 42°42'19" East, 205.31 feet to the end of this easement.

PARCEL 4.6 TAYLOR RELIEF HILL

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Relief Hill Placer Mine (so-called) being Lots 44A and 44B, embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B.& M., particularly described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.

PARCEL 2:

Union Gravel Cos. Placer Min (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894, in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.

PARCEL 3:

Lot 4 and the West half of the Southwest quarter (w 1/2 of SW 1/4) of Section 9, Township 17 North, Range 10 East, M.D.B. & M.

APN's 63-110-28 and
63-110-39
63-110-40
63-110-52
63-110-54

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. Rights of way and Easements for two existing ditches crossing the land herein described, being the Eureka Lake Company's Ditch or Irwin Ditch and the Bloomfield Company's Ditch. Said ditches were originally identified in documents recorded June 6, 1884 in Book 64 of Deeds at Page 240 and September 22, 1931 in Book 11 of Official Records at Page 102.

   Said rights of way were subordinated to those certain road easements granted to the U.S.A. in Easement Deed recorded October 31, 1978 in Book 993 of Official Records at Page 457, by Agreement recorded January 22, 1979, in Book 1013 of Official Records at Page 227.

5. As easement over said land for roads and incidental purposes as Granted to United States of America, in Deed recorded October 31, 1978, in Book 993, Page 457 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

6. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon Corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

7. An easement over said land for road and incidental purposes as Granted to Southern Pacific Land Company, a corporation, in Deed recorded October 22, 1982, Series No. 82-25268 Official Records.

   Said Easement Deed was amended by correction Document recorded December 23, 1982, Series No. 82-30414 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

8. An easement over said land for deed and incidental purposes as Granted to United States of America, in Deed recorded February 24, 1983, Series No. 83-04079 Official Records.

PARCEL 4.7 MAMMOTH MINE

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL NO. 1:

The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the SW 1/4 of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydro-carbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 2:

Mammoth Springs Place Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest quarter (SW 1/4) of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifth (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 3:

The Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, Patented by the United States of America, to John W. Ritchie, Sr., and Marillan Voight, under Letters of Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182 Official Records.

PARCEL NO. 4

A portion of the North half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, Patented by the United States of America

to James L. Gould under letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8 Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims; so called; thence on the line of the said Kinder Claim North 49° 30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13° 30' West 26.20 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63° 30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Sections 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal hear sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An easement over said land for road or tramway and incidental purposes as Reserved by J. L. Gould, in Deed recorded November 29, 1878, in Book 55, Page 661 of Deeds.

Affects: The exact location of said easement is not defined of record.

5. An easement over said land for poleline and incidental purposes as Granted to The Pacific Gas and Electric Company, a corporation, in Deed recorded December 9, 1920, in Book 131, Page 180 of Deeds.

Affects: A 15 foot wide strip of land, the centerline of which is described as follows:

Beginning at a point in the West boundary line of Section 8, Township 16 North, Range 11 East, M.D.B.&M., from which the Southwest corner of said Section 8 bears South 0° 58' East 428 feet distant and running thence North 82° 15' East 230 feet; thence South 82° 48' East, 454.7 feet; thence South 55° 41' East 675 feet more or less to a point in the South boundary line of said Section 8.

SAID DOCUMENT CONTAINS CONDITIONS AND PROVISIONS

6. An easement over said land for ingress, egress and incidental purposes as Granted to Pacific Gas and Electric Company, a California corporation, in Deed recorded July 21, 1966, in Book 404, Page 635 Official Records.

Affects: The Southwesterly quarter of Section 8, the exact location of said easement is not defined of record.

7. Covenants and conditions contained in the Deed recorded January 15, 1981, Series No. 81-01182 Official Records.

8. An Agreement by and between Richard H. McKannay, Jr., Lynn McKannay, William S. Hardie, Elsie L. Hardie, Richard E. Arbogast, Helen Arbogast and Woodrow W. Arbogast, dated December 10, 1980, recorded January 15, 1981, as Document No. 81-01184. Said document contains conditions, covenants, and stipulations.

Amongst other things, said document contains specific provision for an easement. The exact location of said easement is not defined of record.

Reference is made to said document for further particulars.

Said Agreement has been amended by that certain document recorded July 17, 1986, as document No. 86-17133.

9. Ordinance No. 1107, by the Nevada County Board of Supervisors, amending the Nevada County Land use and Development Code, recorded February 3, 1983, Series No. 83-02590 Official Records.

PARCEL 4.8 FOWLER SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Good Hope Placer Mining Claim and described as the East half of the Northeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the East half of the Southwest quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and the East half of the Northwest quarter of the Southeast quarter of Section 6, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter J. Phelps.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.9 UPPER CHALK BLUFF

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The North half of Lot 1 of the Northeast quarter; Lot 2 of the Northeast quarter Lots, 3, 4 and 5 of the Northwest quarter; Lots 6 and 7 of the Southwest quarter; the East half of Southwest quarter and the West half of the Southeast quarter all in Section 1, Township 16 North, Range 10 East, M.D.B. & M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.10 LOWER CHALK BLUFF

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 16 North, Range 10 East; and Lots 1 and 2 of the Southwest quarter of Section 21, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that certain Patent recorded May 31, 1921 in Book 6 of Patents at Page 107, executed by the United States of America to Mammoth Blue Gravel Company.

PARCEL 2:

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B. & M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1921 in Book 6 of Patents at Page 107, Nevada County Records.

AS TO PARCEL 2:

TOGETHER WITH A RIGHT OF WAY forty (40) feet in width for purposes of ingress, egress and public utilities, created appurtenant to that portion of Lot 56 within Section 21 Township 16 North, Range 10 East, M.D.M., said right of way lying within the Northwest quarter of Section 28, Township 16 North, Range 10 East, M.D.M., the centerline of which is more particularly described as follows:

Commencing at a point on said right-of-way centerline situate on the Northeasterly line of said Northwest quarter of Section 28, from which the Northwest corner of said Section 28 bears North 89° 02' 34" West 101.39 feet; thence along said right-of-way centerline the following four (4) successive courses to-wit: along a curve to the left from said point of commencement which has a radial bearing of South 80° 46' 56" East through an arc of 37° 54' 04" for a distance of 66.15 feet to the end thereof (said curve having a radius of 100.00 feet); thence South 28° 41' East 131.46 feet to the beginning of a curve to the right having a radius of 400.00 feet; thence along said curve through an arc of 08° 38' for a distance of 60.27 feet to the end thereof; thence South 20° 03' East 402.26 feet to a point in the centerline of Chalk Bluff road (Co. Rd. No. 428ABO) and being the end thereof.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Easements and notes as contained on the map filed March 8, 1976 in Book 11, Page 78 of Parcel Maps.

   The easements shown thereon are as follows:

   For: Road and utility purposes
   Affects: Parcel 2

Said easements were offered to the County of Nevada by an irrevocable Offer of Dedication recorded March 8, 1977, in Book 846, Page 156 Official Records.

At the time of recording, said offer was neither accepted nor rejected.

PARCEL 4.13 MOBLEY SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Northwest quarter of Section 20, Township 18 North, Range 10 East, M.D.M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An exclusive easement over said land for road and incidental purposes as Granted to The United States of America, in Deed recorded August 28, 1989, Series No. 89-24581 Official Records.

   Affects: The exact location of said easement is not defined of record.

PARCEL 4.17a AMARAL (NEVADA)

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Section 16, Township 19 North, Range 12 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.

PARCEL 2:

South one-half of Northwest one-quarter, North one-half of Southwest one-quarter, Northeast one-quarter Southeast one-quarter of Southwest one-quarter, Section 15, Township 19 North, Range 12 East, M.D.B. & M.

TOGETHER WITH:

An easement 60 feet in width for road and utility purposes as reserved in that certain Grant Deed recorded in Volume 486, Page 161, Official Records of Nevada County, September 11, 1969.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793, Official Records.

   Affects: Lands as shown and delineated on a map attached thereto and by reference made a part thereof.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.18 MILTON

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Southeast quarter, the Southeast quarter of Southwest quarter, and the South half of Southwest quarter of Southwest quarter of Section 9, Township 19 North, Range 12 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPT any portion of the above property in the natural bed of the Middle Fork Yuba River below the line or the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and to all hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal, iron, molybdenum, uranium, lead, zinc, sulphur, bauxite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam, brines, other liquids or any combination thereof, together with the exclusive and perpetual right of Grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process, and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the forgoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads (including the use of roads existing from time to time on said land, but Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to use such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed

for determination of values of real property being acquired through exercise of the power of eminent domain.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. This property does not appear to have record access to any public road.

PARCEL 4.71 BEAR RIVER

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN's: 22-250-12, 22-280-02 and 03)

All that portion of the Northeast quarter of Section 2 and the Northwest quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., more particularly described as follows:

Beginning on the North line of a parcel of property formerly owned by V. Twitchell, from which a 2 inch iron pipe monument marking the East quarter corner of said Section 2, bears South 0° 50' West 949.04 feet; thence, from said point of beginning, South 0° 05' West 272.54 feet; thence North 88° 03' West 600.00 feet; thence North 0° 50' East 437.00 feet; thence South 88°03' East 600.00 feet; thence North 0°50' East 239.50 feet to a point on the South line of Lot 10 in said Section 2; thence along said lot line, North 88° 19' West 394.46 feet; thence leaving said lot line, North 80° 33' East 642.16 feet to a point on the Westerly right of way line of a County Road known as LaBarr Meadows Road, from which a 4 inch by 4 inch concrete monument bears North 9° 01' East 7.17 feet; thence South 80° 59' East 30.00 feet to the centerline of said County Road; thence along said centerline South 9° 01' West 491.61 feet to a point marking the beginning of a 1000.00 foot radius curve to the left, from which a 4 inch by 4 inch concrete monument bears North 80° 59' West 30.00 feet; thence along said curve, consuming a central angle of 9° 02' 23", a distance of 157.77 feet; thence leaving said centerline, South 89° 55' 38" West 30.00 feet to a point on the Westerly right of way line of said county road; thence North 15° 22' West 126.71 feet to a point on the North line of the property formerly owned by

V. Twitchell; thence along said North line, North 88° 00' West 121.176 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitations that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface, as conveyed by Deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-Cold Corporation, Inc., a California corporation, to David Maltman, et ux.

ALSO EXCEPTING THEREFROM (as to a portion of the realty herein described) the subsurface below a depth of 100 feet beneath the surface of said portion.

PARCEL TWO: (APN's 22-282-04 and 05)

Lot 21 of the Northeast quarter (NE 1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., according to the Official plat thereof.

EXCEPTING THEREFROM all that portion conveyed by the Deed dated April 26, 1939, recorded May 4, 1939, in Book 52 of Official Records, at Page 194, to Grass Valley Bullion Mines, a California corporation, described as follows:

Commencing at a point on the Easterly line of said Lot 21, from which the East quarter corner of said Section 2 bears South 0° 50' West 676.50 feet distant; thence from said point of commencement, with variation 19° East, North 88° 03' West 600.00 feet; thence North 0° 50' East 437.0 feet; thence South 88° 03' East 600 feet to a point of the Easterly line of Section 2, from which the Northeasterly corner of the said Lot 21 bears North 0° 50' East 239.50 feet distant; thence South 05° West 437.0 feet to the point of commencement.

ALSO EXCEPTING THEREFROM all minerals, metals and mineral bearing rocks and ores of every description lying in or under said tract of land together with the right to mine and extract for same in any manner that will not interfere with the use and enjoyment by the grantor of the surface of the said land for residential or for agricultural uses or for any other lawful use by the grantor other than mining, the rights to such uses of the surface of the said lands being hereby reserved to the grantor as reserved in the deed dated December 6, 1938, recorded December 8, 1938, in Book 47 of Official Records, at

Page 339, by Loraine Belle Essex, also known as Mr. L. B. Essex.

ALSO EXCEPTING THEREFROM a portion thereof conveyed to the State of California by the deed dated June 7, 1947, recorded July 25, 1947, in Book 120 of Official Records, at Page 167.

PARCEL THREE: (APN's 22-140-30, 22-200-36 and 37, 22-230-09 and 16, 22-240-28 and 31)

All of the Parcel Map of Union Jack, being portions of Sections 1 and 2, Township 15 North, Range 8 East, M.D.B.& M., as shown on the Official Map thereof filed on March 10, 1971, in Book 1 of Parcel Maps, at Page 156.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface of said lands as described in Parcels 2 and 3 of the deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-gold Corporation, Inc., a California corporation, to David Maltman and Beulah J. Maltman, his wife, as Joint Tenants.

PARCEL FOUR: (APN: 22-160-06)

All that portion of Lots 7 and 10 in Section 2: and a portion of Lot 58, Smuggler Lode, in Section 1: in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described, being an iron pipe set in the South line of Lot 10 in said Section 2, from which the one-quarter section corner common to said Sections 1 and 2 bears South 15° 21' East 1414.93 feet distant; thence along the South line of said Lot 10, North 88° 19' West 704.04 feet to an iron pipe set in the Easterly right of way line of State Highway 49; thence, along said right of way line, North 8° 05' East 903.20 feet to a concrete highway monument; thence, South 81° 55' East 50.00 feet to a concrete highway monument; thence along a curve to the left with a radius of 3430.00 feet, a distance of 271.39 feet, (the long chord of said curve bears North 5° 49' East 271.32 feet); thence North 86° 27' West 40.00 feet to a concrete highway monument; thence, along a curve to the left with a radius of 3390.00 feet, a distance of 140.03 feet to an iron pipe set in said right of way line, the (long chord of

said curve bears North 2° 22' East 140.02 feet); thence, leaving said right of way line, North 79° 57' East 463.39 feet to an iron pipe set in fence line; thence North 71° 37' East 302.85 feet to an iron pipe in the Northwesterly line of the right of way of the LaBarr Meadows road; thence, along said right of way line, South 19° 35' East 889.10 feet to an iron pipe, from which a concrete right of way monument bears South 19° 35' East 307.73 feet distant; thence leaving said right of way line, South 71° 00' West 726.55 feet to an iron pipe; thence South 22° 59' East 458.74 feet to the place of beginning.

EXCEPTING HOWEVER, from the grant, conveyance and transfer and reserving to the Grantor therein, its successors and assigns, in the Deed dated October 12, 1973, recorded November 13, 1973, in Book 668 of Official Records, at Page 17, executed by the Grass Valley Ward of the Church of Jesus Christ of Latter-Day Saints, an unincorporated association, successor in interest to the Corporation of the President of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a Corporation sole, the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface and the subsurface of, that portion of the said Property lying more than 75 feet beneath the surface thereof, as reserved in the Deed dated May 27, 1954, recorded July 1, 1954 in Book 187 of Official Records, at Page 378, executed by Idaho Maryland Mines Corporation, a corporation, to the Corporation of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a corporation sole.

PARCEL FIVE: (APN: 22-160-05)

All that portion of Lots 7 and 10 of the Northeast quarter of Section 2; and a portion of the Bullion and LaBruja Lodes situate within the Northwest quarter of Section 1, in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at a point from which the Northeast corner of Section 2, bears the following three (3) courses and distances: North 61° 38' 30" East 221.26 feet, North 0° 10' East 367.91 feet and North 12° 40' 35" East 2080.82 feet; thence from said point of beginning, with True Bearings, South 61° 38' 30" West 200.00 feet, to a point on a Northeasterly line of that certain County Road known as Old State Highway; thence along said Northeasterly line, South 28° 21' 30" East 230.76 feet, to the beginning of a left curve, having a radius of 570.00 feet and marking the Northeasterly line of the said county road; thence along said curve in a Southeasterly direction, consuming an angle of 19° 30', a distance of 193.99 feet to the end of said

curve; thence along the Northeasterly line of said county road, South 47° 51' 30" East 306.30 feet, to the beginning of a right curve having a radius of 330.00 feet and marking the Northeasterly line of said county road; thence along said curve, in a Southeasterly direction, consuming an angle of 28° 15', a distance of 162.71 feet to the end of said curve; thence along the Northeasterly line of said county road, South 19° 36' 30" East 300.25 feet; thence leaving said Northeasterly line and running North 70° 23' 30" East 300.00 feet; thence North 13° 39' 20" West 680.33 feet; thence North 62° 19' 26" West 668.54 feet, to the place of beginning.

TOGETHER WITH all minerals, mineral rights and subsurface underlying the above described lands.

PARCEL SIX: (APN: Portion of 22-160-04)

THE SURFACE, to a depth of 75 feet, of all that portion of Lots 7 and 10 in Section 2, Township 15 North, Range 8 East, M.D.B.& M., described as follows:

Beginning at the most Northerly corner of the parcel of land now being described, being an iron pipe set in the Westerly right of way line of LaBarr Meadows County Road from which the East quarter corner of said Section 2 bears South 4° 52' 13" East 3153.97 feet; thence from said point of beginning and along a curve to the right with a radius of 270.00 feet, a distance of 40.04 feet to a concrete monument in said right of way; (the long chord of said curve being South 23° 49' 54" East 40.00 feet); thence South 19° 35' East 259.96 feet to an iron pipe set in said right of way line; thence leaving said right of way line South 71° 37' West 302.85 feet to an iron pipe set in fence line (identical with a corner of the property of the Church of Jesus Christ of Latter-Day Saints); thence South 79° 57' West 463.39 feet to an iron pipe set in the Easterly line of the right of way of State Highway 49; thence along a curve to the left with a radius of 3390.00 feet, a distance of 300.01 feet to an iron pipe set in said highway right of way line, (the Long Chord of said curve bears North 1° 31' 07" West 299.91 feet); thence, leaving said right of way line, North 76° 16' 50" East 666.47 feet to the point of beginning; (the description herein shown being limited on the West by the Easterly lines of the State Highway, as said Easterly lines are defined by the Deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148, to the State of California).

PARCEL SEVEN: (APN: Remainder of 22-160-04)

All that portion of Lot 7 and the Galena Gold Quartz Claim, designated as Lot 43, lying within the Northeast one-quarter

(1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the Northeast corner of the tract of land described in deed recorded December 9, 1955, in Book 215 of Official Records, at Page 479, Nevada County Records, to Floyd L. Humphrey; said Northeast corner being a point in the Westerly right of way line of LaBarr Meadows Road, and from which the East quarter corner of said Section 2 bears South 4° 52' 13" East, 3153.97 feet; thence from said point of beginning, along said Westerly line of LaBarr Meadows Road the following four courses: (a) along a curve to the left with a radius of 270.00 feet, through an angle of 19° 45' 12" for a distance of 93.09 feet; (b) North 47° 50' West, 306.30 feet; (c) along a curve to the right with a radius of 630.00 feet, through an angle of 19° 30' for a distance of 214.41 feet; (d) North 28° 20' West, 54.28 feet to the Southeast corner of the tract of land described in deed recorded December 30, 1954, in Book 203 of Official Records, at Page 379, Nevada County Records, to Ben W. Cresswell; thence, along the Southerly line of said Cresswell Parcel, South 75° 47' 30" West 305.15 feet to a point in the Easterly line of State Highway Route No. 49, as described in deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148; thence along said Easterly line, along a curve to the right with a radius of 3390.00 feet, through an angle of 9° 53' 28", a distance of 585.22 feet to the Northwest corner of said Humphrey Parcel; thence, along a Northerly line of said Humphrey Parcel, North 76° 16' 50" East, 666.47 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract, and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted and reserved in deed dated August 3, 1959, recorded August 12, 1959 in Book 266 of Official Records, at Page 185, executed by Idaho Maryland Mines Corporation to Oliver Investment Company. The above exception and reservation is contained in that certain deed dated August 2, 1966, recorded August 3, 1966, in Book 405 of Official Records, at Page 400, executed by Fred E. Tiedge, et al, to Yuba River Lumber Company, Inc;, a California corporation, which deed describes the herein described Parcels Six and Seven.

PARCEL EIGHT: (APN: 22-230-10)

The surface, to a depth of 50 feet, of portions of Lot 57 Union Jack Lode, Lot 61 "X" Lode, Lot 58 Smuggler Lode, Survey 4249 Keyflower Lode, and being situate within the Northwest one-quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Westerly corner of the parcel of land now being described, from which the West one-quarter corner of said Section 1, bears South 16° 38' 54" West 1797.33 feet; thence, from said point of beginning with true bearings, North 79° 00' East 265.00 feet; thence South 9° 00' East 360.00 feet; thence South 68° 18' 23" West 254.73 feet; thence North 11° 18' West 407.06 feet to the place of beginning.

PARCEL NINE: (APN 22-282-01)

All that portion of Lot 10, Section 2, and a portion of the Union Jack and Smuggler Lodes, being Lots 57 and 58 in Section 1; all in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described (an iron pipe set in the Westerly line of the right of way of the LaBarr Meadows County Road) from which the one-quarter section corner common to said Sections 1 and 2 bears South 9° 59' West 1492.49 feet; thence, along a fence line, South 80° 33' West 642.16 feet to an iron pipe set at the intersection of said fence with the South line of said Lot 10; thence North 22° 59' West 458.74 feet to an iron pipe; thence North 71° 00' East 726.55 feet to an iron pipe set in the Westerly line of said County Road; thence along said Westerly line South 19° 36' East 307.73 feet to an iron pipe; thence, along a curve to the right with a radius of 520 feet, a distance of 260.17 feet to a concrete monument. (The long chord of said curve bears from the last mentioned corner South 5° 15' East 257.45 feet); thence South 9° 05' West 7.17 feet to the place of beginning.

SUBJECT to the reservations of minerals as reserved in the deed dated May 29, 1954, recorded July 9, 1954, in Book 197 of Official Records, at Page 442, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to G.J. Pirkig and M.F. Pontius.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. The effect of the following:

The right to dump and discharge the water pumped from and such as may be used at the premises described in the deed recorded May 13, 1893, in Book 80 of Deeds, at Page 250, executed by Carrie M. Wallace, et al to Robert Watt, et al, into Galena Ravine, together with all mills and tailings resulting from the reduction of ore extracted from said premises, but the Grantees shall at all times be the owners of said tailings with the right to rework the same.

ALSO the above referenced instrument contains the right to dump the water debris and water extracted from said premisss, together with the sand and tailings from any quartz reduced and water used at any works on said premises upon the land described in the above referenced deed.

The Grantors of the above referenced deed shall have the right to take after the Grantees have ceased to use the same ten inches of the water (measured under a six inch pressure) that may be pumped for or used at said premises, but this shall not obligate the Grantees to furnish water unless they pump it from said mine or have brought it there from the necessary use of said premises.

The Grantors reserved the right to buy down and maintain such pipes across said premises, so long as they do not interfere with the works on said premises as may be necessary to convey water to any portion of the Grantees premises for domestic or agricultural purposes.

Affects: A portion of Parcels Six and Seven not defined of record.

6. A reservation contained in the Deed recorded on May 15, 1893, in Book 80 of Deeds at Page 277, executed by O.L. Twitchell to Robert Watt, et al, as follows:

"The Grantor hereby reserves which the Grantees concede to the right to the timber upon the premises herein conveyed, together with the right, from time to time, to cut and remove the same, but not in such way as to interfere with the uses of the Grantees for mining purposes, and the Grantees may whenever necessary in the working of said premises to cut and remove therefrom as may be required in clearing the land for working purposes."

Affects: A portion of Parcels 5, 6 and 7

7. An easement over said land for poles, polelines and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded April 27, 1910, in Book 112, Page 423 of Deeds.

Affects: A portion of Lots 1 and 2 of Parcel Three and a portion of Parcel 5, not locatable of record.

8. An easement over said land for poles, polelines and appurtenances and incidental purposes as Granted to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, a California corporation, in Deed recorded May 8, 1941, in Book 66, Page 429, Official Records.

Affects: A portion traversing Parcels 3 and 8 herein described, the width of which is not disclosed of record.

9. The effect of the following contained in the Deed to Freeman B. Twitchell recorded on December 9, 1941, in Book 74 of Official Records, Page 267, and in the Deed to Grass Valley Bullion Mines, a California corporation, recorded on December 9, 1941, in Book 74 of Official Records, Page 269.

"Together with the right to use so much of the subsoil as may be necessary for agricultural purposes, for the boring and maintenance of any water wells, and for the construction of foundations and cellars hereafter erected on said premises."

Affects: A portion of Parcel Four herein described, not locatable of record.

10. An easement over said land for one anchor and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded October 17, 1938, in Book 47, Page 159, Official Records.

    Affects: A portion of Parcel Three herein described, covering a portion not defined of record.

11. A right of way over said land for road purposes and a right of way over said land for a launder or ditch for the transportation of tailings and water and incidental purposes as Granted to Grass Valley Bullion Mines, a California corporation, in Deed recorded May 4, 1939, in Book 52, Page 194, Official Records.

    Affects: Portions of Parcel Two herein described, not defined of record.

12. A Waiver in favor of the State of California of any claims for damages to said land by reason of the construction and maintenance of a public highway contiguous thereto as set forth in the Deed to the State of California, recorded August 12, 1948, in Book 132, Page 148, Official Records.

    Affects: The Westerly portion of Parcels 2, 4, 6, and 7.

13. An easement over said land for right to construct, place, maintain and replace thereon one assembly of anchors, guys, guy stubs and fixtures and incidental purposes and incidental purposes as Granted to The Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 13, 1951, in Book 166, Page 552, Official Records.

    Affects: A portion of Parcel Three herein described not defined of record.

14. An easement over said land for the construction, maintenance, and operation of a pipe and pipeline for the conveyance of water and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded November 26, 1962, in Book 326, Page 616, Official Records.

    Affects: A 15 foot strip traversing a portion of Parcel Four herein described, said strip more particularly described as follows:

    A fifteen (15) foot wide easement lying 7 1/2 feet on each side of the following described centerline of a pipeline.

Commencing at a point on the West boundary of the Old State Highway right of way. Said point also being on the East line of Church property; from which point the 1/4 corner common to Sections 1 and 2, T. 15N, R. 8 E., M.D.B. & M., bears S 3° 26' 42" W. 2054.63 feet. Thence from said point of commencement N. 86° 32' W. a distance of 905.79 feet; thence N. 80° 15' W. 193.96 feet to the West line of Church property and East line of the present State Highway right of way from which point the 1/4 corner common to Sections 1 and 2, T. 15 N, R. 8E, bears S. 24° 26' 19" E. 2349.03 feet. End of required easement containing 0.379 acres, more or less.

1. As a condition to the above easement the Nevada Irrigation District agrees to construct a trench parallel to the pipeline trench for an approximate distance of 700 feet; thence crossing under said pipeline trench and running approximately 300 feet, or to an intersection with an existing drainage now coursing through the property, said parallel trench is for the purposes of conveying seepage water originating on the Church property to an existing sump pump. Trench to be constructed to the South of and outside of District Pipeline Easement. Upon completion, maintenance of trench becomes the responsibility of property owner.

2. After application for water service from said pipeline, one three-quarter inch (3/4") domestic service will be provided in accordance with the Nevada Irrigation District's Rules, Regulations and Rates as established by the Board of Directors.

3. Ingress and egress to said easement to be from the most Easterly end at the LaBarr Meadows Road and at the most Westerly end of Right of Way at the existing State Highway.

15. An easement over said land for the right to extend culverts and slopes of cuts and fills, as required for the construction and maintenance of County Road No. 117 (Old State Highway), upon the lands of the Grantor, Laird Company and incidental purposes as Granted to The County

of Nevada, in Deed recorded February 17, 1971, in Book 543, Page 623, Official Records.

Affects: The Westerly portion of Parcel Three herein described.

16. An easement over said land for all of the Public Utility Easements (P.U.E.) and Drainage Easements (D.E.) shown on the "Parcel Map of Union Jack" recorded in Book 1 of Parcel Maps, at Page 156, and incidental purposes as Granted to the County of Nevada, in Deed recorded March 10, 1971, in Book 546, Page 3, Official Records.

Affects: All that portion of Parcel Three herein described as shown on the Parcel Map referred to above. Said instrument contains the following:

Said easements are hereby offered for dedication to the County of Nevada for public utility and drainage purposes. Said Offer of Dedication to be binding on the Grantor, their heirs, successors, and assigns until such time as to the governing body of said County of Nevada refuses such Offer of Dedication.

17. Easements and notes as contained on the map filed March 10, 1971 in Book 1, Page 156 of Parcel Maps.

The easements shown thereon are as follows:

For: Public utilities.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1 a 10 foot strip over a Northerly portion of Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and Northwesterly 10 feet of Lot 4; a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10; and a strip over the Southerly 10 feet of Lot 19 and the Northerly 10 feet of Lot 20.

For: Drainage easements.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and the Northwesterly 10 feet of Lot 4 a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10.

For: P.G. & E. Co. poleline.
Affects: A Southwesterly portion over Lots 1 thru 11 and a portion traversing Lots 15 and 19.

NOTE: Those certain easements reflected on the above Parcel Map over portions of Lots 11 thru 20 in Book 326, Page 604; Book 326, Page 606; Book 326, Page 608; Book 326, Page 610 have been eliminated by those certain Quitclaim Deeds to Yuba River Lumber Co., Inc., a California corporation, recorded on October 33, 1975, in Book 759, Page 496; Book 759, Page 499; Book 759, Page 502; Book 759, Page 505, all of Official Records.

18. An easement over said land for the right from time to time to construct, place, inspect, maintain and replace communication facilities consisting of underground conduits, pipes, manholes, wires, cables, fixtures and appurtenances, with associated aboveground marker posts and pedestals, together with a right of way therefore and the right of ingress thereto and egress therefrom, and incidental purposes as Granted to Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 22, 1976, in Book 820, Page 201, Official Records.

Affects: Portions of Parcels Two, Four, Six, and Seven herein described, not defined of record.

19. A non-exclusive easement over said land for a water system and incidental purposes as Granted to Nevada Irrigation District, in Deed Recorded November 15, 1989, Series No. 89-33812 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

20. The effect, if any, of an unrecorded Optior to Purchase Real Property dated September 14, 1987, as amended, between Bohemia Inc. as grantor and Craig Lighty as Grantee. The effectiveness of the option is the subject of an action pending in the United States District Court for the Eastern District of California, known as Bohemia Inc. v. Lighty, No. CV-S-91-1046 EJG-GGH.

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

96034441

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger Clerk/Recorder
79.00
096034441 09:12am 12/26/96
004 10009571 01 02
E01 25 UN 000150 7.00 72.00 0.00 0.00 0.00
0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation formerly known as SIERRA PACIFIC INDUSTRIES, a California Corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation formerly SIERRA PACIFIC TRANSACTION COMPANY, a California Corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

TIMBER LAND

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SIERRA PACIFIC HOLDING COMPANY, a California corporation

BY: _____ BY: _____

M. D. Emmerson Jon Gartman

Dated: December 17, 1996

96034441

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 12-18-96 before me, the undersigned Notary Public in and for said County and State, personally appeared M. R. Emmerson and Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

96034441

Order No. 14151273N-RC

SCHEDULE A

The land referred to in this Report is situated in the State of California, County of Nevada, unincorporated area, and is described as follows:

TOWNSHIP 16 NORTH, RANGE 8 EAST & TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B.&M.

A portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; and portions of the Dorothy D. Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast one-quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M.D.B. & M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B. & M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest one-quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distance, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, to following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 265 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00'

East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to-wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast one-quarter of said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said Point of Beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.
APNs 9-581-09, 10, 11 and Portion of 9-581-08

TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 30:
THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with true bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.
Portion AP# 9-581-08

All that portion of the Southwest one-quarter lying Southwesterly of Brunswick Road.
AP# 6-391-04

Section 31:
The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter, described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
AP# 6-441-03

All that certain portion of the Northwest one-quarter, described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
AP# 6-441-04

All that portion of the West one-half, described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Rail Road; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
AP# 6-441-05

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
AP#s 6-441-29 and 30

TOWNSHIP 17 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 1:
The South one-half of the Southeast one-quarter; Lot 9 of the Southwest one-quarter.
AP#s 3-330-14 and 15

Section 13:
The South one-half of the Northeast one-quarter of the Southwest one-quarter; the West one-half of the Southeast one-quarter; the South one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 3-380-14

Section 15:
The East one-half of the Southeast one-quarter.
AP# 3-380-04

Section 24:
The East one-half of the Northeast one-quarter of the Northeast one-quarter.
AP# 3-680-05

TOWNSHIP 18 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 15:
Lot 3 and that portion of the Southeast one-quarter lying South of the Middle Fork of the Yuba River.
AP#s 3-280-01, 04 and 20

TOWNSHIP 16 NORTH, RANGE 10 EAST, M.D.B. & M.

Section 1:
The North one-half of Lot 1, Lots 2 thru 7, the East one-half of the Southwest one-quarter; and the West one-half of the Southeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP#s 65-090-07 and 08

Section 6:
The Good Hope Placer Mining Claim and described as the East one-half of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Northwest one quarter of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter, the East one-half of the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter, and the East one-half of the Northwest one-quarter of the Southeast one-quarter.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter T. Phelps.
AP# 38-050-03

Section 10:
The South one-half of the Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM the East one-half of the Southeast one-quarter of the Southeast one-quarter and the East one-half of the West one-half of the Southeast one-quarter of the Southeast one-quarter.
Portion AP# 65-090-12

Section 11:
The Northeast one-quarter of the Southeast one-quarter; the West one-half of the Southwest one-quarter.

EXCEPTING THEREFROM the West one-half of the West one-half of the Southwest one-quarter of the Southwest one-quarter.
Portion AP# 65-090-12

All Section 15.
AP# 65-120-01

Section 16:
The Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Northwest one-quarter.
AP# 65-130-05

Section 17:
The West one-half of the Northeast one-quarter and the Northwest one-quarter.
AP# 65-150-01

Section 20:
The Southeast one-quarter.
AP# 65-180-02

Section 21:
Lot 3, the Northeast one-quarter; the North one-half of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter.
AP# 65-190-01

Lot 1 and Lot 2 of the Southwest one-quarter.
AP# 65-200-01

Lot 4 and 5 of the Southwest one-quarter and the Southeast one-quarter.
AP# 65-200-03

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B.&M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1911 in Book 6 of Patents at Page 107, Nevada County Records.
AP# 65-200-04

Section 23:
The Northwest one-quarter of the Northwest one-quarter and the West one-half of the Northwest one-quarter.
AP#s 65-120-15 and 16

Section 27:
The Northwest one-quarter.
AP# 65-220-01

Section 33:
Lots 2, 3, 7, 8, 9, 11, 12 and 13; the North one-half of the Northwest one-quarter; and the Southwest one-quarter of the Northwest one-quarter.
AP#s 65-230-08 and 11

TOWNSHIP 17 NORTH, RANGE 10 EAST, M.D.B. & M.

All Section 3.
AP# 63-160-01

Sections 4, 5 and 9:
Relief Hill Placer Mine (so-called) being Lots 44A and 44B embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B. & M., described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.
AP# 63-110-54

Sections 4 and 9:
Union Gravel Cos. Placer Mine (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894 in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by Deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.
AP# 63-110-28

Section 5:
The Southeast one-quarter of the Southwest one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP#s 63-110-18, 19 and 20

Section 7:
The East one-half of the Southeast one-quarter of the Northeast one-quarter; the North one-half of Lot 1 of the Northwest one-quarter; the South one-half of the Northwest one-quarter and the South one-half.
AP#s 63-110-29 and 32

Section 9:
Lot 4 and the West one-half of the Southwest one-quarter.
AP#s 63-110-39, 40 and 52

The Southeast one-quarter, the East one-half of the Southwest one-quarter, the Southeast one-quarter of the Northeast one-quarter, the South one-half of Lot 8, the Southeast one-quarter of the Northwest one-quarter of Section 9.

EXCEPTING THEREFROM said Southeast one-quarter of the Northwest one-quarter, that certain tract of land described in the Deed from Southern Pacific Land Company, a Corporation, to Nevada Cemetery District, County of Nevada, dated November 15, 1968, recorded February 13, 1969, in Book 467, Page 581, Official Records of Nevada County, California, described as follows:

Beginning at a point in the North line of the Southeast one-quarter of Northwest one-quarter of said Section 9, distant South 89°30' West therein, 229 from the Northeast corner thereof; thence South 33°30' West 133.70 feet; thence North 56°30' West 80 feet; thence North 34°00' East 80.22 feet to said North line; thence North 89°30' East, along last said line, 95.65 feet to the point of beginning.
AP#s 63-110-42 and 49

All Section 11.

EXCEPTING THEREFROM the Northeast one-quarter of the Northeast one-quarter thereof, as described in the Deed from Southern Pacific Land Company to J. H. Stark, dated February 23, 1944, recorded March 25, 1944, in Book 86, Page 415, Official Records of Nevada County, California.
AP# 63-160-05

Section 17:
The North one-half, the West one-half of the Southwest one-quarter, the East one-half of the Southeast one-quarter of Section 17, in Township 17 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof.
AP#s 14-141-02, 06 and 10

Section 21:
The Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 14-141-20

Section 23:
The Northeast one-quarter; the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southeast one-quarter; the Northwest one-quarter of the Southeast one-quarter.
AP# 14-160-18

Section 27:
The South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter.
AP# 14-190-02

TOWNSHIP 18 NORTH, RANGE 10 EAST, M.D.B. & M.

Sections 16, 17 and 21:
Hazard Gravel Placer Mining Claim, designated by the Surveyor General as Lot 74, embracing a portion of Sections 16, 17 and 21 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to Eureka Lake and Yuba Canal Company Consolidated, recorded May 18, 1889, in Book 2 of Patents, Page 529.
Portion AP# 63-010-06

Section 17:
Parcels 1 thru 7 being a portion of Section 17, Township 18 North, Range 10 East, M.D.B.&M., as shown on the Parcel Map filed in the office of the Nevada County Recorder in Book 15 of Parcel Maps at Page 69.
AP#s 63-010-50 through 56

Section 20:
The Northwest one-quarter.
AP# 63-010-12

Sections 20, 21 and 29:
Blue Coat Placer Mine, designated by the Surveyor General as Lot 43, embracing a portion of Sections 20, 21 and 29 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to G. D. McLean and V. G. Bell, recorded November 17, 1881, in Book 1 of Patents, Page 703.
AP#s 63-010-13 and Portion of 63-010-06

Section 25:
The South one-half of the Southwest one-quarter; the West one-half of the Northwest one-quarter of the Southwest one-quarter; the South one-half of the Northeast one-quarter of the Southwest one-quarter and the West one-half of the Southwest one-quarter of the Southeast one-quarter.
AP# 65-050-13

Section 27:
Lot 1 of the Northeast one-quarter; the South one-half of the Northeast one-quarter and the West one-half of the West one-half.
AP#s 63-050-01, 03, 04 and 05

Section 35:
Lot 2 of the Northeast one-quarter; the Southwest one-quarter of the Northeast one-quarter; Lot 6 of the Northwest one-quarter; Lot 7 of the Southwest one-quarter; Lots 3 and 4 of the Southeast one-quarter and the West one-half of the Southeast one-quarter.
AP#s 63-050-24 and 25

TOWNSHIP 16 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 8:
The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

Mammoth Springs Placer Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the Mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.

The Southeast one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, patented by the United States of America, to John W. Ritchie, Sr. and Marillan Voight, under Letters Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al recorded January 15, 1981, in Instrument No. 81-01182, Official Records.

A portion of the North one-half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, patented by the United States of America to James L. Gould under Letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8, Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims, so called; thence on the line of the said Kinder Claim North 49°30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13°30' West 26.60 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63°30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Section 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard F. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.
AP#s 65-100-13 and 14

That portion of the Northwest one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northwesterly of the Northwesterly line of the Sacramento and Bear River Placer Mine. Said land purported to be shown on the map filed October 14, 1977, in Book 6, Page 166 of Records of Survey.
AP# 65-100-12

TOWNSHIP 17 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 1:
The Northeast one-quarter of the Southwest one-quarter.
AP# 64-130-09

Section 13:
The East one-half; the East one-half of the Southwest one-quarter of the Southwest one-quarter and the Southeast one-quarter of the Southwest one-quarter.
AP# 64-210-15

Section 17:
Lots 10 and 11 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter; the Northwest one-quarter of the Northwest one-quarter; Lots 1 to 9 of the West one-half; the Northwest one-quarter of the Southwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP# 64-220-02

Section 21:
The North one-half of the North one-half.
AP# 64-220-19

Section 27:
Lot 1 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter. The North one-half of the Southwest one-quarter of the Northeast one-quarter; the Southeast one-quarter of the Northeast one-quarter; the North one-half of the Northeast one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter; the North one-half of the Northwest one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter; the South one-half of the Southwest one-quarter of the Northwest one-quarter; the Southwest one-quarter; the North one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 64-210-19

TOWNSHIP 18 NORTH, RANGE 11 EAST, M.D.B. & M.

All Section 1.
AP# 13-180-06

Section 2:
Lots 3 and 4; the South one-half of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter; the West one-half of the Southwest one-quarter of the Southwest one-quarter and the East one-half of the Southwest one-quarter of the Southwest one-quarter.
AP# 13-180-04

Section 3:
Lot 4 and the East one-half.
AP#s 13-180-01 and 03

Section 7:
The portion of Lots 7, 8, 9 and 12, South of the Middle Fork of the Yuba River. Also, Lots 13, 14 and the South one-half.
AP# 13-100-08

Section 9:
The West one-half.
AP#s 13-100-13 and 14

All Section 12.
AP#s 13-180-19 and 20

Section 13:
The East one-half.
AP# 13-230-09

Section 17:
The West one-half; Lots 2 to 6 of the East one-half; the East one-half of the Northeast one-quarter; the East one-half of the Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Southeast one-quarter.
AP#s 13-220-04, 06 and 09

Section 19:
The East one-half.
AP# 13-220-34

All Section 25.
AP# 13-250-06

Section 29:
The South one-half; the Northeast one-quarter; and the East one-half of the Northwest one-quarter.
AP# 13-240-04

Section 35:
Lots 3, 4, 5, 6, 9, 10, 16 and 17.
AP#s 13-250-10 and 11

TOWNSHIP 19 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 13:
The South one-half.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-01

All Section 23.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-03

All Section 25.
AP# 13-090-03

Section 33:
The Southeast one-quarter; and the East one-half of the Northeast one-quarter.

EXCEPTING THEREFROM that portion thereof lying in Sierra County.
AP# 13-080-01

Section 35:
The Northeast one-quarter.
AP# 13-090-08

The Southeast one-quarter.
AP# 13-090-12

All that portion of the West one-half, lying Easterly and Southerly of the centerline of that certain ditch known as "The Milten Ditch", as the same now exist.
AP# 13-090-14

Section 36:
The North one-half.

EXCEPTING THEREFROM all of the minerals, veins, leads, or lodes containing gold or silver or other precious useful metals together with all the dips, spurs and angles and also all the metals, ores, gold and silver bearing quartz, rock and earth therein, with right to conduct mining operations on said land including the running of tunnels, excavation, and necessary workings to extract and remove said minerals with full right of ingress and egress for said purposes, as reserved in the deed dated August 22, 1944, recorded September 5 1944, in Book 90 of Official Records at Page 326, executed by Viola V. Yocco, Eugene W. Bell, Mio M. Marsh, Ida Dale Miller and Eugene W. Bell, as surviving Trustee for Calista Jane Bell, a minor, under will of Virginia Jane Bell, also known as Virginia J. Bell, also known as Mrs. V.J. Bell, deceased, to Emmet L. Marsh.
AP# 13-090-11

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

All Section 1:
AP# 64-160-03

All Section 3.
AP# 64-160-01

Section 7:
The South one-half.
AP# 64-140-07

Section 9:
The East one-half of the Northeast one-quarter.
AP# 64-140-16

Section 11:
The North one-half and the Southwest one-quarter.
AP# 64-160-05

TOWNSHIP 18 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1.
AP# 13-330-09

Section 6:
Lots 1 through 7, the South one-half of the Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southwest one-quarter and the Southeast one-quarter.
APNs 13-320-01 and 02

All Section 7.
APNs 13-320-25 and 26

Section 11:
Parcels 1, 2 and 3, as shown on Parcel Map No. 88-46 for Walter Hewlett, as filed on November 1, 1990 in Book 18 of Parcel Maps, at Page 58. Also known as the Northeast one-quarter and the South one-half of Section 11, Township 18 North, Range 12 East, M.D.M.
AP#s 13-330-16, 17 and 18

Section 13:
The West one-half.
AP# 13-350-07

Section 15:
The East one-half of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter; and the West one-half of the Southeast one-quarter.
AP# 13-350-02

Section 19:
The East one-half, the East one-half of the Northwest one-quarter, Lots One and Two of the Northwest one-quarter, Lot Three of the Southwest one-quarter, the Northeast one-quarter of the Southwest one-quarter and the East one-half of the Southeast one-quarter of the Southwest one-quarter.
AP# 13-340-05

Section 21:
The South one-half of the Southwest one-quarter; and the Northeast one-quarter of the Southwest one-quarter.
AP# 13-340-09

All Section 23.
AP#s 13-350-15, 16 and 17

All Section 29.

EXCEPTING THEREFROM the Southeast one-quarter of the Northeast one-quarter.
AP# 13-360-02

Section 33:
The South one-half.
AP# 13-360-17

All Section 35.
AP# 13-370-06

TOWNSHIP 19 NORTH, RANGE 12 EAST, M.D.B. & M.

Section 9:
The Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter, and the South one-half of the Southwest one-quarter of the Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPTING THEREFROM any portion of the above property in the natural bed of the Middle Fork Yuba River below the line of the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, nor known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal iron, molybdenum, uranium, lead, zinc, sulphur, bauxiite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam brines, other liquids or any combination thereof, together with the exclusive and perpetual right of grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the foregoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads, (including the use of roads existing from time to time on said land, by Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways, pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to sue such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed for determination of values of real property being acquired through exercise of the power of eminent domain.
AP# 13-260-03

Section 11:
The Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located in Sierra County, California.
AP# 13-270-01

Section 13:
The South one-half and the South one-half of the Northwest one-quarter.
AP# 13-290-07

Section 15:
The South one-half of the Northwest one-quarter, the North one-half of the Southwest one-quarter, the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter.
AP# 13-290-11

All Section 16.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.
AP# 13-280-03

All Section 17.
AP# 13-280-02

All Section 19.
AP# 13-280-04

All Section 21.
AP# 13-280-06

All Section 25.
AP# 13-310-03

All Section 27.
AP# 13-310-01

All Section 29.
Section 13-300-02

Section 30:
Lots 1 to 4 inclusive, the Northeast one-quarter, the East one-half of the Northwest one-quarter, the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP# 13-300-01

All Section 31.

EXCEPTING THEREFROM that portion of the East one-half of the Southeast one-quarter of said Section covered by Weaver Reservoir containing 4 acres more or less, as conveyed by Deed recorded November 24, 1884, in Book 81 of Deeds, at Page 363, executed by Central Pacific Railroad Company, a Corporation, to Summit Water and Irrigating Company, a Corporation.

ALSO EXCEPTING THEREFROM Parcel 2, as shown on Parcel Map 82-8 as filed in the office of the Nevada County Recorder on February 10, 1984, in Book 16 of Parcel Maps at Page 106.
AP# 13-300-09

All Section 33.
AP# 13-300-08

All Section 35.
AP# 13-310-05 and 06

TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B. & M.

All Section 1.
AP# 15-100-04

Section 3:
The West one-half.
AP# 15-100-01

All Section 5.
AP# 15-090-02

All Section 7.
AP# 15-090-08

All Section 9.

EXCEPTING THEREFROM any portion of Lot 39, 41 and 42 of said Section 9, Township 17 North, Range 13 East, M.D.M.
AP# 15-090-10

Section 11:
The East one-half; the Northeast one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 15-100-08

All Section 15.
AP# 15-120-01

Section 17:

EXCEPTING THEREFROM all that portion thereof, as described in the Decree, dated June 10, 1912, recorded June 28 1912, in Book 116 of Deeds, at Page 106, Nevada County, California records.

ALSO EXCEPTING THEREFROM Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP#s 15-110-22 and 36

Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP# 15-110-37

All Section 23.
AP# 15-120-05

Section 24.
The North one-half.
AP# 15-1[illegible]-06

TOWNSHIP 18 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 3:
The Southwest one-quarter and the Southwest one-quarter of the Northwest one-quarter.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.
AP#s 15-040-01 and 02

All Section 5.

EXCEPTING THEREFROM that portion thereof lying in Sierra County, California.
AP#s 15-030-16 through 21

Lots 7:
Lots 1 and 2, the East one-half of the Northwest one-quarter and the Northeast one-quarter.
AP# 15-030-22

All Section 9.
AP# 15-030-09 and 10

All Section 11.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-040-05

All Section 13.
AP#s 15-060-06 and 07

Section 15:
The North one-half, the Southwest one-quarter, the North one-half of the Southeast one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP# 15-060-01

All Section 19.
AP# 15-050-06

Section 23:
The Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the South one-half.
AP# 15-060-18

Section 25:
The Northeast one-quarter, the North one-half of the Northwest one-quarter.
AP# 15-080-11

All Section 31.
AP# 15-070-04

TOWNSHIP 19 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 19:
The Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in thee deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-010-09 and 10

Section 29:
The West one-half and the West one-half of the East one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in the deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-020-15 and 16

All Section 31.
EXCEPTING THEREFROM:
(a) That portion covered by Jackson Lake, as conveyed by a deed dated July 25, 1894, recorded November 24, 1894, in Book 91 of Deeds, Page 363, executed by Central Pacific Railroad Company to Summit Water and Irrigating Company.
(b) That portion of the South one-half of the Southwest one-quarter and Lot 4, as conveyed by deed dated December 27, 1922, recorded January 29, 1923, in Book 135 of Deeds, at Page 51, executed by Central Pacific Railway Company to H.C. Schroeder.
AP#s 15-020-04, 05 and 06

TOWNSHIP 17 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 3.
AP# 15-200-01

All Section 5.
AP# 15-190-02

Section 9:
The Northeast one-quarter, the North one-half of the Northwest one-quarter, the Southwest one-quarter of the Southwest one-quarter.
AP#s 15-190-06 and 08

Section 17:
The Northeast one-quarter, the East one-half of the Northwest one-quarter and the South one-half.
AP# 47-010-03

Section 18:
The Southeast one-quarter.
AP# 47-010-02

Section 19:
The North one-half of the North one-half of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northwest one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter of the Northeast one-quarter, the South one-half of the Southeast one-quarter of the Northeast one-quarter and the Northwest one-quarter.
AP# 47-010-05

TOWNSHIP 18 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 9.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-130-04

Section 15:
The Northeast one-quarter and the West one-half.
AP# 15-160-01

All Section 17.
AP# 15-150-03

All Section 19.
AP# 15-150-07

All Section 21.
AP# 15-150-09

Section 31:
Lots 1 and 2 and the East one-half of the Northwest one-quarter; the Northeast one-quarter, the Southeast one-quarter and the East one-half of the Southwest one-quarter.
AP#s 15-170-13, 14, 15 and 17

TOWNSHIP 18 NORTH, RANGE 15 EAST, M.D.B. & M.

All Section 13.
AP# 16-040-06

All Section 15.
AP# 16-040-01

Section 23:
The South one-half.
AP# 16-040-09

All Section 27.
AP# 16-060-01

96034441

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

Section 15:
The Southwest one-quarter and the West one-half of the Southeast one-quarter of Section 15, Township 17 North, Range 17 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM all that portion thereof lying outside of the County of Nevada.
AP# 49-050-04

AP#(s)

END OF DOCUMENT

97002919

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger, Clerk/Recorder
25.00
097002919 10:17am 01/31/97
004 10010106 01 02
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00
0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

Signature of Declarant or Agent determining tax. Firm Name

COS

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation, formerly known as Sierra Pacific Industries, a California corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation, formerly known as Sierra Pacific Transaction Company, a California corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

MILL SITE

SEE EXHIBIT "A" ATTACHED HERETO

SIERRA PACIFIC HOLDING COMPANY, a California corporation

By: M D Emmerson
M.D. Emmerson

By:
Jon Carstarphen

Dated: January 13, 1997

97002919

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 1-16-97 before me, the undersigned Notary Public in and for said County and State, personally appeared M.O. Emmersen & Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM. # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

EXHIBIT "A"

PARCEL 1:

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D. Halphene and J.N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit; North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile, et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit; North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in Deed dated August 3, 1959, recorded in Book 266 of Official Records, at page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East

115.79 feet; North 3°17' East 177.43 feet; North 23°00" East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, Soutn 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1,250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge, et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill, et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road, as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said point of beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787, Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185.

AP# 9-581-09, 10 & 11 and Portion of 9-581-08

PARCEL 2:

THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

AP# Portion of 9-581-08

PARCEL 3:

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1,125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

AP# 006-441-03

PARCEL 4:

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

BEGINNING at the Southeast corner of that certain 14.044 acre tract of land as described in Deed dated December 3, 1956, recorded December 10, 1956 in Book "227" of Official Records, page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book "214" of Official Records, page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

AP# 006-441-04

PARCEL 5:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

BEGINNING at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (Formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with a radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada corporation.

AP# 006-441-05

PARCEL 6:

Lot 8, as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road, as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the Point of Beginning; as Conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

AP# 006-441-29 & 006-441-30

END OF DOCUMENT

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M.D. Emmerson
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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

First American Title Company

2230 East Bidwell Street, Suite 100
Folsom, CA 95630

February 21, 2020

Chris Powell
Mitchell Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661
Fax:

Title Officer:	Randal Watkins
Phone:	(916)983-3985
Order Number:	3420-6136708 (RW)
Escrow Number:	3420-6136708
Buyer:	
Property:	12625 Brunswick Road Grass Valley, CA 95945

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

Customer First!

GUARANTEE

LIABILITY:	$1,000.00	ORDER NO.:	3420-6136708
FEE:	$500.00	YOUR REF:	

First American Title Insurance Company
a Nebraska corporation, herein called the Company

GUARANTEES

Mitchell Chadwick

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: January 21, 2020 at 7:30 A.M.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

SCHEDULE A

CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

RISE GRASS VALLEY, INC., A NEVADA CORPORATION

pursuant to a GRANT DEED AS INSTRUMENT NO. 2018-009581 in and to the real property in the unincorporated area of the County of Nevada, State of California , described as follows:

ALL THAT CERTAIN PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN 14.044 ACRE TRACT OF LAND AS DESCRIBED IN DEED DATED DECEMBER 3, 1956, RECORDED DECEMBER 10, 1956, IN BOOK 227 OF OFFICIAL RECORDS, PAGE 292, FILE NO. 4997, NEVADA COUNTY RECORDS, EXECUTED BY IDAHO MARYLAND MINES CORPORATION TO MILTON BALMAIN AND INA V. BALMAIN AT A POINT ON THE SOUTHWESTERLY LINE OF THE "NEW BRUNSWICK" COUNTY ROAD AS DESCRIBED IN PARCEL 2 OF DEED DATED OCTOBER 24, 1955, RECORDED NOVEMBER 4, 1955 IN BOOK 214 OF OFFICIAL RECORDS, PAGE 431, FILE NO. 4722, NEVADA COUNTY RECORDS, EXECUTED BY IDAHO MARYLAND MINES CORPORATION TO COUNTY OF NEVADA; THENCE FROM SAID POINT OF BEGINNING, SOUTH 55°33' WEST ALONG THE SOUTHEASTERLY LINE OF SAID 14.044 ACRE TRACT TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE FORMER NEVADA COUNTY NARROW GAUGE RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID COUNTY ROAD; THENCE NORTH 29°16'14" WEST ALONG THE SOUTHWESTERLY LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

APN: 06-441-04-000

only the following matters appear in such records subsequent to April 26, 1965.

1. A document recorded April 26, 1965 as INSTRUMENT NO. 1965-002880, BOOK 378, PAGE 404 of Official Records.

   From: SUM-GOLD CORPORATION, INC., A CALIFORNIA CORPORATION
   To: YUBA RIVER LUMBER COMPANY, A CALIFORNIA CORPORATION

2. A document recorded November 22, 1991 as INSTRUMENT NO. 1991-036486 of Official Records.

   From: BOHEMIA INC., AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA HOLDING COMPANY, AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA RIVER LUMBER CO., INC., A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

3. A document recorded December 26, 1996 as INSTRUMENT NO. 1996-034441 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

4. A document recorded January 31, 1997 as INSTRUMENT NO. 1997-002919 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

5. A document recorded May 15, 2018 as INSTRUMENT NO. 2018-009581 of Official Records.

   From: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: RISE GRASS VALLEY, INC., A NEVADA CORPORATION

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.

2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
(c) The identity of any party shown or referred to in Schedule A.
(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
5. Proof of Loss Damage.
In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized

representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

Nevada County

RECORDING REQUESTED BY

23878

AND WHEN RECORDED MAIL TO 23878

Name
Street Address
City & State

Belinda D. Pendola
P. O. Box U
Grass Valley, Calif. 95945

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Yuba Title Ins. Co.
DEC 31 1974
AT MIN. PAST 1 O'CLOCK P.M.
NEVADA COUNTY, CALIFORNIA
FEE: 5.00
RECORDER

Documentary Transfer Tax $27.50 GRANS TAX PD
Full Value
Signature

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ORDER NO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRUNSWICK TIMBER PRODUCTS CORPORATION, A California Corporation

hereby GRANT(S) to BELINDA D. PENDOLA

the following described real property in the County of , State of California:

Described Upon Exhibit "A", attached hereto.

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STATE OF CALIFORNIA } SS.
COUNTY OF Nevada }

On December 30, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared William J. Pendola Jr.

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Dorothy G. Rhodehamel

Dorothy G. Rhodehamel
Name (Typed or Printed)

Dated December 30, 1974

William J. Pendola Jr.
WILLIAM J. PENDOLA, JR.
BRUNSWICK TIMBER PRODUCTS, INC.

OFFICIAL SEAL
Dorothy G. Rhodehamel
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
NEVADA COUNTY
My Commission Expires August 17, 1977

ITC—16—7-69-A

Mail Tax Statements to Return Address Above

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EXHIBIT "A"

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.B. & M., described as follows:

Beginning at the West one-quarter section corner of said Section 31, thence North 1° 21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62° 46' East 33.07 feet thence North 81° 56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34° 37' East 612.51 feet, and North 55° 33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47° 23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13° 16' 41" for a distance of 113.73 feet, the long chord of which bears South 54° 01' 26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29° 16' 14" East, 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31° 29' 41" for a distance of 412.27 feet, the chord of which bears South 13° 31' 26" East 407.09 feet; thence west 1886.14 feet to

a point in the West line of the Southwest one-quarter of said Section 31; thence North 0° 28' West 676.80 feet to the point of beginning.

TOGETHER WITH a non-exclusive right of way for road and utility purposes sixty (60) feet wide described as follows: Commencing at the Northwest corner of the property described as Parcel No. 2 (a) in the deed from Laird Company to H. Stanton Orser and Warner B. Berry recorded July 26, 1967, in Book 425 of Official Records of Nevada County at page 570 thence from said point of beginning Southerly along the West line of Section 31; Township 16 North, Range 9 East, M.D.B. & M., to the Southeast corner of the property described as Parcel No. 2 (b) in the above referenced deed from Laird Company to H. Stanton Orser and Warner B. Berry; thence due East a distance of sixty (60) feet; thence Northerly on a course parallel to the West line of said Section 31 to the North line of said Parcel No. 2 (b); thence West along the North line of said Parcel No. 2 (a) sixty (60) feet to the point of beginning. Said right of way shall be appurtenant to and for the benefit of the above described property.

Nevada County

ALSO TOGETHER with a non-exclusive right of way for road and utility purposes as described in the Deed dated July 28, 1967, recorded July 31, 1967, in Book 426 of Official Records at Page 156 Nevada County Records, executed by H. Stanton Orser and Warner B. Berry to Laird Company, a California corporation.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for develop, produce, extract and take the same, subject to the express limitations that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted in the deed dated August 3, 1959, recorded August 12, 1959, in Book 266 of Official Records, at Page 185, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to Oliver Investment Company, a Nevada Corporation.

ALSO EXCEPTING THEREFROM a non-exclusive right of way for road and utility purposes sixty (60) feet wide lying along a portion of the Westerly boundary of the above described property as said right of way is described in Parcel No. 3 of the Deed dated July 25, 1967, recorded July 26, 1967, in Book 425 of Official Records of Nevada County at Page 570, executed by Laird Company, a California corporation, to H. Stanton Orser and Warner B. Berry.

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17791

23878

Nevada County

RECORDING REQUESTED BY 3302

3302

AND WHEN RECORDED MAIL TO:

Name Brunswick Timber Products Corp.
Street Address P. O. Box 2027
City & State Grass Valley, CA 95945

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Brunswick Timber
FEB 27 1976
AT 10 MIN. PAST 1 O'CLOCK P. M.
NEVADA COUNTY, CALIFORNIA
FEE $1.00 Thos. Wilson
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANS TAX

DOCUMENTARY TRANSFER TAX $ 21.40
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Signature of Declarant or Agent determining tax. Firm Name

Deed

BELINDA PENDOLA, *the first party*,

Hereby Grant *to* BRUNSWICK TIMBER PRODUCTS CORPORATION, a California corporation,

the second party,

All that Real Property *situated in the*

County of Nevada, *State of* California

bounded and described as follows:

EXHIBIT "A"

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.B. & M., described as follows:

Beginning at the West one-quarter section corner of said Section 31, thence North 1° 21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62° 46' East 33.07 feet thence North 81° 56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34° 37' East 612.51 feet, and North 55° 33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47° 23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13° 16' 41" for a distance of 113.73 feet, the long chord of which bears South 54° 01' 26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29° 16' 14" East, 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31° 29' 41" for a distance of 412.27 feet, the chord of which bears South 13° 31' 26" East 407.09 feet; thence west 1886.14 feet to

a point in the West line of the Southwest one-quarter of said Section 31; thence North 0° 28' West 676.80 feet to the point of beginning.

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BOOK 780 PAGE 284

TOGETHER WITH a non-exclusive right of way for road and utility purposes sixty (60) feet wide described as follows: Commencing at the Northwest corner of the property described as Parcel No. 2 (a) in the deed from Laird Company to H. Stanton Orser and Warner B. Berry recorded July 26, 1967, in Book 425 of Official Records of Nevada County at page 570 thence from said point of beginning Southerly along the West line of Section 31; Township 16 North, Range 9 East, M.D.B. & M., to the Southeast corner of the property described as Parcel No. 2 (b) in the above referenced deed from Laird Company to H. Stanton Orser and Warner B. Berry; thence due East a distance of sixty (60) feet; thence Northerly on a course parallel to the West line of said Section 31 to the North line of said Parcel No. 2 (b); thence West along the North line of said Parcel No. 2 (a) sixty (60) feet to the point of beginning. Said right of way shall be appurtenant to and for the benefit of the above described property.

ALSO TOGETHER with a non-exclusive right of way for road and utility purposes as described in the Deed dated July 28, 1967, recorded July 31, 1967, in Book 426 of Official Records at Page 156 Nevada County Records, executed by H. Stanton Orser and Warner B. Berry to Laird Company, a California corporation.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for develop, produce, extract and take the same, subject to the express limitations that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted in the deed dated August 3, 1959, recorded August 12, 1959, in Book 266 of Official Records, at Page 185, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to Oliver Investment Company, a Nevada Corporation.

ALSO EXCEPTING THEREFROM a non-exclusive right of way for road and utility purposes sixty (60) feet wide lying along a portion of the Westerly boundary of the above described property as said right of way is described in Parcel No. 3 of the Deed dated July 25, 1967, recorded July 26, 1967, in Book 425 of Official Records of Nevada County at Page 570, executed by Laird Company, a California corporation, to H. Stanton Orser and Warner B. Berry.

~~1779~~

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Nevada County

DESCRIBED UPON EXHIBIT "A" ATTACHED HERETO

IN WITNESS WHEREOF the first party has executed this conveyance this
24 day of February, 1971

Belinda Penidoca

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State of California, }
County of Nevada } *ss.*

On this 24 *day of* February
in the year one thousand nine hundred and seventy six, *before me,*
Dorothy G. Rhodehamel *a Notary Public,*
State of California, duly commissioned and sworn, personally appeared
Rolinda Pendola

known to me to be the person described in and whose name is *subscribed to the within instrument, and acknowledged to me that* she *executed the same.*

In Witness Whereof *I have hereunto set my hand and affixed my official seal in the* ____ *County of* Nevada
the day and year in this certificate first above written.

OFFICIAL SEAL
Dorothy G. Rhodehamel
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
NEVADA COUNTY
My Commission Expires August 17, 1979

Dorothy G. Rhodehamel
Notary Public, State of California.
My commission expires August 17, 1978

3302

57014, et seq.
57731, et seq.

39

RECORDING REQUESTED BY:
Sierra Pacific Industries

WHEN RECORDED, MAIL TO:
Sierra Pacific Industries
PO Box 496014
Redding, California 96049-6014

attn: Mr. Jack Frost

91 36486 OFFICIAL RECORDS
REQUESTED BY
THIS SPACE RESERVED FOR RECORDER'S USE
FIRST AMERICAN TITLE CO.

91 NOV 22 PM 1:59

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

11.90 PD.

DOCUMENTARY TRANSFER TAX $ PURSUANT TO SECCTION 11932 R.&T. CODE
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
undersigned grantor declares
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

(Nevada County)

BOHEMIA INC., an Oregon corporation, successor by merger to Yuba Holding Company, an Oregon corporation, successor by merger to Yuba River Lumber Co., Inc., a California corporation, Grantor, grants to SIERRA PACIFIC INDUSTRIES, a California corporation, Grantee, all that real property situated in Nevada County, California, described in attached Exhibit A, subject to those matters described therein.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its Vice President - Finance as of _____, 1991.

BOHEMIA INC., an Oregon corporation

By: _____
Stephen A. Wendell
Its: Vice President - Finance

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on October 24, 1991, by Stephen A. Wendell, as Vice President - Finance of Bohemia Inc., an Oregon corporation.

[SEAL]

Gayle A. Heserck
Notary Public for Oregon
My commission expires: 5-15-94

KRY10118

STATE OF OREGON)
) ss.
County of Lane)

On October 24, 1991, before me, GAYLE A. HESCOCK, personally appeared STEPHEN A. WENDELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President - Finance of Bohemia Inc., and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Gayle A. Hescock
Notary Public for Oregon
My commission expires 5-15-94

EXHIBIT A

Real Property Description

(Nevada County, California)

PARCEL 2: GRASS VALLEY SAWMILL

TRACT I

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN: 6-441-03)

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest 1/4 of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

PARCEL TWO: (APN: 6-441-04)

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book "227" of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of deed dated October 24, 1955, recorded November 4, 1955, in Book "214" of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

PARCEL THREE: (APN: 6-441-05)

All that portion of the West one half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bear South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26"

East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at Page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

PARCEL FOUR: (APN: 6-441-29 and 30)

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the Office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16, North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from SAID POINT OF BEGINNING, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the POINT OF BEGINNING; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right

to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

TRACT II (APN: 6-700-36)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

Beginning at a point from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence from said point of beginning, South 1°52' East 125.15 feet; thence South 60°43'46" West 268.44 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 1286.93 feet; thence North 88°44' East 131.15 feet to a point in the Nevada Irrigation District canal right of way; thence along the Westerly and Southerly embankment of the Nevada Irrigation District canal the following five courses: South 45°17' East 169.46 feet, South 33°12' East 408.10 feet, South 83°15' East 228.15 feet, North 83°19' East 115.06 feet, and South 61°28' East 40.06 feet; thence South 1°16' East 376.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at a 1 1/2 inch pipe being the most Northerly corner of the herein described parcel, from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence South 1°52' East 125.15 feet to a 1/2 inch pipe, found bearing the Tag L. S. 2202; thence South 60°43'46" West 268.44 feet to a 1/2 inch pipe, found bearing tag L. S. 2202, said pipe being in the Northeasterly right of way line of Brunswick Road (F.A.S. 1203); thence along said Brunswick Road right of way line, North 29°16'14" West 134.00 feet to a 3/4 inch rod; thence leaving said road right of way line and running North 30°00' East 73.05 feet to a 3/4 inch rod; thence North 73°37' East 270.04 feet to the point of commencement; as conveyed to Charles O. Baker, et ux by the Deed recorded December 13, 1965, in Book 392 of Official Records, at Page 236, Nevada County Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil, and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any

right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT III (APN: 6-800-02)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

BEGINNING at a point from which the Northwest corner of said Section 31 bears the following two courses: North 1°52' West 125.15 feet, thence North 44°32'48" West 2343.76 feet; thence from SAID POINT OF BEGINNING South 6°18' East 141.18 feet; thence South 26°12' East 279.46 feet; thence South 80°25' West 101.52 feet; thence South 22°16' West 131.27 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 456.50 feet; thence North 60°43'46" East 268.44 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT IV

PARCEL ONE: (APN: 9-581-09, 10 & 11 and Ptn 9-581-08)

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D., Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.;

thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and the following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00' East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a

Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick road as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; THENCE FROM SAID POINT OF BEGINNING, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett road, to tho beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°46'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights

to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

PARCEL TWO: (APN: Ptn 9-581-08)

THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest 1/4 of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. An easement over said land for the right to construct, maintain and use forever a water ditch of sufficient size to carry 500 inches miners measure of water, together with the right to reconstruct, maintain, repair and forever use the reservoir now on

said premises and incidental purposes as Reserved by W. B. Bourn, in Deed recorded March 19, 1888, in Book 71, Page 154 of Deeds.

Affects: The exact location of said easement is not defined of record.

6. An easement over said land for telephone and telegraph purposes, with the right to construct, place, inspect, maintain and replace poles, crossarms, wires, cables and necessary fixtures and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded September 4, 1902, in Book 96, Page 470 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

7. An easement over said land for telephone and telegraph purposes with the right to construct, place, inspect, maintain and replace, poles, etc., and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded November 21, 1903, in Book 100, Page 418 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

8. A right of way over said land for the purpose of constructing, maintaining and operating a conduit and/or canal and/or pipeline and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 27, 1946, in Book 106, Page 214 Official Records.

Affects: Reference is made to said document for further particulars.

9. An easement over said land for the purpose of constructing, maintaining and operating a pipe and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded June 9, 1949, in Book 138, Page 369 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

10. An easement over said land for poles, wires and incidental purposes as Granted to Pacific Gas and Electric Company, et al, in Deed recorded August 1, 1955, in Book 211, Page 177 Official Records.

Affects: Reference is made to said Document for further particulars.

11. An easement affecting a portion of said lands and for the purposes stated herein, and incidental purposes, in favor of County of Nevada to extend culverts and the slopes of cuts and fills, recorded November 4, 1955, in Book 214, Page 431 Official Records.

12. An easement over said land for the right to take domestic water from water main and to use the septic tank and incidental purposes as Granted to Malcom E. Hammill, et ux, in Deed recorded December 10, 1956, in Book 227, Page 290 Official Records.
Affects:
Tract IV, Parcel One the exact location of said easement is not defined of record.

13. An easement over said land for pipeline and the right to take water for domestic purposes through the present hook-up from New Brunswick Pipe Line and incidental purposes as Granted to Vivian Normile and Francis Normile, her husband, in Deed recorded September 5, 1956, in Book 224, Page 286 Official Records.
Affects: Tract IV,
Parcels one and two the exact location of said easement is not defined of record.

14. An easement over said land for maintaining an underground pipe line and the existing 12 inch Brunswick Pipeline and incidental purposes as Granted

to Nevada Irrigation District, in Deed recorded August 7, 1959, in Book 266, Page 18 Official Records.

Affects: Reference is made to said Document for further particulars

15. An easement over said land for the right to construct and maintain communication facilities and incidental purposes as Granted to the Pacific Telephone and Telegraph Company, in Deed recorded March 17, 1960, in Book 276, Page 181 Official Records.

Affects: The exact location of said easement is not defined of record.

16. An easement over said land for pipeline purposes and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 15, 1964, in Book 357, Page 103 of Official Records.

Affects: Tract II as follows:

A strip of land, 15 feet wide, the Easterly line of which is described as beginning at a point from which the Northwest corner of said Section 31 bears the following two courses, North 1°52' West, 125.15 feet; thence North 44°32'48" West 2343.76 feet; thence from said point of beginning, North 1°52' West 125.15 feet; thence North 1°16' West 1°16' West 456.87 feet, to the terminus of said line.

17. The rights, title and interests of Nevada Irrigation District in and to that certain canal or channel which borders said land.

Affects: Tract II

18. The effect of Dedications as set forth and shown on the Official Map of said subdivision as follows:

a. Building set backs.

b. N.I.D. Easements.

c. A restriction of access. Access to Lot 8 is via Millsite Road only.

Said easements were offered to Nevada Irrigation District by an Offer of Dedication recorded February 24, 1987, Series No. 87-04783 Official Records.

Said document contains the Resolution of Acceptance for public use of the easements and the purposes stated therein.

AFFECTS TRACT ONE, PARCEL 4

19. A Deed restriction covering the herein described property:

Recorded: February 24, 1987, Series No. 87-04784 Official Records

AFFECTS TRACT ONE, PARCEL 4

20. An agreement on the terms and conditions relating to road maintenance as contained in an instrument executed by Mary Bouma, Erica Erickson and William Toms recorded February 24, 1987, Series No. 87-04785 Official Records.

AFFECTS TRACT ONE, PARCEL 4

21. An easement over said land for roadway and utility purposes and incidental purposes as Reserved by Mary Bouma, Erica Erickson and William Toms, in Deed recorded April 1, 1988, Series No. 88-07737 Official Records.

Affects: A 40 foot wide strip of land the Southerly and Southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "Bet Acres" and is described as follows:

Beginning at the most Westerly corner of said Lot 8 being in the South line of East Bennett Road; thence, South 65°15'02" East, 136.46 feet; thence South 87°59'31" East 179.39 feet; thence, South 42°42'19" East, 205.31 feet to the end of this easement.

PARCEL 4.6 TAYLOR RELIEF HILL

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Relief Hill Placer Mine (so-called) being Lots 44A and 44B, embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B.& M., particularly described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.

PARCEL 2:

Union Gravel Cos. Placer Min (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894, in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.

PARCEL 3:

Lot 4 and the West half of the Southwest quarter (w 1/2 of SW 1/4) of Section 9, Township 17 North, Range 10 East, M.D.B. & M.

APN's 63-110-28 and
63-110-39
63-110-40
63-110-52
63-110-54

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. Rights of way and Easements for two existing ditches crossing the land herein described, being the Eureka Lake Company's Ditch or Irwin Ditch and the Bloomfield Company's Ditch. Said ditches were originally identified in documents recorded June 6, 1884 in Book 64 of Deeds at Page 240 and September 22, 1931 in Book 11 of Official Records at Page 102.

   Said rights of way were subordinated to those certain road easements granted to the U.S.A. in Easement Deed recorded October 31, 1978 in Book 993 of Official Records at Page 457, by Agreement recorded January 22, 1979, in Book 1013 of Official Records at Page 227.

5. As easement over said land for roads and incidental purposes as Granted to United States of America, in Deed recorded October 31, 1978, in Book 993, Page 457 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

6. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon Corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

7. An easement over said land for road and incidental purposes as Granted to Southern Pacific Land Company, a corporation, in Deed recorded October 22, 1982, Series No. 82-25268 Official Records.

   Said Easement Deed was amended by correction Document recorded December 23, 1982, Series No. 82-30414 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

8. An easement over said land for deed and incidental purposes as Granted to United States of America, in Deed recorded February 24, 1983, Series No. 83-04079 Official Records.

PARCEL 4.7 MAMMOTH MINE

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL NO. 1:

The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the SW 1/4 of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydro-carbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 2:

Mammoth Springs Place Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest quarter (SW 1/4) of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifth (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 3:

The Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, Patented by the United States of America, to John W. Ritchie, Sr., and Marillan Voight, under Letters of Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182 Official Records.

PARCEL NO. 4

A portion of the North half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, Patented by the United States of America

to James L. Gould under letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8 Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims; so called; thence on the line of the said Kinder Claim North 49° 30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13° 30' West 26.20 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63° 30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Sections 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal hear sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An easement over said land for road or tramway and incidental purposes as Reserved by J. L. Gould, in Deed recorded November 29, 1878, in Book 55, Page 661 of Deeds.

Affects: The exact location of said easement is not defined of record.

5. An easement over said land for poleline and incidental purposes as Granted to The Pacific Gas and Electric Company, a corporation, in Deed recorded December 9, 1920, in Book 131, Page 180 of Deeds.

Affects: A 15 foot wide strip of land, the centerline of which is described as follows:

Beginning at a point in the West boundary line of Section 8, Township 16 North, Range 11 East, M.D.B.&M., from which the Southwest corner of said Section 8 bears South 0° 58' East 428 feet distant and running thence North 82° 15' East 230 feet; thence South 82° 48' East, 454.7 feet; thence South 55° 41' East 675 feet more or less to a point in the South boundary line of said Section 8.

SAID DOCUMENT CONTAINS CONDITIONS AND PROVISIONS

6. An easement over said land for ingress, egress and incidental purposes as Granted to Pacific Gas and Electric Company, a California corporation, in Deed recorded July 21, 1966, in Book 404, Page 635 Official Records.

Affects: The Southwesterly quarter of Section 8, the exact location of said easement is not defined of record.

7. Covenants and conditions contained in the Deed recorded January 15, 1981, Series No. 81-01182 Official Records.

8. An Agreement by and between Richard H. McKannay, Jr., Lynn McKannay, William S. Hardie, Elsie L. Hardie, Richard E. Arbogast, Helen Arbogast and Woodrow W. Arbogast, dated December 10, 1980, recorded January 15, 1981, as Document No. 81-01184. Said document contains conditions, covenants, and stipulations.

Amongst other things, said document contains specific provision for an easement. The exact location of said easement is not defined of record.

Reference is made to said document for further particulars.

Said Agreement has been amended by that certain document recorded July 17, 1986, as document No. 86-17133.

9. Ordinance No. 1107, by the Nevada County Board of Supervisors, amending the Nevada County Land use and Development Code, recorded February 3, 1983, Series No. 83-02590 Official Records.

PARCEL 4.8 FOWLER SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Good Hope Placer Mining Claim and described as the East half of the Northeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the East half of the Southwest quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and the East half of the Northwest quarter of the Southeast quarter of Section 6, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter J. Phelps.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.9 UPPER CHALK BLUFF

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The North half of Lot 1 of the Northeast quarter; Lot 2 of the Northeast quarter Lots, 3, 4 and 5 of the Northwest quarter; Lots 6 and 7 of the Southwest quarter; the East half of Southwest quarter and the West half of the Southeast quarter all in Section 1, Township 16 North, Range 10 East, M.D.B. & M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.10 LOWER CHALK BLUFF

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 16 North, Range 10 East; and Lots 1 and 2 of the Southwest quarter of Section 21, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that certain Patent recorded May 31, 1921 in Book 6 of Patents at Page 107, executed by the United States of America to Mammoth Blue Gravel Company.

PARCEL 2:

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B. & M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1921 in Book 6 of Patents at Page 107, Nevada County Records.

AS TO PARCEL 2:

TOGETHER WITH A RIGHT OF WAY forty (40) feet in width for purposes of ingress, egress and public utilities, created appurtenant to that portion of Lot 56 within Section 21 Township 16 North, Range 10 East, M.D.M., said right of way lying within the Northwest quarter of Section 28, Township 16 North, Range 10 East, M.D.M., the centerline of which is more particularly described as follows:

Commencing at a point on said right-of-way centerline situate on the Northeasterly line of said Northwest quarter of Section 28, from which the Northwest corner of said Section 28 bears North 89° 02' 34" West 101.39 feet; thence along said right-of-way centerline the following four (4) successive courses to-wit: along a curve to the left from said point of commencement which has a radial bearing of South 80° 46' 56" East through an arc of 37° 54' 04" for a distance of 66.15 feet to the end thereof (said curve having a radius of 100.00 feet); thence South 28° 41' East 131.46 feet to the beginning of a curve to the right having a radius of 400.00 feet; thence along said curve through an arc of 08° 38' for a distance of 60.27 feet to the end thereof; thence South 20° 03' East 402.26 feet to a point in the centerline of Chalk Bluff road (Co. Rd. No. 428ABO) and being the end thereof.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Easements and notes as contained on the map filed March 8, 1976 in Book 11, Page 78 of Parcel Maps.

   The easements shown thereon are as follows:

   For: Road and utility purposes
   Affects: Parcel 2

Said easements were offered to the County of Nevada by an irrevocable Offer of Dedication recorded March 8, 1977, in Book 846, Page 156 Official Records.

At the time of recording, said offer was neither accepted nor rejected.

PARCEL 4.13 MOBLEY SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Northwest quarter of Section 20, Township 18 North, Range 10 East, M.D.M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An exclusive easement over said land for road and incidental purposes as Granted to The United States of America, in Deed recorded August 28, 1989, Series No. 89-24581 Official Records.

   Affects: The exact location of said easement is not defined of record.

PARCEL 4.17a AMARAL (NEVADA)

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Section 16, Township 19 North, Range 12 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.

PARCEL 2:

South one-half of Northwest one-quarter, North one-half of Southwest one-quarter, Northeast one-quarter Southeast one-quarter of Southwest one-quarter, Section 15, Township 19 North, Range 12 East, M.D.B. & M.

TOGETHER WITH:

An easement 60 feet in width for road and utility purposes as reserved in that certain Grant Deed recorded in Volume 486, Page 161, Official Records of Nevada County, September 11, 1969.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793, Official Records.

   Affects: Lands as shown and delineated on a map attached thereto and by reference made a part thereof.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.18 MILTON

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Southeast quarter, the Southeast quarter of Southwest quarter, and the South half of Southwest quarter of Southwest quarter of Section 9, Township 19 North, Range 12 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPT any portion of the above property in the natural bed of the Middle Fork Yuba River below the line or the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and to all hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal, iron, molybdenum, uranium, lead, zinc, sulphur, bauxite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam, brines, other liquids or any combination thereof, together with the exclusive and perpetual right of Grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process, and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the forgoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads (including the use of roads existing from time to time on said land, but Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to use such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed

for determination of values of real property being acquired through exercise of the power of eminent domain.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. This property does not appear to have record access to any public road.

PARCEL 4.71 BEAR RIVER

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN's: 22-250-12, 22-280-02 and 03)

All that portion of the Northeast quarter of Section 2 and the Northwest quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., more particularly described as follows:

Beginning on the North line of a parcel of property formerly owned by V. Twitchell, from which a 2 inch iron pipe monument marking the East quarter corner of said Section 2, bears South 0° 50' West 949.04 feet; thence, from said point of beginning, South 0° 05' West 272.54 feet; thence North 88° 03' West 600.00 feet; thence North 0° 50' East 437.00 feet; thence South 88°03' East 600.00 feet; thence North 0°50' East 239.50 feet to a point on the South line of Lot 10 in said Section 2; thence along said lot line, North 88° 19' West 394.46 feet; thence leaving said lot line, North 80° 33' East 642.16 feet to a point on the Westerly right of way line of a County Road known as LaBarr Meadows Road, from which a 4 inch by 4 inch concrete monument bears North 9° 01' East 7.17 feet; thence South 80° 59' East 30.00 feet to the centerline of said County Road; thence along said centerline South 9° 01' West 491.61 feet to a point marking the beginning of a 1000.00 foot radius curve to the left, from which a 4 inch by 4 inch concrete monument bears North 80° 59' West 30.00 feet; thence along said curve, consuming a central angle of 9° 02' 23", a distance of 157.77 feet; thence leaving said centerline, South 89° 55' 38" West 30.00 feet to a point on the Westerly right of way line of said county road; thence North 15° 22' West 126.71 feet to a point on the North line of the property formerly owned by

V. Twitchell; thence along said North line, North 88° 00' West 121.176 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitations that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface, as conveyed by Deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-Cold Corporation, Inc., a California corporation, to David Maltman, et ux.

ALSO EXCEPTING THEREFROM (as to a portion of the realty herein described) the subsurface below a depth of 100 feet beneath the surface of said portion.

PARCEL TWO: (APN's 22-282-04 and 05)

Lot 21 of the Northeast quarter (NE 1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., according to the Official plat thereof.

EXCEPTING THEREFROM all that portion conveyed by the Deed dated April 26, 1939, recorded May 4, 1939, in Book 52 of Official Records, at Page 194, to Grass Valley Bullion Mines, a California corporation, described as follows:

Commencing at a point on the Easterly line of said Lot 21, from which the East quarter corner of said Section 2 bears South 0° 50' West 676.50 feet distant; thence from said point of commencement, with variation 19° East, North 88° 03' West 600.00 feet; thence North 0° 50' East 437.0 feet; thence South 88° 03' East 600 feet to a point of the Easterly line of Section 2, from which the Northeasterly corner of the said Lot 21 bears North 0° 50' East 239.50 feet distant; thence South 05° West 437.0 feet to the point of commencement.

ALSO EXCEPTING THEREFROM all minerals, metals and mineral bearing rocks and ores of every description lying in or under said tract of land together with the right to mine and extract for same in any manner that will not interfere with the use and enjoyment by the grantor of the surface of the said land for residential or for agricultural uses or for any other lawful use by the grantor other than mining, the rights to such uses of the surface of the said lands being hereby reserved to the grantor as reserved in the deed dated December 6, 1938, recorded December 8, 1938, in Book 47 of Official Records, at

Page 339, by Loraine Belle Essex, also known as Mr. L. B. Essex.

ALSO EXCEPTING THEREFROM a portion thereof conveyed to the State of California by the deed dated June 7, 1947, recorded July 25, 1947, in Book 120 of Official Records, at Page 167.

PARCEL THREE: (APN's 22-140-30, 22-200-36 and 37, 22-230-09 and 16, 22-240-28 and 31)

All of the Parcel Map of Union Jack, being portions of Sections 1 and 2, Township 15 North, Range 8 East, M.D.B.& M., as shown on the Official Map thereof filed on March 10, 1971, in Book 1 of Parcel Maps, at Page 156.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface of said lands as described in Parcels 2 and 3 of the deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-gold Corporation, Inc., a California corporation, to David Maltman and Beulah J. Maltman, his wife, as Joint Tenants.

PARCEL FOUR: (APN: 22-160-06)

All that portion of Lots 7 and 10 in Section 2: and a portion of Lot 58, Smuggler Lode, in Section 1: in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described, being an iron pipe set in the South line of Lot 10 in said Section 2, from which the one-quarter section corner common to said Sections 1 and 2 bears South 15° 21' East 1414.93 feet distant; thence along the South line of said Lot 10, North 88° 19' West 704.04 feet to an iron pipe set in the Easterly right of way line of State Highway 49; thence, along said right of way line, North 8° 05' East 903.20 feet to a concrete highway monument; thence, South 81° 55' East 50.00 feet to a concrete highway monument; thence along a curve to the left with a radius of 3430.00 feet, a distance of 271.39 feet, (the long chord of said curve bears North 5° 49' East 271.32 feet); thence North 86° 27' West 40.00 feet to a concrete highway monument; thence, along a curve to the left with a radius of 3390.00 feet, a distance of 140.03 feet to an iron pipe set in said right of way line, the (long chord of

said curve bears North 2° 22' East 140.02 feet); thence, leaving said right of way line, North 79° 57' East 463.39 feet to an iron pipe set in fence line; thence North 71° 37' East 302.85 feet to an iron pipe in the Northwesterly line of the right of way of the LaBarr Meadows road; thence, along said right of way line, South 19° 35' East 889.10 feet to an iron pipe, from which a concrete right of way monument bears South 19° 35' East 307.73 feet distant; thence leaving said right of way line, South 71° 00' West 726.55 feet to an iron pipe; thence South 22° 59' East 458.74 feet to the place of beginning.

EXCEPTING HOWEVER, from the grant, conveyance and transfer and reserving to the Grantor therein, its successors and assigns, in the Deed dated October 12, 1973, recorded November 13, 1973, in Book 668 of Official Records, at Page 17, executed by the Grass Valley Ward of the Church of Jesus Christ of Latter-Day Saints, an unincorporated association, successor in interest to the Corporation of the President of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a Corporation sole, the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface and the subsurface of, that portion of the said Property lying more than 75 feet beneath the surface thereof, as reserved in the Deed dated May 27, 1954, recorded July 1, 1954 in Book 187 of Official Records, at Page 378, executed by Idaho Maryland Mines Corporation, a corporation, to the Corporation of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a corporation sole.

PARCEL FIVE: (APN: 22-160-05)

All that portion of Lots 7 and 10 of the Northeast quarter of Section 2; and a portion of the Bullion and LaBruja Lodes situate within the Northwest quarter of Section 1, in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at a point from which the Northeast corner of Section 2, bears the following three (3) courses and distances: North 61° 38' 30" East 221.26 feet, North 0° 10' East 367.91 feet and North 12° 40' 35" East 2080.82 feet; thence from said point of beginning, with True Bearings, South 61° 38' 30" West 200.00 feet, to a point on a Northeasterly line of that certain County Road known as Old State Highway; thence along said Northeasterly line, South 28° 21' 30" East 230.76 feet, to the beginning of a left curve, having a radius of 570.00 feet and marking the Northeasterly line of the said county road; thence along said curve in a Southeasterly direction, consuming an angle of 19° 30', a distance of 193.99 feet to the end of said

curve; thence along the Northeasterly line of said county road, South 47° 51' 30" East 306.30 feet, to the beginning of a right curve having a radius of 330.00 feet and marking the Northeasterly line of said county road; thence along said curve, in a Southeasterly direction, consuming an angle of 28° 15', a distance of 162.71 feet to the end of said curve; thence along the Northeasterly line of said county road, South 19° 36' 30" East 300.25 feet; thence leaving said Northeasterly line and running North 70° 23' 30" East 300.00 feet; thence North 13° 39' 20" West 680.33 feet; thence North 62° 19' 26" West 668.54 feet, to the place of beginning.

TOGETHER WITH all minerals, mineral rights and subsurface underlying the above described lands.

PARCEL SIX: (APN: Portion of 22-160-04)

THE SURFACE, to a depth of 75 feet, of all that portion of Lots 7 and 10 in Section 2, Township 15 North, Range 8 East, M.D.B.& M., described as follows:

Beginning at the most Northerly corner of the parcel of land now being described, being an iron pipe set in the Westerly right of way line of LaBarr Meadows County Road from which the East quarter corner of said Section 2 bears South 4° 52' 13" East 3153.97 feet; thence from said point of beginning and along a curve to the right with a radius of 270.00 feet, a distance of 40.04 feet to a concrete monument in said right of way; (the long chord of said curve being South 23° 49' 54" East 40.00 feet); thence South 19° 35' East 259.96 feet to an iron pipe set in said right of way line; thence leaving said right of way line South 71° 37' West 302.85 feet to an iron pipe set in fence line (identical with a corner of the property of the Church of Jesus Christ of Latter-Day Saints); thence South 79° 57' West 463.39 feet to an iron pipe set in the Easterly line of the right of way of State Highway 49; thence along a curve to the left with a radius of 3390.00 feet, a distance of 300.01 feet to an iron pipe set in said highway right of way line, (the Long Chord of said curve bears North 1° 31' 07" West 299.91 feet); thence, leaving said right of way line, North 76° 16' 50" East 666.47 feet to the point of beginning; (the description herein shown being limited on the West by the Easterly lines of the State Highway, as said Easterly lines are defined by the Deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148, to the State of California).

PARCEL SEVEN: (APN: Remainder of 22-160-04)

All that portion of Lot 7 and the Galena Gold Quartz Claim, designated as Lot 43, lying within the Northeast one-quarter

(1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the Northeast corner of the tract of land described in deed recorded December 9, 1955, in Book 215 of Official Records, at Page 479, Nevada County Records, to Floyd L. Humphrey; said Northeast corner being a point in the Westerly right of way line of LaBarr Meadows Road, and from which the East quarter corner of said Section 2 bears South 4° 52' 13" East, 3153.97 feet; thence from said point of beginning, along said Westerly line of LaBarr Meadows Road the following four courses: (a) along a curve to the left with a radius of 270.00 feet, through an angle of 19° 45' 12" for a distance of 93.09 feet; (b) North 47° 50' West, 306.30 feet; (c) along a curve to the right with a radius of 630.00 feet, through an angle of 19° 30' for a distance of 214.41 feet; (d) North 28° 20' West, 54.28 feet to the Southeast corner of the tract of land described in deed recorded December 30, 1954, in Book 203 of Official Records, at Page 379, Nevada County Records, to Ben W. Cresswell; thence, along the Southerly line of said Cresswell Parcel, South 75° 47' 30" West 305.15 feet to a point in the Easterly line of State Highway Route No. 49, as described in deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148; thence along said Easterly line, along a curve to the right with a radius of 3390.00 feet, through an angle of 9° 53' 28", a distance of 585.22 feet to the Northwest corner of said Humphrey Parcel; thence, along a Northerly line of said Humphrey Parcel, North 76° 16' 50" East, 666.47 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract, and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted and reserved in deed dated August 3, 1959, recorded August 12, 1959 in Book 266 of Official Records, at Page 185, executed by Idaho Maryland Mines Corporation to Oliver Investment Company. The above exception and reservation is contained in that certain deed dated August 2, 1966, recorded August 3, 1966, in Book 405 of Official Records, at Page 400, executed by Fred E. Tiedge, et al, to Yuba River Lumber Company, Inc;, a California corporation, which deed describes the herein described Parcels Six and Seven.

PARCEL EIGHT: (APN: 22-230-10)

The surface, to a depth of 50 feet, of portions of Lot 57 Union Jack Lode, Lot 61 "X" Lode, Lot 58 Smuggler Lode, Survey 4249 Keyflower Lode, and being situate within the Northwest one-quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Westerly corner of the parcel of land now being described, from which the West one-quarter corner of said Section 1, bears South 16° 38' 54" West 1797.33 feet; thence, from said point of beginning with true bearings, North 79° 00' East 265.00 feet; thence South 9° 00' East 360.00 feet; thence South 68° 18' 23" West 254.73 feet; thence North 11° 18' West 407.06 feet to the place of beginning.

PARCEL NINE: (APN 22-282-01)

All that portion of Lot 10, Section 2, and a portion of the Union Jack and Smuggler Lodes, being Lots 57 and 58 in Section 1; all in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described (an iron pipe set in the Westerly line of the right of way of the LaBarr Meadows County Road) from which the one-quarter section corner common to said Sections 1 and 2 bears South 9° 59' West 1492.49 feet; thence, along a fence line, South 80° 33' West 642.16 feet to an iron pipe set at the intersection of said fence with the South line of said Lot 10; thence North 22° 59' West 458.74 feet to an iron pipe; thence North 71° 00' East 726.55 feet to an iron pipe set in the Westerly line of said County Road; thence along said Westerly line South 19° 36' East 307.73 feet to an iron pipe; thence, along a curve to the right with a radius of 520 feet, a distance of 260.17 feet to a concrete monument. (The long chord of said curve bears from the last mentioned corner South 5° 15' East 257.45 feet); thence South 9° 05' West 7.17 feet to the place of beginning.

SUBJECT to the reservations of minerals as reserved in the deed dated May 29, 1954, recorded July 9, 1954, in Book 197 of Official Records, at Page 442, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to G.J. Pirkig and M.F. Pontius.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. The effect of the following:

The right to dump and discharge the water pumped from and such as may be used at the premises described in the deed recorded May 13, 1893, in Book 80 of Deeds, at Page 250, executed by Carrie M. Wallace, et al to Robert Watt, et al, into Galena Ravine, together with all mills and tailings resulting from the reduction of ore extracted from said premises, but the Grantees shall at all times be the owners of said tailings with the right to rework the same.

ALSO the above referenced instrument contains the right to dump the water debris and water extracted from said premises, together with the sand and tailings from any quartz reduced and water used at any works on said premises upon the land described in the above referenced deed.

The Grantors of the above referenced deed shall have the right to take after the Grantees have ceased to use the same ten inches of the water (measured under a six inch pressure) that may be pumped for or used at said premises, but this shall not obligate the Grantees to furnish water unless they pump it from said mine or have brought it there from the necessary use of said premises.

The Grantors reserved the right to buy down and maintain such pipes across said premises, so long as they do not interfere with the works on said premises as may be necessary to convey water to any portion of the Grantees premises for domestic or agricultural purposes.

Affects: A portion of Parcels Six and Seven not defined of record.

6. A reservation contained in the Deed recorded on May 15, 1893, in Book 80 of Deeds at Page 277, executed by O.L. Twitchell to Robert Watt, et al, as follows:

"The Grantor hereby reserves which the Grantees concede to the right to the timber upon the premises herein conveyed, together with the right, from time to time, to cut and remove the same, but not in such way as to interfere with the uses of the Grantees for mining purposes, and the Grantees may whenever necessary in the working of said premises to cut and remove therefrom as may be required in clearing the land for working purposes."

Affects: A portion of Parcels 5, 6 and 7

7. An easement over said land for poles, polelines and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded April 27, 1910, in Book 112, Page 423 of Deeds.

Affects: A portion of Lots 1 and 2 of Parcel Three and a portion of Parcel 5, not locatable of record.

8. An easement over said land for poles, polelines and appurtenances and incidental purposes as Granted to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, a California corporation, in Deed recorded May 8, 1941, in Book 66, Page 429, Official Records.

Affects: A portion traversing Parcels 3 and 8 herein described, the width of which is not disclosed of record.

9. The effect of the following contained in the Deed to Freeman B. Twitchell recorded on December 9, 1941, in Book 74 of Official Records, Page 267, and in the Deed to Grass Valley Bullion Mines, a California corporation, recorded on December 9, 1941, in Book 74 of Official Records, Page 269.

"Together with the right to use so much of the subsoil as may be necessary for agricultural purposes, for the boring and maintenance of any water wells, and for the construction of foundations and cellars hereafter erected on said premises."

Affects: A portion of Parcel Four herein described, not locatable of record.

10. An easement over said land for one anchor and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded October 17, 1938, in Book 47, Page 159, Official Records.

    Affects: A portion of Parcel Three herein described, covering a portion not defined of record.

11. A right of way over said land for road purposes and a right of way over said land for a launder or ditch for the transportation of tailings and water and incidental purposes as Granted to Grass Valley Bullion Mines, a California corporation, in Deed recorded May 4, 1939, in Book 52, Page 194, Official Records.

    Affects: Portions of Parcel Two herein described, not defined of record.

12. A Waiver in favor of the State of California of any claims for damages to said land by reason of the construction and maintenance of a public highway contiguous thereto as set forth in the Deed to the State of California, recorded August 12, 1948, in Book 132, Page 148, Official Records.

    Affects: The Westerly portion of Parcels 2, 4, 6, and 7.

13. An easement over said land for right to construct, place, maintain and replace thereon one assembly of anchors, guys, guy stubs and fixtures and incidental purposes and incidental purposes as Granted to The Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 13, 1951, in Book 166, Page 552, Official Records.

    Affects: A portion of Parcel Three herein described not defined of record.

14. An easement over said land for the construction, maintenance, and operation of a pipe and pipeline for the conveyance of water and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded November 26, 1962, in Book 326, Page 616, Official Records.

    Affects: A 15 foot strip traversing a portion of Parcel Four herein described, said strip more particularly described as follows:

    A fifteen (15) foot wide easement lying 7 1/2 feet on each side of the following described centerline of a pipeline.

Commencing at a point on the West boundary of the Old State Highway right of way. Said point also being on the East line of Church property; from which point the 1/4 corner common to Sections 1 and 2, T. 15N, R. 8 E., M.D.B. & M., bears S 3° 26' 42" W. 2054.63 feet. Thence from said point of commencement N. 86° 32' W. a distance of 905.79 feet; thence N. 80° 15' W. 193.96 feet to the West line of Church property and East line of the present State Highway right of way from which point the 1/4 corner common to Sections 1 and 2, T. 15 N, R. 8E, bears S. 24° 26' 19" E. 2349.03 feet. End of required easement containing 0.379 acres, more or less.

1. As a condition to the above easement the Nevada Irrigation District agrees to construct a trench parallel to the pipeline trench for an approximate distance of 700 feet; thence crossing under said pipeline trench and running approximately 300 feet, or to an intersection with an existing drainage now coursing through the property, said parallel trench is for the purposes of conveying seepage water originating on the Church property to an existing sump pump. Trench to be constructed to the South of and outside of District Pipeline Easement. Upon completion, maintenance of trench becomes the responsibility of property owner.

2. After application for water service from said pipeline, one three-quarter inch (3/4") domestic service will be provided in accordance with the Nevada Irrigation District's Rules, Regulations and Rates as established by the Board of Directors.

3. Ingress and egress to said easement to be from the most Easterly end at the LaBarr Meadows Road and at the most Westerly end of Right of Way at the existing State Highway.

15. An easement over said land for the right to extend culverts and slopes of cuts and fills, as required for the construction and maintenance of County Road No. 117 (Old State Highway), upon the lands of the Grantor, Laird Company and incidental purposes as Granted to The County

of Nevada, in Deed recorded February 17, 1971, in Book 543, Page 623, Official Records.

Affects: The Westerly portion of Parcel Three herein described.

16. An easement over said land for all of the Public Utility Easements (P.U.E.) and Drainage Easements (D.E.) shown on the "Parcel Map of Union Jack" recorded in Book 1 of Parcel Maps, at Page 156, and incidental purposes as Granted to the County of Nevada, in Deed recorded March 10, 1971, in Book 546, Page 3, Official Records.

Affects: All that portion of Parcel Three herein described as shown on the Parcel Map referred to above. Said instrument contains the following:

Said easements are hereby offered for dedication to the County of Nevada for public utility and drainage purposes. Said Offer of Dedication to be binding on the Grantor, their heirs, successors, and assigns until such time as to the governing body of said County of Nevada refuses such Offer of Dedication.

17. Easements and notes as contained on the map filed March 10, 1971 in Book 1, Page 156 of Parcel Maps.

The easements shown thereon are as follows:

For: Public utilities.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1 a 10 foot strip over a Northerly portion of Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and Northwesterly 10 feet of Lot 4; a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10; and a strip over the Southerly 10 feet of Lot 19 and the Northerly 10 feet of Lot 20.

For: Drainage easements.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and the Northwesterly 10 feet of Lot 4 a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10.

For: P.G. & E. Co. poleline.
Affects: A Southwesterly portion over Lots 1 thru 11 and a portion traversing Lots 15 and 19.

NOTE: Those certain easements reflected on the above Parcel Map over portions of Lots 11 thru 20 in Book 326, Page 604; Book 326, Page 606; Book 326, Page 608; Book 326, Page 610 have been eliminated by those certain Quitclaim Deeds to Yuba River Lumber Co., Inc., a California corporation, recorded on October 33, 1975, in Book 759, Page 496; Book 759, Page 499; Book 759, Page 502; Book 759, Page 505, all of Official Records.

18. An easement over said land for the right from time to time to construct, place, inspect, maintain and replace communication facilities consisting of underground conduits, pipes, manholes, wires, cables, fixtures and appurtenances, with associated aboveground marker posts and pedestals, together with a right of way therefore and the right of ingress thereto and egress therefrom, and incidental purposes as Granted to Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 22, 1976, in Book 820, Page 201, Official Records.

Affects: Portions of Parcels Two, Four, Six, and Seven herein described, not defined of record.

19. A non-exclusive easement over said land for a water system and incidental purposes as Granted to Nevada Irrigation District, in Deed Recorded November 15, 1989, Series No. 89-33812 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

20. The effect, if any, of an unrecorded Optior to Purchase Real Property dated September 14, 1987, as amended, between Bohemia Inc. as grantor and Craig Lighty as Grantee. The effectiveness of the option is the subject of an action pending in the United States District Court for the Eastern District of California, known as Bohemia Inc. v. Lighty, No. CV-S-91-1046 EJG-GGH.

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

96034441

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger Clerk/Recorder
79.00
096034441 09:12am 12/26/96
004 10009571 01 02
E01 25 UN C00150 7.00 72.00 0.00 0.00 0.00
0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

_____
Signature of Declarant or Agent determining tax. Firm Name

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation formerly known as SIERRA PACIFIC INDUSTRIES, a California Corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation formerly SIERRA PACIFIC TRANSACTION COMPANY, a California Corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

TIMBER LAND

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SIERRA PACIFIC HOLDING COMPANY, a California corporation

BY: _____ BY: _____

M. D. Emmerson Jon Gartman

Dated: December 17, 1996

96034441

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 12-18-96 before me, the undersigned Notary Public in and for said County and State, personally appeared M. A. Emmerson and Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

Order No. 14151273N-RC

SCHEDULE A

The land referred to in this Report is situated in the State of California, County of Nevada, unincorporated area, and is described as follows:

TOWNSHIP 16 NORTH, RANGE 8 EAST & TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B.&M.

A portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; and portions of the Dorothy D. Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast one-quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M.D.B. & M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B. & M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest one-quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distance, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, to following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00'

East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to-wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.21 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast one-quarter of said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said Point of Beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.
AP#s 9-581-09, 10, 11 and Portion of 9-581-08

TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 30:
THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with true bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.
Portion AP# 9-581-08

All that portion of the Southwest one-quarter lying Southwesterly of Brunswick Road.
AP# 6-391-04

Section 31:
The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter, described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
AP# 6-441-03

All that certain portion of the Northwest one-quarter, described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
AP# 6-441-04

All that portion of the West one-half, described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Rail d; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
AP# 6-441-05

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
AP#s 6-441-29 and 30

TOWNSHIP 17 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 1:
The South one-half of the Southeast one-quarter; Lot 9 of the Southwest one-quarter.
AP#s 3-330-14 and 15

Section 13:
The South one-half of the Northeast one-quarter of the Southwest one-quarter; the West one-half of the Southeast one-quarter; the South one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 3-380-14

Section 15:
The East one-half of the Southeast one-quarter.
AP# 3-380-04

Section 24:
The East one-half of the Northeast one-quarter of the Northeast one-quarter.
AP# 3-680-05

TOWNSHIP 18 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 15:
Lot 3 and that portion of the Southeast one-quarter lying South of the Middle Fork of the Yuba River.
AP#s 3-280-01, 04 and 20

TOWNSHIP 16 NORTH, RANGE 10 EAST, M.D.B. & M.

Section 1:
The North one-half of Lot 1, Lots 2 thru 7, the East one-half of the Southwest one-quarter; and the West one-half of the Southeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP#s 65-090-07 and 08

Section 6:
The Good Hope Placer Mining Claim and described as the East one-half of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Northwest one quarter of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter, the East one-half of the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter, and the East one-half of the Northwest one-quarter of the Southeast one-quarter.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter T. Phelps.
AP# 38-050-03

Section 10:
The South one-half of the Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM the East one-half of the Southeast one-quarter of the Southeast one-quarter and the East one-half of the West one-half of the Southeast one-quarter of the Southeast one-quarter.
Portion AP# 65-090-12

Section 11:
The Northeast one-quarter of the Southeast one-quarter; the West one-half of the Southwest one-quarter.

EXCEPTING THEREFROM the West one-half of the West one-half of the Southwest one-quarter of the Southwest one-quarter.
Portion AP# 65-090-12

All Section 15.
AP# 65-120-01

Section 16:
The Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Northwest one-quarter.
AP# 65-130-05

Section 17:
The West one-half of the Northeast one-quarter and the Northwest one-quarter.
AP# 65-150-01

Section 20:
The Southeast one-quarter.
AP# 65-180-02

Section 21:
Lot 3, the Northeast one-quarter; the North one-half of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter.
AP# 65-190-01

Lot 1 and Lot 2 of the Southwest one-quarter.
AP# 65-200-01

Lot 4 and 5 of the Southwest one-quarter and the Southeast one-quarter.
AP# 65-200-03

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B.&M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1911 in Book 6 of Patents at Page 107, Nevada County Records.
AP# 65-200-04

Section 23:
The Northwest one-quarter of the Northwest one-quarter and the West one-half of the Northwest one-quarter.
AP#s 65-120-15 and 16

Section 27:
The Northwest one-quarter.
AP# 65-220-01

Section 33:
Lots 2, 3, 7, 8, 9, 11, 12 and 13; the North one-half of the Northwest one-quarter; and the Southwest one-quarter of the Northwest one-quarter.
AP#s 65-230-08 and 11

TOWNSHIP 17 NORTH, RANGE 10 EAST, M.D.B. & M.

All Section 3.
AP# 63-160-01

Sections 4, 5 and 9:
Relief Hill Placer Mine (so-called) being Lots 44A and 44B embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B. & M., described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.
AP# 63-110-54

Sections 4 and 9:
Union Gravel Cos. Placer Mine (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894 in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by Deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.
AP# 63-110-28

Section 5:
The Southeast one-quarter of the Southwest one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP#s 63-110-18, 19 and 20

Section 7:
The East one-half of the Southeast one-quarter of the Northeast one-quarter; the North one-half of Lot 1 of the Northwest one-quarter; the South one-half of the Northwest one-quarter and the South one-half.
AP#s 63-110-29 and 32

Section 9:
Lot 4 and the West one-half of the Southwest one-quarter.
AP#s 63-110-39, 40 and 52

The Southeast one-quarter, the East one-half of the Southwest one-quarter, the Southeast one-quarter of the Northeast one-quarter, the South one-half of Lot 8, the Southeast one-quarter of the Northwest one-quarter of Section 9.

EXCEPTING THEREFROM said Southeast one-quarter of the Northwest one-quarter, that certain tract of land described in the Deed from Southern Pacific Land Company, a Corporation, to Nevada Cemetery District, County of Nevada, dated November 15, 1968, recorded February 13, 1969, in Book 467, Page 581, Official Records of Nevada County, California, described as follows:

Beginning at a point in the North line of the Southeast one-quarter of Northwest one-quarter of said Section 9, distant South 89°30' West therein, 229 from the Northeast corner thereof; thence South 33°30' West 133.70 feet; thence North 56°30' West 80 feet; thence North 34°00' East 80.22 feet to said North line; thence North 89°30' East, along last said line, 95.65 feet to the point of beginning.
AP#s 63-110-42 and 49

All Section 11.

EXCEPTING THEREFROM the Northeast one-quarter of the Northeast one-quarter thereof, as described in the Deed from Southern Pacific Land Company to J. H. Stark, dated February 23, 1944, recorded March 25, 1944, in Book 86, Page 415, Official Records of Nevada County, California.
AP# 63-160-05

Section 17:
The North one-half, the West one-half of the Southwest one-quarter, the East one-half of the Southeast one-quarter of Section 17, in Township 17 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof.
AP#s 14-141-02, 06 and 10

Section 21:
The Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 14-141-20

Section 23:
The Northeast one-quarter; the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southeast one-quarter; the Northwest one-quarter of the Southeast one-quarter.
AP# 14-160-18

Section 27:
The South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter.
AP# 14-190-02

TOWNSHIP 18 NORTH, RANGE 10 EAST, M.D.B. & M.

Sections 16, 17 and 21:
Hazard Gravel Placer Mining Claim, designated by the Surveyor General as Lot 74, embracing a portion of Sections 16, 17 and 21 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to Eureka Lake and Yuba Canal Company Consolidated, recorded May 18, 1889, in Book 2 of Patents, Page 529.
Portion AP# 63-010-06

Section 17:
Parcels 1 thru 7 being a portion of Section 17, Township 18 North, Range 10 East, M.D.B.&M., as shown on the Parcel Map filed in the office of the Nevada County Recorder in Book 15 of Parcel Maps at Page 69.
AP#s 63-010-50 through 56

Section 20:
The Northwest one-quarter.
AP# 63-010-12

Sections 20, 21 and 29:
Blue Coat Placer Mine, designated by the Surveyor General as Lot 43, embracing a portion of Sections 20, 21 and 29 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to G. D. McLean and V. G. Bell, recorded November 17, 1881, in Book 1 of Patents, Page 703.
AP#s 63-010-13 and Portion of 63-010-06

Section 25:
The South one-half of the Southwest one-quarter; the West one-half of the Northwest one-quarter of the Southwest one-quarter; the South one-half of the Northeast one-quarter of the Southwest one-quarter and the West one-half of the Southwest one-quarter of the Southeast one-quarter.
AP# 65-050-13

Section 27:
Lot 1 of the Northeast one-quarter; the South one-half of the Northeast one-quarter and the West one-half of the West one-half.
AP#s 63-050-01, 03, 04 and 05

Section 35:
Lot 2 of the Northeast one-quarter; the Southwest one-quarter of the Northeast one-quarter; Lot 6 of the Northwest one-quarter; Lot 7 of the Southwest one-quarter; Lots 3 and 4 of the Southeast one-quarter and the West one-half of the Southeast one-quarter.
AP#s 63-050-24 and 25

TOWNSHIP 16 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 8:
The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

Mammoth Springs Placer Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the Mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.

The Southeast one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, patented by the United States of America, to John W. Ritchie, Sr. and Marillan Voight, under Letters Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al recorded January 15, 1981, in Instrument No. 81-01182, Official Records.

A portion of the North one-half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, patented by the United States of America to James L. Gould under Letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8, Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims, so called; thence on the line of the said Kinder Claim North 49°30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13°30' West 26.60 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63°30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Section 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard F. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.
AP#s 65-100-13 and 14

That portion of the Northwest one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northwesterly of the Northwesterly line of the Sacramento and Bear River Placer Mine. Said land purported to be shown on the map filed October 14, 1977, in Book 6, Page 166 of Records of Survey.
AP# 65-100-12

TOWNSHIP 17 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 1:
The Northeast one-quarter of the Southwest one-quarter.
AP# 64-130-09

Section 13:
The East one-half; the East one-half of the Southwest one-quarter of the Southwest one-quarter and the Southeast one-quarter of the Southwest one-quarter.
AP# 64-210-15

Section 17:
Lots 10 and 11 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter; the Northwest one-quarter of the Northwest one-quarter; Lots 1 to 9 of the West one-half; the Northwest one-quarter of the Southwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP# 64-220-02

Section 21:
The North one-half of the North one-half.
AP# 64-220-19

Section 27:
Lot 1 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter. The North one-half of the Southwest one-quarter of the Northeast one-quarter; the Southeast one-quarter of the Northeast one-quarter; the North one-half of the Northeast one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter; the North one-half of the Northwest one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter; the South one-half of the Southwest one-quarter of the Northwest one-quarter; the Southwest one-quarter; the North one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 64-210-19

TOWNSHIP 18 NORTH, RANGE 11 EAST, M.D.B. & M.

All Section 1.
AP# 13-180-06

Section 2:
Lots 3 and 4; the South one-half of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter; the West one-half of the Southwest one-quarter of the Southwest one-quarter and the East one-half of the Southwest one-quarter of the Southwest one-quarter.
AP# 13-180-04

Section 3:
Lot 4 and the East one-half.
AP#s 13-180-01 and 03

Section 7:
The portion of Lots 7, 8, 9 and 12, South of the Middle Fork of the Yuba River. Also, Lots 13, 14 and the South one-half.
AP# 13-100-08

Section 9:
The West one-half.
AP#s 13-100-13 and 14

All Section 12.
AP#s 13-180-19 and 20

Section 13:
The East one-half.
AP# 13-230-09

Section 17:
The West one-half; Lots 2 to 6 of the East one-half; the East one-half of the Northeast one-quarter; the East one-half of the Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Southeast one-quarter.
AP#s 13-220-04, 06 and 09

Section 19:
The East one-half.
AP# 13-220-34

All Section 25.
AP# 13-250-06

Section 29:
The South one-half; the Northeast one-quarter; and the East one-half of the Northwest one-quarter.
AP# 13-240-04

Section 35:
Lots 3, 4, 5, 6, 9, 10, 16 and 17.
AP#s 13-250-10 and 11

TOWNSHIP 19 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 13:
The South one-half.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-01

All Section 23.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-03

All Section 25.
AP# 13-090-03

Section 33:
The Southeast one-quarter; and the East one-half of the Northeast one-quarter.

EXCEPTING THEREFROM that portion thereof lying in Sierra County.
AP# 13-080-01

Section 35:
The Northeast one-quarter.
AP# 13-090-08

The Southeast one-quarter.
AP# 13-090-12

All that portion of the West one-half, lying Easterly and Southerly of the centerline of that certain ditch known as "The Milten Ditch", as the same now exist.
AP# 13-090-14

Section 36:
The North one-half.

EXCEPTING THEREFROM all of the minerals, veins, leads, or lodes containing gold or silver or other precious useful metals together with all the dips, spurs and angles and also all the metals, ores, gold and silver bearing quartz, rock and earth therein, with right to conduct mining operations on said land including the running of tunnels, excavation, and necessary workings to extract and remove said minerals with full right of ingress and egress for said purposes, as reserved in the deed dated August 22, 1944, recorded September 5 1944, in Book 90 of Official Records at Page 326, executed by Viola V. Yocco, Eugene W. Bell, Mio M. Marsh, Ida Dale Miller and Eugene W. Bell, as surviving Trustee for Calista Jane Bell, a minor, under will of Virginia Jane Bell, also known as Virginia J. Bell, also known as Mrs. V.J. Bell, deceased, to Emmet L. Marsh.
AP# 13-090-11

TOWNSHIP 17 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1:
AP# 64-160-03

All Section 3.
AP# 64-160-01

Section 7:
The South one-half.
AP# 64-140-07

Section 9:
The East one-half of the Northeast one-quarter.
AP# 64-140-16

Section 11:
The North one-half and the Southwest one-quarter.
AP# 64-160-05

TOWNSHIP 18 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1.
AP# 13-330-09

Section 6:
Lots 1 through 7, the South one-half of the Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP#s 13-320-01 and 02

All Section 7.
AP#s 13-320-25 and 26

Section 11:
Parcels 1, 2 and 3, as shown on Parcel Map No. 88-46 for Walter Hewlett, as filed on November 1, 1990 in Book 18 of Parcel Maps, at Page 58. Also known as the Northeast one-quarter and the South one-half of Section 11, Township 18 North, Range 12 East, M.D.M.
AP#s 13-330-16, 17 and 18

Section 13:
The West one-half.
AP# 13-350-07

Section 15:
The East one-half of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter; and the West one-half of the Southeast one-quarter.
AP# 13-350-02

Section 19:
The East one-half, the East one-half of the Northwest one-quarter, Lots One and Two of the Northwest one-quarter, Lot Three of the Southwest one-quarter, the Northeast one-quarter of the Southwest one-quarter and the East one-half of the Southeast one-quarter of the Southwest one-quarter.
AP# 13-340-05

Section 21:
The South one-half of the Southwest one-quarter; and the Northeast one-quarter of the Southwest one-quarter.
AP# 13-340-09

All Section 23.
AP#s 13-350-15, 16 and 17

All Section 29.

EXCEPTING THEREFROM the Southeast one-quarter of the Northeast one-quarter.
AP# 13-360-02

Section 33:
The South one-half.
AP# 13-360-17

All Section 35.
AP# 13-370-06

TOWNSHIP 19 NORTH, RANGE 12 EAST, M.D.B. & M.

Section 9:
The Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter, and the South one-half of the Southwest one-quarter of the Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPTING THEREFROM any portion of the above property in the natural bed of the Middle Fork Yuba River below the line of the ordinary high water.

ALSO EXCFPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, nor known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal iron, molybdenum, uranium, lead, zinc, sulphur, bauxiite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam brines, other liquids or any combination thereof, together with the exclusive and perpetual right of grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the foregoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads, (including the use of roads existing from time to time on said land, by Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways, pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to sue such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed for determination of values of real property being acquired through exercise of the power of eminent domain.
AP# 13-260-03

Section 11:
The Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located in Sierra County, California.
AP# 13-270-01

Section 13:
The South one-half and the South one-half of the Northwest one-quarter.
AP# 13-290-07

Section 15:
The South one-half of the Northwest one-quarter, the North one-half of the Southwest one-quarter, the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter.
AP# 13-290-11

All Section 16.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.
AP# 13-280-03

All Section 17.
AP# 13-280-02

All Section 19.
AP# 13-280-04

All Section 21.
AP# 13-280-06

All Section 25.
AP# 13-310-03

All Section 27.
AP# 13-310-01

All Section 29.
Section 13-300-02

Section 30:
Lots 1 to 4 inclusive, the Northeast one-quarter, the East one-half of the Northwest one-quarter, the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP# 13-300-01

All Section 31.

EXCEPTING THEREFROM that portion of the East one-half of the Southeast one-quarter of said Section covered by Weaver Reservoir containing 4 acres more or less, as conveyed by Deed recorded November 24, 1884, in Book 81 of Deeds, at Page 362, executed by Central Pacific Railroad Company, a Corporation, to Summit Water and Irrigating Company, a Corporation.

ALSO EXCEPTING THEREFROM Parcel 2, as shown on Parcel Map 82-8 as filed in the office of the Nevada County Recorder on February 10, 1984, in Book 16 of Parcel Maps at Page 106.
AP# 13-300-09

All Section 33.
AP# 13-300-08

All Section 35.
AP# 13-310-05 and 06

TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B. & M.

All Section 1.
AP# 15-100-04

Section 3:
The West one-half.
AP# 15-100-01

All Section 5.
AP# 15-090-02

All Section 7.
AP# 15-090-08

All Section 9.

EXCEPTING THEREFROM any portion of Lot 39, 41 and 42 of said Section 9, Township 17 North, Range 13 East, M.D.M.
AP# 15-090-10

Section 11:
The East one-half; the Northeast one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 15-100-08

All Section 15.
AP# 15-120-01

Section 17:

EXCEPTING THEREFROM all that portion thereof, as described in the Decree, dated June 10, 1912, recorded June 28 1912, in Book 116 of Deeds, at Page 106, Nevada County, California records.

ALSO EXCEPTING THEREFROM Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP#s 15-110-22 and 36

Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP# 15-110-37

All Section 23.
AP# 15-120-05

Section 24.
The North one-half.
AP# 15-1[illegible]-06

TOWNSHIP 18 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 3:
The Southwest one-quarter and the Southwest one-quarter of the Northwest one-quarter.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.
AP#s 15-040-01 and 02

All Section 5.

EXCEPTING THEREFROM that portion thereof lying in Sierra County, California.
AP#s 15-030-16 through 21

Lots 7:
Lots 1 and 2, the East one-half of the Northwest one-quarter and the Northeast one-quarter.
AP# 15-030-22

All Section 9.
AP# 15-030-09 and 10

All Section 11.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-040-05

All Section 13.
AP#s 15-060-06 and 07

Section 15:
The North one-half, the Southwest one-quarter, the North one-half of the Southeast one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP# 15-060-01

All Section 19.
AP# 15-050-06

Section 23:
The Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the South one-half.
AP# 15-060-18

Section 25:
The Northeast one-quarter, the North one-half of the Northwest one-quarter.
AP# 15-080-11

All Section 31.
AP# 15-070-04

TOWNSHIP 19 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 19:
The Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in thee deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-010-09 and 10

Section 29:
The West one-half and the West one-half of the East one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in the deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-020-15 and 16

All Section 31.
EXCEPTING THEREFROM:
(a) That portion covered by Jackson Lake, as conveyed by a deed dated July 25, 1894, recorded November 24, 1894, in Book 91 of Deeds, Page 363, executed by Central Pacific Railroad Company to Summit Water and Irrigating Company.
(b) That portion of the South one-half of the Southwest one-quarter and Lot 4, as conveyed by deed dated December 27, 1922, recorded January 29, 1923, in Book 135 of Deeds, at Page 51, executed by Central Pacific Railway Company to H.C. Schroeder.
AP#s 15-020-04, 05 and 06

TOWNSHIP 17 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 3.
AP# 15-200-01

All Section 5.
AP# 15-190-02

Section 9:
The Northeast one-quarter, the North one-half of the Northwest one-quarter, the Southwest one-quarter of the Southwest one-quarter.
AP#s 15-190-06 and 08

Section 17:
The Northeast one-quarter, the East one-half of the Northwest one-quarter and the South one-half.
AP# 47-010-03

Section 18:
The Southeast one-quarter.
AP# 47-010-02

Section 19:
The North one-half of the North one-half of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northwest one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter of the Northeast one-quarter, the South one-half of the Southeast one-quarter of the Northeast one-quarter and the Northwest one-quarter.
AP# 47-010-05

TOWNSHIP 18 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 9.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-130-04

Section 15:
The Northeast one-quarter and the West one-half.
AP# 15-160-01

All Section 17.
AP# 15-150-03

All Section 19.
AP# 15-150-07

All Section 21.
AP# 15-150-09

Section 31:
Lots 1 and 2 and the East one-half of the Northwest one-quarter; the Northeast one-quarter, the Southeast one-quarter and the East one-half of the Southwest one-quarter.
AP#s 15-170-13, 14, 15 and 17

TOWNSHIP 18 NORTH, RANGE 15 EAST, M.D.B. & M.

All Section 13.
AP# 16-040-06

All Section 15.
AP# 16-040-01

Section 23:
The South one-half.
AP# 16-040-09

All Section 27.
AP# 16-060-01

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

Section 15:
The Southwest one-quarter and the West one-half of the Southeast one-quarter of Section 15, Township 17 North, Range 17 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM all that portion thereof lying outside of the County of Nevada.
AP# 49-050-04

AP#(s)

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

97002919

7

Recorded in Official Records, County of Nevada, Bruce C. Bolinger, Clerk/Recorder
25.00
097002919 10:17am 01/31/97
004 10010106 01 02
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

_____
Signature of Declarant or Agent determining tax. Firm Name

COS

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation, formerly known as Sierra Pacific Industries, a California corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation, formerly known as Sierra Pacific Transaction Company, a California corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

MILL SITE

SEE EXHIBIT "A" ATTACHED HERETO

SIERRA PACIFIC HOLDING COMPANY, a California corporation

By: _____
M.D. Emmerson

By: _____
Jon Garstman

Dated: January 13, 1997

97002919

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 1-16-97 before me, the undersigned Notary Public in and for said County and State, personally appeared M.O. Emmersen & Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM. # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name | Street Address | City & State

EXHIBIT "A"

PARCEL 1:

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D. Halphene and J.N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit; North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile, et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit; North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in Deed dated August 3, 1959, recorded in Book 266 of Official Records, at page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East

115.79 feet; North 3°17' East 177.43 feet; North 23°00" East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1,250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge, et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill, et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road, as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said point of beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787, Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185.

AP# 9-581-09, 10 & 11 and Portion of 9-581-08

PARCEL 2:

THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

AP# Portion of 9-581-08

PARCEL 3:

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1,125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

AP# 006-441-03

PARCEL 4:

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

BEGINNING at the Southeast corner of that certain 14.044 acre tract of land as described in Deed dated December 3, 1956, recorded December 10, 1956 in Book "227" of Official Records, page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book "214" of Official Records, page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

AP# 006-441-04

PARCEL 5:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

BEGINNING at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (Formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with a radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada corporation.

AP# 006-44[illegible]-05

PARCEL 6:

Lot 8, as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road, as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the Point of Beginning; as Conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

AP# 006-441-29 & 006-441-30

END OF DOCUMENT

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M. D. Emmerson

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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

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Vol. 296 Pg. 185

4392

GRANT DEED

IDAHO MARYLAND MINES CORPORATION, a Nevada corporation, hereby grants to OLIVER INVESTMENT COMPANY, a Nevada corporation, all its real property, including its real property in the name of Western Title Insurance and Guaranty Company, situated in the County of Nevada, State of California, together with any buildings and improvements thereon and any water and water rights, pipes and pipe lines, ditches and ditch rights and easements appurtenant thereto.

Subject to covenants, conditions, restrictions, and encumbrances of record and to all easements, rights and rights of way now existing on the above-described property, including, without limitation, existing pipes, pipe lines, roads, ditches, aqueducts, flumes, tunnels, reservoirs, poles, pole lines and easements for the same.

EXCEPTING AND RESERVING TO IDAHO MARYLAND MINES CORPORATION and its successors and assigns all minerals, gas, oil, and mineral deposits of every kind and nature located in and under such real property, provided, however, that wherever the surface is granted hereunder, then excepting and reserving only minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

FURTHER EXCEPTING AND RESERVING TO IDAHO MARYLAND MINES CORPORATION and its successors and assigns an area for

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mining purposes specifically described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, IDAHO MARYLAND MINES CORPORATION has caused this instrument to be executed by its officers thereunto duly authorized this 3rd day of August, 1959.

IDAHO MARYLAND MINES CORPORATION,
a Corporation

By _____
President

And by _____
Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 3rd day of August, 1959, before me, _____, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared GEORGE J. MORTON, known to me to be the President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Los Angeles, State of California the day and year in this certificate first above written.

_____
NOTARY PUBLIC in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On this 3rd day of August, 1959, before me, Eileen J. Cotter, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared JOHN N. DICKS known to me to be the Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the

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corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

Catlleen J. Cattle

NOTARY PUBLIC in and for the City and County of San Francisco, State of California.

My Commission Expires March 22, 1960

4392

VOL 266 PAGE 185

OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

AUG 12 1959
AT 9 MIN. PAST 4 O'CLOCK P.M.
NEVADA COUNTY, CALIFORNIA
FEE: $1.40

RECORDER

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EXHIBIT A

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and portions of Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., also being portions of J. M. English Lode, Centennial Lode, Marjorie Lode, Union Hill Lode, Lucky or Agnes Lode, Cambridge Lode, Brunswick Lode, Halphene Lode and Maryland 22-J Lode, being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain county road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with TRUE BEARINGS following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 2 a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly, and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 36' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.69 feet to the place of beginning. Containing 78.531 acres.

Order No. [illegible]
Document No. 2

VOL 266 PAGE 189

4846

GRANT DEED

OLIVER INVESTMENT COMPANY, a Nevada corporation, hereby grants to SUM-GOLD CORPORATION, INC. a California corporation, all its real property, including its real property in the name of Western Title Insurance and Guaranty Company, situated in the County of Nevada, State of California, together with any buildings and improvements thereon and any water and water rights, pipes and pipe lines, ditches and ditch rights and easements appurtenant thereto.

Subject to covenants, conditions, restrictions, and encumbrances of record and to all easements, rights and rights of way now existing on the above-described property, including, without limitation, existing pipes, pipe lines, roads, ditches, aqueducts, flumes, tunnels, reservoirs, poles, pole lines and easements for the same.

IN WITNESS WHEREOF, OLIVER INVESTMENT COMPANY has caused this instrument to be executed by its officers thereunto duly authorized this 3rd day of August, 1959.

OLIVER INVESTMENT COMPANY,
a Corporation

By _____
President

And by _____
Secretary

STATE OF CALIFORNIA }
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 3rd day of August, 1959, before me Colleen J. Boffo, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared WM. L. OLIVER and JOHN N. DICKS known to me to be the President

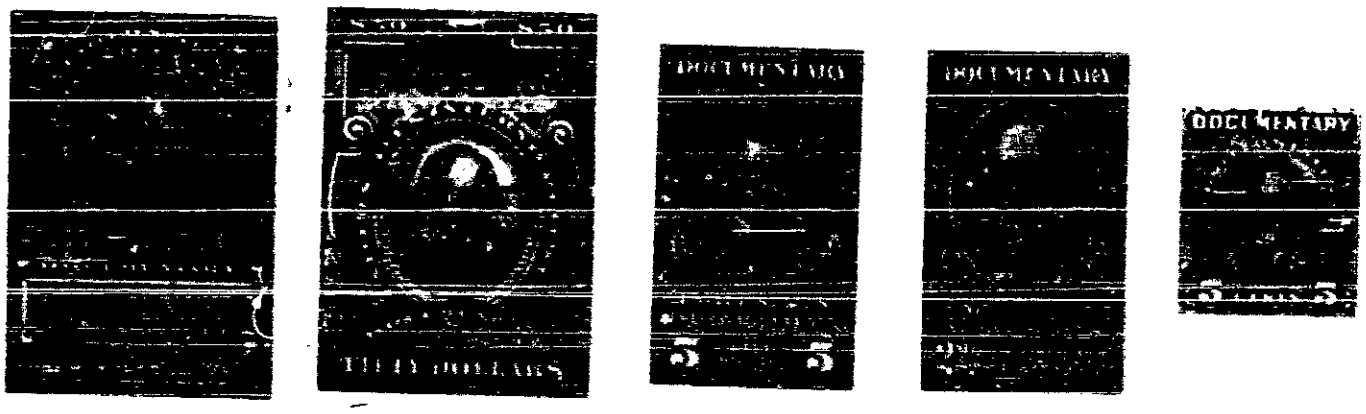
and Secretary respectively of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

Colleen J. Cotter

NOTARY PUBLIC in and for the City and County of San Francisco, State of California.

My Commission Expires March 22, 1960



VOL. 265 PAGE 192

RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

AUG 12 1960

AT 10 MIN. PAST 2 O'CLOCK P M.
NEVADA COUNTY, CALIFORNIA
FEE: 2.50 PD

RECORDER

13

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

****

EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

****

EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

SURVEYOR'S CERTIFICATE:

This Final Map for BET ACRES represents a survey which is true and complete as shown, made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinances in January 1987, and the monuments are of a character and occupy the positions as shown and are sufficient to enable the survey to be retraced.

A.W. Beeson
A.W. BEESON R.C.E. 9927

COUNTY SURVEYOR'S CERTIFICATE:

This Final Map has been examined by me, and the subdivision shown is substantially the same as it appeared on the Tentative Map and any approved alterations thereof and provisions of the Subdivision Map Act and local ordinances applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that this final Map is technically correct this 25 day of FEB. 1987

~~WESLEY~~ W. ZACHARY R.C.E. 19284

COUNTY RECORDER'S CERTIFICATE:

I Bruce C. Bolinger, hereby certify that Inter-County Title certificate no. 82246 was filed with this office, and that this plat map was accepted for record, and recorded in Book 7 of Subdivisions at Page 75 Document No 87-04762 at 3:00 P.m. on this 24th day of February 1987

Doc # 87 04762

FEE: $12.00 pd

Bruce C. Bolinger
BRUCE C. BOLINGER

By: Frances Burr
DEPUTY

TAX COLLECTOR'S CERTIFICATE:

I. E. Christina Dabis, the official computing redemptions for the County of Nevada, State of California, do hereby certify that according to the records of my office, there are no liens for unpaid taxes or special assessments collected as taxes against the lands subdivided hereon, except taxes or assessments not yet due and payable, but constituting a lien is paid.

E. Christina Dabis
E. CHRISTINA DABIS
NEVADA COUNTY TAX COLLECTOR

BOARD OF SUPERVISOR'S CERTIFICATE:

This is to certify that the Board of Supervisors of the County of Nevada, State of California, by a motion adopted at a meeting held on the 23rd day of February 1987, did approve for filing this map of the BET ACRES property consisting of 4 sheets, and accepted for public use item 1 offered for dedication above. All provisions of the Subdivision Map Act and local ordinances have been complied with regarding deposits this 23rd day of February 1987

CHAIRMAN OF THE BOARD

Cathy Thompson
CLERK OF THE BOARD

OWNER'S CERTIFICATE:

The undersigned, being the only persons representing any record title interest in the herein subdivided lands, do hereby consent to the preparation and recording of this Final Map and offer for dedication and do hereby dedicate to the County of Nevada the following:

ITEM 1: For any and all Public road and Utility purposes, those areas shown as East Bennett rd. Areas A, B and C, excepting therefrom minerals below 150' with the right to mine without disturbing the surface.

Mary Bouma
MARY BOUMA

Erica Erickson
ERICA ERICKSON

William Toms
WILLIAM TOMS

STATE OF CALIFORNIA } SS.
COUNTY OF _____ }

On this 5th day of February 1987 Before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Mary Bouma, Erica Erickson and William Toms. Known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

A. RADTKEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires July 5, 1990

a Notary
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

MY COMMISSION EXPIRES July 5, 1990

EASEMENTS OF RECORD OF WHICH EXACT LOCATION CAN NOT BE DETERMINED

1. Idaho Maryland Mines to Normile, (now Walker) Pipeline Esmt. 284 OR 286
2. Matteson to Central Calif. Electric Co. overhead wires, 100 DEEDS 418 & 96 DEEDS 470

REFERENCE DEEDS:

D1 Bulgrin, 85-14691
D2 Bohemia Inc., 504 OR 129
D3 Bouma, Erickson & Toms 83-20536
D4 "The Cedars" 1074 OR 647
D5 Bohemia (Brunswick Timber) 986 OR 341 & 780 OR 284, 288.

REFERENCE MAPS:

R1 3 Sub. 13, "Cordell Estates" Ingram, R.C.E. 9927 1968

FINAL MAP
#85-7
for
BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E 1/4 of Sec. 36 T.16N., R8E., and the N.W. 1/4 of Sec. 31. T16N. R9E., M.D.B. & M.

In the unincorporated territory of
THE COUNTY OF NEVADA

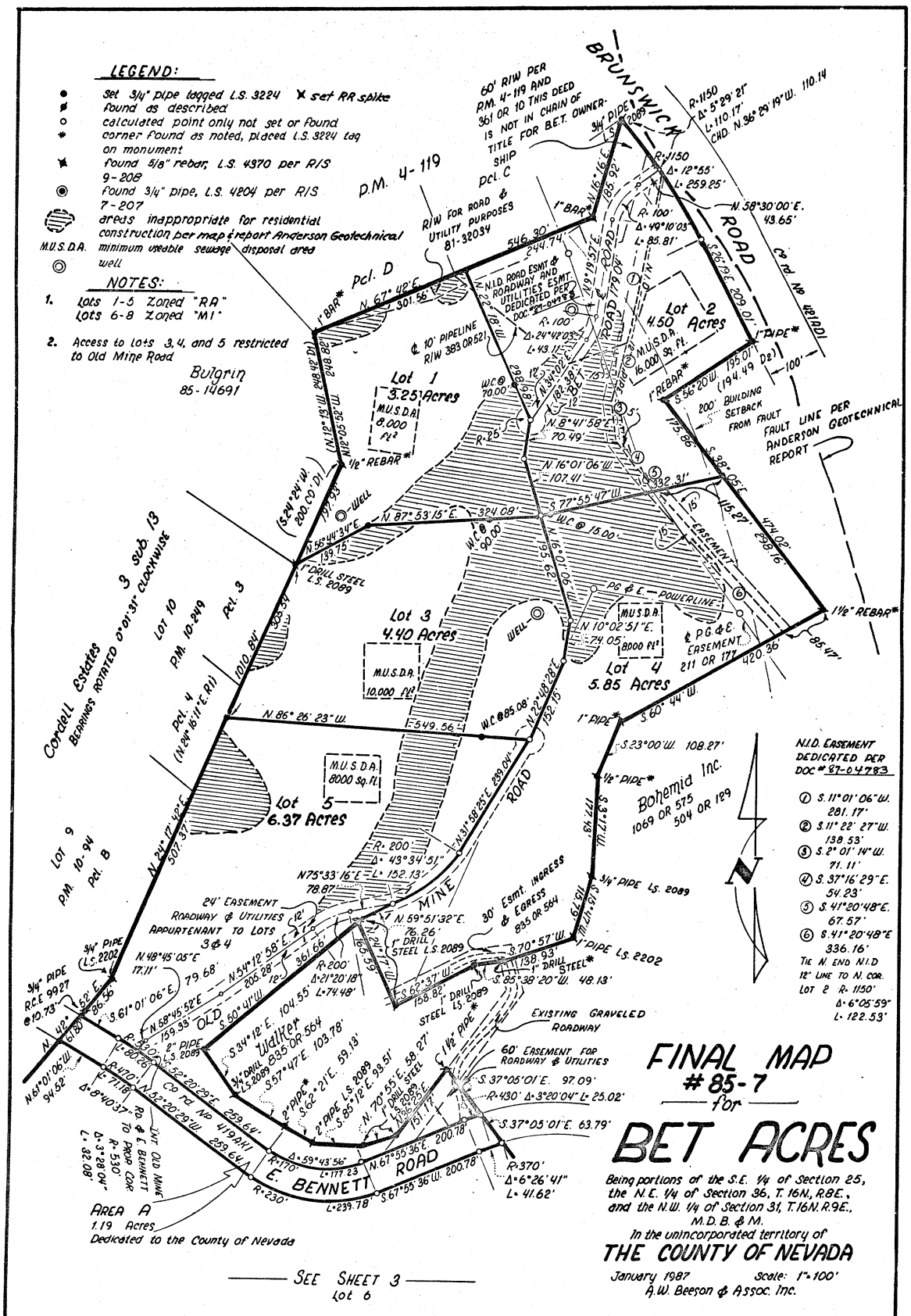
January 1987 Scale 1"=100'
A.W. Beeson & Assoc. Inc.

Sheet 1 of 4

006-441-001, 002
009-580-060, 059, 024

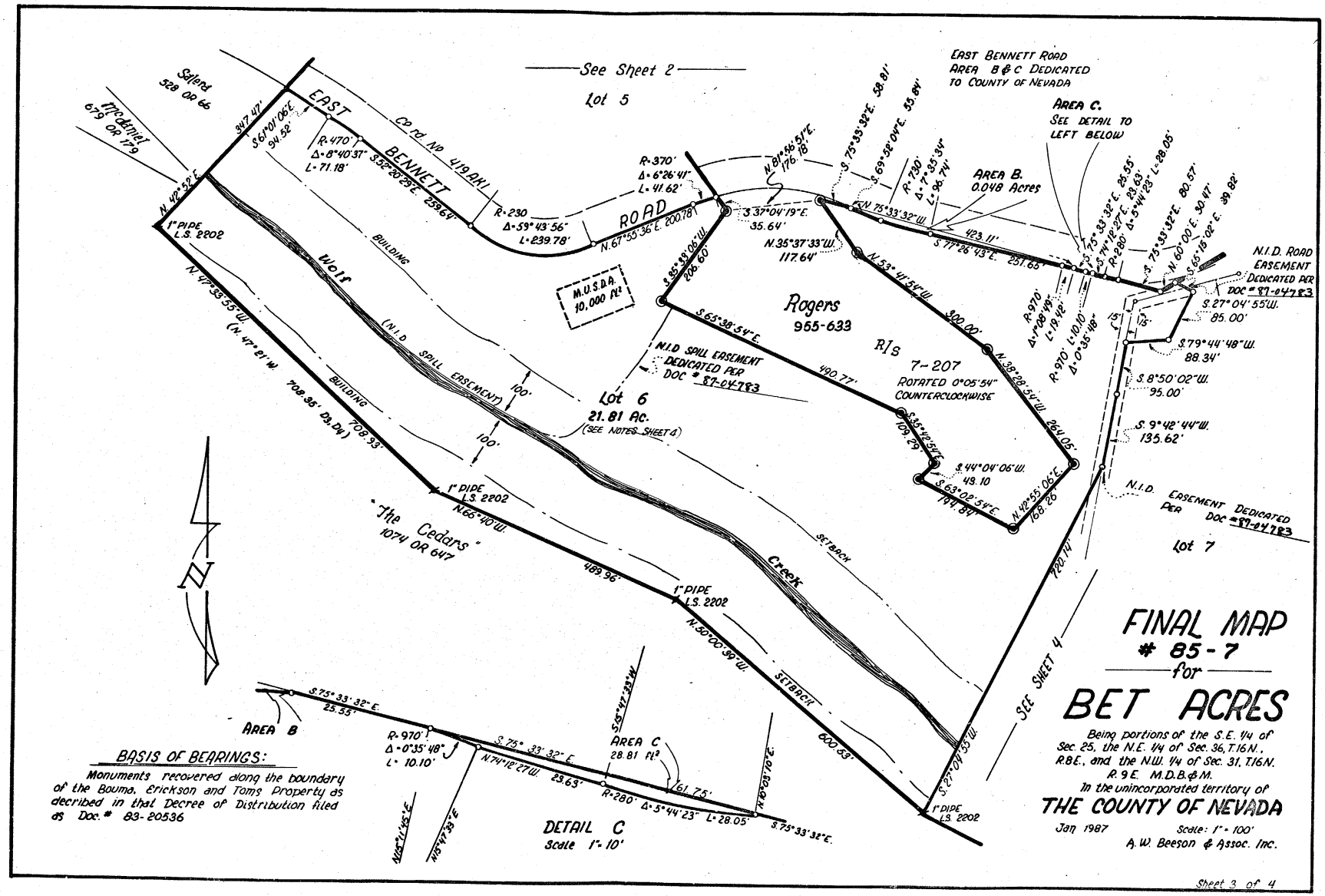
78 Maps 75

ER-1499

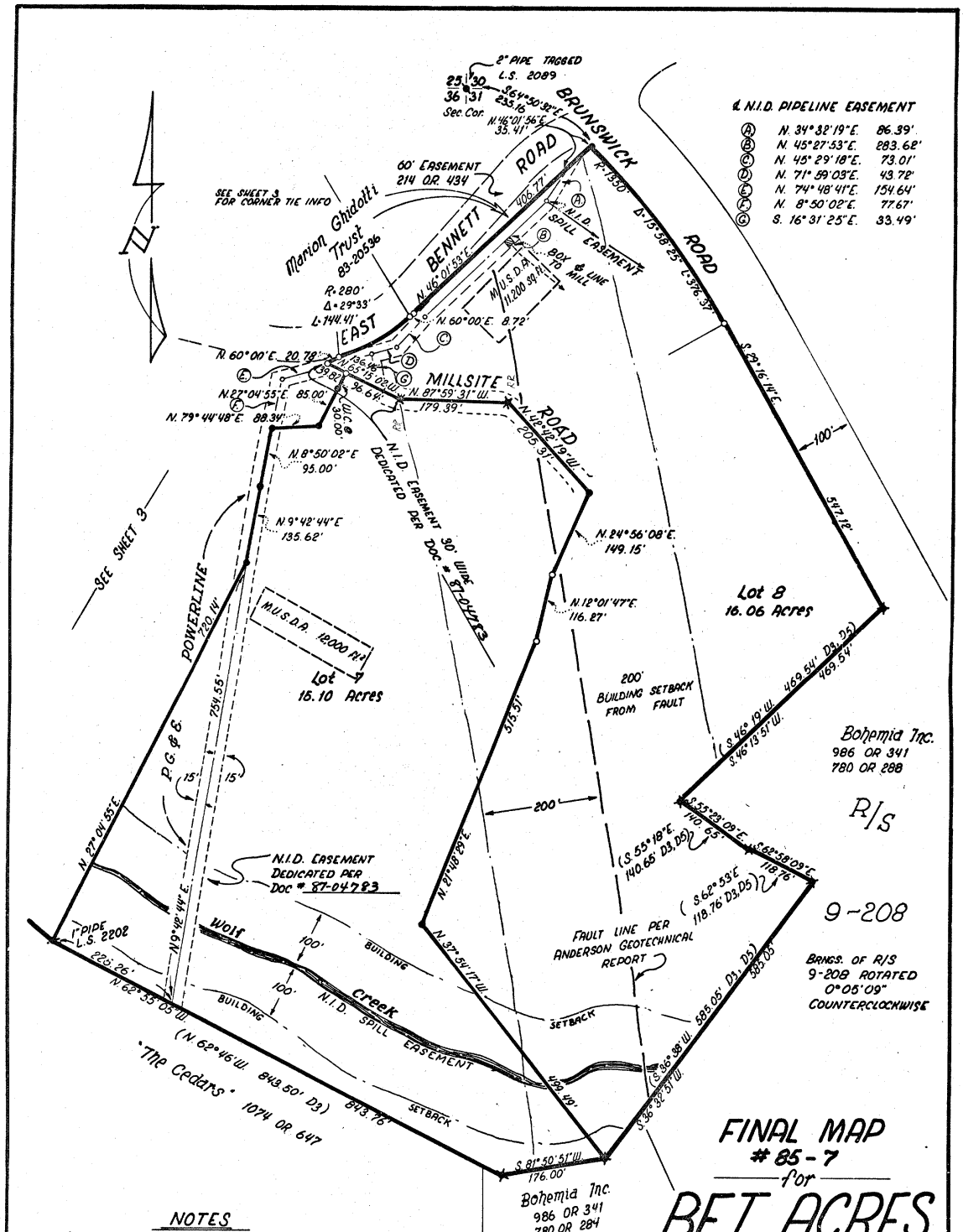


Sheet 2 of 4

ER-1499


See Sheet 2
Lot 5
EAST BENNETT ROAD
AREA B & C DEDICATED TO COUNTY OF NEVADA
AREA C.
SEE DETAIL TO LEFT BELOW
AREA B.
0.048 Acres
EAST BENNETT ROAD
Co. Rd. No. 419 A(4)
Sellers
528 OR 66
1170 Arnlet
679 OR 179
N. 42°52' E.
347.47'
S 61°01'06" E.
94.52'
R=470'
Δ=8°40'37"
L=71.18'
S 32°20'29" E. 258.64'
R=230'
Δ=59°43'56"
L=239.78'
N. 67°55'36" E. 200.78'
R=370'
Δ=6°26'41"
L=41.62'
N 81°56'51" E.
176.18'
S 75°33'32" E. 58.81'
S 69°38'01" E. 55.84'
R=730'
Δ=7°35'34"
L=96.74'
S 75°33'32" E. 25.55'
S 74°12'27" E. 23.63'
R=280'
Δ=5°44'23"
L=28.05'
S 75°33'32" E. 80.57'
N 60°00'E. 30.47'
S 65°18'02" E. 39.82'
N.I.D. ROAD EASEMENT DEDICATED PER DOC # 87-04783
S 27°04'55" W. 85.00'
S 79°44'48" W. 88.34'
S 8°50'02" W. 95.00'
S 9°42'44" W. 135.62'
N.I.D. EASEMENT DEDICATED PER DOC # 87-04783
Lot 7
720.74'
SEE SHEET 4
N 75°33'32" W
423.11'
S 77°26'43" E. 251.65'
R=970'
Δ=1°08'48"
L=19.42'
R=970'
L=10.10'
Δ=0°35'48"
N 53°41'54" W
390.00'
N 38°28'54" W. 264.05'
N 42°55'06" E.
168.26'
S 44°04'06" W.
49.10'
S 63°02'54" E.
194.84'
S 35°42'54" E.
109.29'
S 65°39'54" E.
490.77'
N 35°37'33" W.
117.64'
S 37°04'19" E.
35.64'
S 55°39'06" W.
206.60'
N.I.D. SPILL EASEMENT DEDICATED PER DOC # 87-04783
M.U.S.D.A.
10,000 ft²
Rogers
955-633
RIS
7-207
ROTATED 0°05'54" COUNTERCLOCKWISE
Lot 6
21.81 Ac.
(SEE NOTES SHEET 4)
Wolf
(N.I.D. SPILL EASEMENT)
100'
100'
BUILDING
BUILDING
N. 47°33'55" W.
(N. 47°21' W.
708.35' DEED)
708.93'
1" PIPE
L.S. 2202
N 65°40' W.
"The Cedars"
1074 OR 647
489.96'
1" PIPE
L.S. 2202
N 30°00'30" W.
SETBACK
SETBACK
Creek
600.53'
S 22°04'55" W.
1" PIPE
L.S. 2202
AREA B
S 75°33'32" E.
25.55'
R=970'
Δ=0°35'48"
L=10.10'
S 75°33'32" E.
N 74°12'27" W.
23.63'
AREA C
28.81 ft²
61.75'
R=280'
Δ=5°44'23"
L=28.05'
S 75°33'32" E.
S 5°47'33" W
N 10°03'10" E.
N 65°21'46" E.
N 69°47'33" E
DETAIL C
Scale 1"=10'
BASIS OF BEARINGS:
Monuments recovered along the boundary of the Bouma, Erickson and Toms Property as decribed in that Decree of Distribution filed as Doc. # 83-20536
FINAL MAP
85-7
for
BET ACRES
Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T.16N., R.8E., and the N.W. 1/4 of Sec. 31, T.16N. R.9E. M.D.B.&M.
In the unincorporated territory of
THE COUNTY OF NEVADA
Jan 1987
Scale: 1"=100'
A.W. Beeson & Assoc. Inc.
Sheet 3 of 4

ER-1499



NOTES

1. Mine shafts may be located within the boundaries of this subdivision. All potential property owners should verify such locations prior to purchase.
2. Access to Lots 6, 7 and 8 restricted to Millsite road.
3. A soils report is required for each of the lots south of East Bennett Road (Lots 6, 7 and 8) prior to obtaining a building permit.

FINAL MAP #85-7 for BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T16N., R.8E. and the N.W. 1/4 of Sec. 31 T16N. R.9 E. M.D.B. & M.

In the unincorporated territory of

THE COUNTY OF NEVADA

January 1987 Scale 1"=100'

A.W. Beeson & Assoc. Inc.

Sheet 4 of 4

ER-1499

RECORDING REQUESTED BY

INTER-COUNTY TITLE COMPANY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mr. & Mrs. Buddy G. Newman
11237 Juniper Drive
Nevada City, CA 95959

89 21014 OFFICIAL RECORDS
REQUESTED BY
INTER-COUNTY TITLE CO.

'89 JUL 28 AM 9:00

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5.00 fd.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ 64.35 TRANS TAX PD
(X computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
09-580-95

Grant Deed

ORDER No. 96008-jac

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARY BOUMA, ERICA ERICKSON AND WILLIAM TOMS, by Decree of Distribution dated August 12, 1983

hereby GRANT(S) to
BUDDY G. NEWMAN and VELDA E. NEWMAN, husband and wife, as joint tenants

the following described real property in the unincorporated area of the County of Nevada, State of California:

Lot 5, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the Recoder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING AND RESERVING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises without distrubing the surface thereof.

TOGETHER WITH AND RESERVING THEREFROM, as applicable thereto, easements and rights-of-way for ingress, egress and utilities, as shown upon the Official Map referred to above.

STAPLE HERE

STATE OF CALIFORNIA
COUNTY OF Nevada } SS.

On July 24, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Bouma and Erica Erickson

, personally known to me or proved to me on the basis of satisfactory evidence to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Lori C. Scherer

OFFICIAL SEAL
LORI C. SCHERER
NOTARY PUBLIC - CALIFORNIA
NEVADA COUNTY
My Comm. Expires April 10, 1992

(This area for official notarial seal)

STATE OF CALIFORNIA
COUNTY OF Sacramento } SS
On June 23, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared William Toms

personally known to me, or proved to me on the basis of satisfactory evidence, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Velina Green

OFFICIAL SEAL
VELINA GREEN
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires July 13, 1992

Dated June 20, 1989

Mary Bouma
Mary Bouma

Erica Erickson
Erica Erickson

William Toms
William Toms

CT-1D

Mail Tax Statements to Return Address Above

END OF DOCUMENT

Nevada County

3866

ENDORSED
FILED
MAR 11 1974
THEO. A. ZOHLER, JR.
County Clerk
By MELBA J. POLGLASE
Deputy Clerk

3866

OFFICIAL RECORDS
RECORDED AT REQUEST OF
C. W. BRIDGES
MAR 11 1974
AT 30 MIN. PAST 2 O'CLOCK P. M.
NEVADA COUNTY, CALIFORNIA
Fee 11.00
RECORDER

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF NEVADA.

-oOo-

Estate of

WILLIAM ROBERT GHIDOTTI; aka WILLIAM R. GHIDOTTI; aka Wm. R. GHIDOTTI; aka WILLIAM GHIDOTTI,

Deceased.

No. 7304

DECREE SETTLING FIRST AND FINAL ACCOUNT, AND FOR DISTRIBUTION.

MARIAN GHIDOTTI, as Executrix of the estate of William Robert Ghidotti, alias, deceased, having filed her First and Final Account and Report of Executrix and Petition for its settlement, for allowance of commission and liabilities, and for final distribution, and the Report and Petition coming on this day regularly for hearing, the Court finds:

I

Due notice of the settlement of the account and of hearing on the petition for final distribution of the estate has been regularly given for the period and in the manner prescribed by law.

II

All acts and transactions of the Executrix of the estate of William Robert Ghidotti, alias, deceased, during the period of the accounting are truly shown and should be approved, and all allegations of the petition for its settlement and for final distribution are true.

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CROFFORD W. BRIDGES
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CAL.
95945
PHONE 273-4465

III

William Robert Ghidotti, alias, died testate on October 23, 1969, in the County of Nevada, State of California, and was at the time of his death a resident thereof.

IV

On November 21, 1969, Marian Ghidotti was appointed Executrix of the decedent's estate and qualified as such on that date, and since then has been and now is the Executrix of the decedent's estate.

V

Notice to Creditors has been published for the period and in the manner prescribed by law. Within thirty (30) days after completion of publication of Notice to Creditors, an affidavit was filed with the Clerk of this Court showing due publication of Notice to Creditors in the manner and form required by law. More than six months have elapsed since the first publication of Notice to Creditors. The time for filing or presenting claims has expired and the estate is now in a condition to be closed.

VI

All claims filed or presented against the estate have been allowed by the Executrix, approved by the Court and paid.

VII

All debts of the decedent and of the estate and all expenses of administration have been paid, except the liabilities of the estate as shown in the petition and except closing expenses in the amount of $100.00.

VIII

A written report of the Inheritance Tax Appraiser appointed in the proceeding is on file, and an order fixing inheritance tax due the State of California has been made by this Court. The tax has been paid in full, as evidenced by the receipt

ENDL 681 PAGE 181

CRAFFORD W. SNOOKER
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945

of the County of Nevada on file herein.

IX

All personal property taxes due and payable by this estate have been paid.

X

A federal estate return has been filed for this estate and the tax shown to be due has been paid. The return has been audited and the executrix has been released from personal liability for the federal estate tax.

XI

All California and Federal income taxes due and payable by the estate have been paid.

XII

That all of the assets in this estate were community property of William R. Ghidotti, alias, and Marian Ghidotti, and that one-half interest in all of the assets shown on the inventory should be set aside to Marian Ghidotti, as her interest in community property.

XIII

That the estimated expenses of closing the estate are $100.00 and the executrix should be authorized to withhold that sum from distribution.

XIV

That no requests for special notice have been filed.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

1. The administration of the estate is brought to a close.

2. The executrix of the estate of William Robert Ghidotti, alias, deceased, has in her possession belonging to the estate, after deducting credits to which she is entitled, a balance at the appraised value of $654,552.63, less liabilities

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CRUFFORD W. BRIDGES
ATTORNEY AT LAW
110 S. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 273-4468

and attorney fees totaling $73,122.98, leaving for distribution the net appraised value of $581,429.65. The first and final account, petition and report of the executrix is settled, allowed and approved as filed.

3. All acts and transactions of the executrix relating to the matters set forth in the account, petition and report are confirmed and approved.

4. The executrix is authorized and directed to retain $100.00 from distribution at this time to defray closing expenses.

5. The executrix is authorized and directed to pay Clerk's fees, etc., in the sum of $126.78; State Inheritance Tax Referee's fee in the sum of $1,426.30; Widow's allowance in the sum of $52,000.00; and $19,569.90 representing statutory fee for attorney's services rendered in the administration of this estate.

6. The estate in possession of the executrix remaining for distribution after payment of the balance of statutory attorney's fees, liabilities and closing costs consists of the following property which is to be distributed in accordance with the terms of decedent's Will, as follows:

To: MARIAN GHIDOTTI, surviving spouse:

(1) All of the real property situate in the County of Nevada, State of California, described as follows:

(a) Residence of decedent commonly designated as 426 Commercial Street, in the City of Nevada City, County of Nevada, State of California, as per deed recorded in Book 222 page 238 et seq., Official Records of Nevada County, California, as Parcels 4 and 5;

(b) The Idaho-Maryland Mine Property as per deeds recorded in Book 356, page 212; Book 337 page 173 et seq.; Book 337 page 175 et seq.; and Book 396 page 487 of Official Records of Nevada County, California;

(c) The Ancho-Erie Mine Property as per deed

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recorded in Book 336, page 594, Official Records of Nevada County, California;

(d) AN UNDIVIDED ONE-HALF INTEREST in and to any other property of the estate not now known or discovered that may belong to the estate, or in which the decedent may have any interest;

(e) AN UNDIVIDED ONE-HALF INTEREST in and to the real property, securities, notes receivable and other personal property belonging to the decedent and Marian Ghidotti, and held by them as their community property.

To: MARIAN GHIDOTTI, as Trustee under the Will of decedent, as provided in Paragraphs 7 and 8 of decedent's Will:

(I) AN UNDIVIDED ONE-HALF INTEREST in and to that certain real property situate in the County of Nevada, State of California:

(a) Ranch land and buildings described in deed recorded in Book 393 page 199 of Official Records of Nevada County, California. EXCEPTING THEREFROM the portion deeded to Curtis J. Mettling;

(b) House and lot, Cottage Street, Nevada City, California, as per deed recorded in Book 422 page 657 Official Records, Nevada County, California;

(c) Unimproved lot, Pine and Cottage Streets, Nevada City, California, as per deed recorded in Book 416 page 306 Official Records of Nevada County, California;

(d) Improved real property designated as 432 Broad Street, and 425 Commercial Street, in Nevada City, California, as per deed recorded in Book 222 page 288 (Parcels 6 and 7), Official Records of Nevada County, California;

(e) Lot on Nimrod Street, Nevada City, California, as per deed recorded in Book 247 page 450 Official Records, Nevada County, California;

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(f) Improved lots, Gold Flat Area, Nevada County, California, as per deed recorded in Book 448 page 112 Official Records of Nevada County, California;

(g) Improved lot, Boulder Street, Nevada City, California, as per deed recorded in Book 236 page 208, Official Records of Nevada County, California;

(h) AN UNDIVIDED ONE-HALF INTEREST in and to any other property of the estate not now known or discovered that may belong to the estate or in which decedent may have any interest; and

(i) AN UNDIVIDED ONE-HALF INTEREST in and to the real property, securities, notes receivable and other personal property belonging to decedent and Marian Ghidotti, and held by them as their community property.

(II) The following Securities:

Item No.	No. Shares	Description
1.	300	R. J. Reynolds Tobacco Co.
2.	319	P. G. & E. Common
3.	16½	P. G. & E. 6% 1st Preferred
4.	18	P. G. & E. 5½% 1st Preferred
5.	200	The Pillsbury Co.
6.	5	Foremost Finance and Equipment
7.	110	Federated Department Stores, Inc. Common
8.	50	Foremost McKesson, Inc.
9.	2	Foremost McKesson, Inc., Prior Pfd.
10.	60	First America Corp.
11.	335	The Hartford Steam Boiler
12.	104½	Hecla Mining Co.
13.	100	American Motors
14.	46½	Sunasco, Inc. - Common
15.	9	Sunasco, Inc., $1.65 Pfd.
16.	200	Southern Pacific Co., Common

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Item No.	No. Shares	Description
17.	224	Sears Roebuck Co.
18.	161	Standard Oil of New Jersey(Exxon)
19.	50	Duquesne Light Co.
20.	150	Diamond International - Common
21.	150	DiGiorgio Fruit Corp. - Common
22.	100	Eagle Picher Co.
23.	468	Eastman Kodak Co.
24.	277	The Greyhound Corp.
25.	2	Gulf Resources and Chemical B - Cum. Cons. Pfd.
26.	1	Gulf Resources & Chemical - Com.
27.	33½	Gulf & Western Ind.- Series C-Pfd.
28.	3	Gulf & Western Ind.- $5.75 Sinking Fund - Pfd.
29.	1½	Gulf & Western Ind. Inc. - Series A - Pfd.
30.	51½	Gamble Skogmo, Inc. - Common
31.	171½	Tenneco Inc.
32.	100	Timber Roller Bearing Co.
33.	342	Transcontinental Gas Line
34.	106½	Bank of America - Common
35.	100	Bethlehem Steel Corp. - Common
36.	50	Brunswick Corp. - Common
37.	1172	American Tel. & Tel. - Common
38.	75	Newmont Mining - Common
39.	100	Kraftco
40.	354	National Distillers & Chemical- Com.
41.	850	National Distillers & Chemical 4½ Conv. Debenture
42	100	U. S. Steel Corp. - Common
43.	50	United Merchants & Mfg. - Common
44.	1½	Teledyne, Inc. - $3.50 Cumm. Common

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Item No.	No. Shares	Description
45.	½	Teledyne, Inc.- $6.00 Cum. Com.Pfd.
46.	140	Transamerica Corp. - Common
47.	637½	Western Air Lines - "
48.	164½	Wellington Fund, Inc. - Common
49.	100	General Electric Co. - Common
50.	215	General Tele. & Electronics - Com.
51.	81½	General Motors Co. - Common
52.	140	Lucky Stores, Inc. - Common
53.	50	Libbey Owens Ford - Common
54.	150	Kennecott Copper No. Pac.- Common
55.	½	Midwestern Gas Transmission - Com.
56.	50½	Cerro DePasco Corp. - Common
57.	50	Chesapeake & Ohio R. R. - Common
58.	110	Caterpillar Tractor Co. - Common
59.	100	Champion Spark Plug Co. - Common
60.	100	Continental Telephone
61.	143	Standard Oil of Calif. - Common
62.	130	Homestake Mining Co. - Common
63.	100	International Harvestor Co.- Common
64.	50	Air Reduction Co. - Common

(III) AN UNDIVIDED ONE-HALF INTEREST in and to the following Mortgages and Notes Receivable:

(a) Grace Shields (Anderson);

(b) California Leisure Lands, Inc.;

(c) Charles Hird;

(d) Lena and Marvin Weeks;

(e) Liberal Arts Commission;

(f) McConnell(Mettling);

(g) M. Riordan;

(h) A. Wall;

(i) Independent Publishers;

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(j) Chester Marquis; and

(k) The Pendola Family.

(IV) AN UNDIVIDED ONE-HALF INTEREST in and to the following personal property:

(a) 9/10ths interest in Gold Collection;

(b) Gold Specimen Display Case;

(c) Miscellaneous Furniture;

(d) 1953 Dodge Truck;

(e) 1965 International Scout;

(f) Two Wheel Trailer;

(g) Hay Wagon;

(h) Saddle;

(i) International Tractor;

(j) Rock Scale;

(k) 21- Head of Cattle; and

(l) Balance of Cash on hand after payment of Liabilities and $100.00 withheld for closing expenses.

Done in Open Court March 1, 1974
~~Dated:~~ Signed March 11, 1974.

Harold F. Walters
Judge of the Superior Court.

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THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: MAR 1 1 1974

THEO A. KOHLER, JR.
County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Nevada

By _____ Deputy

F. 3866

CRIFFORD W. GRIGGS
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 272-4445

NEVADA COUNTY

Ret.

83 20536

Richard M. Hawkins
A Professional Corporation
305 Railroad Avenue, Suite 10
Nevada City, California 95959
(916) 265-6908
PORDER-m
Attorney for Executor

ENDORSED
FILED
AUG 12 1983
BRUCE C. BOLINGER
COUNTY CLERK
LILLIAN HOWARD
Deputy Clerk

OFFICIAL RECORDS
RECORDED AT REQUEST OF Richard Hawkins
AUG 15 1983
AT 2 MIN. PAST 10 O'CLOCK A.M.
NEVADA COUNTY, CALIFORNIA
Bruce C. Bolinger RECORDER
25.00

SUPERIOR COURT, COUNTY OF NEVADA

In the Matter of the Estate of:

MARIAN GHIDOTTI, aka MARIAN MILDRED GHIDOTTI, aka MARIAN M. GHIDOTTI aka MARIAN ROGERS,

Deceased. /

Case No. 9015

ORDER SETTLING
SECOND AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION FOR SETTLEMENT; PETITION FOR FEES AND EXTRAORDINARY FEES AND FOR FINAL DISTRIBUTION

MARY BOUMA and ERICA ERICKSON, as Executors of the Will of MARIAN GHIDOTTI, deceased, having filed their Second and Final Account and Report of Executor; Petition for Settlement; Petition for Fees and Extraordinary Fees and for Final Distribution coming on regularly this day for hearing, the Court finds:

1. Notice of hearing of the Petition has been regularly given as prescribed by law.

2. All acts and transactions of the Executors of the Will of MARIAN GHIDOTTI, deceased, during the period of the administration of the estate are truly shown and should be approved, and all allegations of the Petition for Settlement and for Final Distribution are true. The report is full, true and correct, and should be settled, allowed and approved as filed.

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3. MARIAN GHIDOTTI died testate on May 12, 1980 in the County of Nevada, State of California, and was, at the time of death, a resident of Nevada County, California.

4. On June 2, 1980, MARY BOUMA and ERICA ERICKSON were appointed Executors of decedent's Will and qualified as such on June 2, 1980, and since then have been and now are the Executors of the decedent's Will.

5. Notice of Death and of Petition to Administer Estate has been published pursuant to Probate Code Section 333, which Notice pursuant to Probate Code Section 700 constitutes Notice to Creditors. An Affidavit showing due publication of said Notice was filed with the Court on May 28, 1980. More than four months have elapsed since the first issuance of Letters Testamentary on June 2, 1980, and the time for filing or presenting claims has expired.

6. All claims filed or presented against the estate have been allowed by the Executors, approved by this court, and paid.

7. All debts of decedent and of the estate and all expenses of administration have been paid, except the balance of the statutory and ordinary fees of the Executors and the attorney for the Executors, and the extraordinary fees of the Executors and the attorney for the Executors, and the balance of the costs of administration expended by the attorney and the closing expenses.

8. A written report of the Inheritance Tax Referee is on file in the proceeding and an order fixing inheritance tax due the State of California has been made by this court. The tax has

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been paid in full as evidenced by the receipts of the California State Treasurer.

9. All personal property taxes due and payable by the estate have been paid.

10. A federal estate tax return has been filed for this estate, and the tax shown to be due on the return as adjusted on audit has been paid. The return has been audited and the Executors have been released from personal liability for the federal estate tax.

11. All California and federal income taxes due and payable by the estate will be paid by the Executors prior to discharge as Executors.

12. All assets of the estate are decedent's separate property.

13. The estimated expenses of closing the estate for the attorney are $500.00 and the Executors should be authorized to disburse that sum to him.

14. The estimated expenses of closing the estate including the reserve for payment of any liability that may hereafter be determined to be due from the estate are $100,000.00, and the Executors should be authorized to withhold that sum from distribution.

15. Distribution should be ordered as prayed for.

IT IS ORDERED AND ADJUDGED that:

1. The administration of the estate is brought to a close.

2. The Executors of the Will of MARIAN GHIDOTTI, deceased, have in their possession belonging to the estate, after deducting

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credits to which they are entitled, a balance at the appraised value of $2,555,873.76. The Second and Final Account, Petition and Report of the Executors is settled, allowed, and approved as filed.

3. All acts and transactions of the Executors relating to the matters set forth in the Account, Petition and Report are confirmed and approved.

4. The Executors are authorized and directed to retain $100,000.00 from distribution at this time to defray closing expenses and as a reserve for additional liabilities, and any unexpended portion of such reserve for closing expenses and additional liabilities shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARIAN GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

5. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, their attorney, $15,382.22 which is the unpaid balance of statutory fees for his services rendered in the administration of this estate and the sum of $45,000.00 for his extraordinary fees for the extraordinary services rendered in this estate as set forth in the pleadings previously filed in this estate.

6. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, the sum of $575.00 for costs of administration expended during the

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administration of this estate and said sum to include the sum of $500.00 for closing expenses.

7. The Executors are authorized and directed to pay to themselves, the sum of $15,382.22 which is to be split equally between them, as the balance of statutory fees for their services rendered in the administration of this estate, and $20,000.00 which is to be split equally between them, for their compensation for extraordinary services rendered in the administration of the estate, as set forth in the pleadings previously filed herein.

8. Notice to Creditors has been given as required by law.

9. The estate in the possession of the Executors remaining for distribution before payment of the fees and costs consists of the following property which shall be distributed after payment of the fees and costs and the reserve as follows:

(1) To MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS, each as to an undivided one-third (1/3) interest, the real property as more particularly described in attached Exhibit "A" which is incorporated herein by reference.

(2) To ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965, the residue of the estate, consisting of the assets set forth in attached Exhibit "B", which is incorporated herein by reference.

10. Any other property of the estate not now known or discovered that may belong to the estate or which the decedent or

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the estate may have any interest in, shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

Dated: AUG 17 1983, 1983

[illegible] VOLKERS

JUDGE OF THE SUPERIOR COURT

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: AUG 22 1983

BRUCE C. BOLINGER

County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the COUNTY OF NEVADA

By [illegible] Deputy

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EXHIBIT "A"
DESCRIPTION

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

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

EXCEPTING THEREFROM the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the deed from Newmont Exploration Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at page 361, Nevada County Records.

Assessor's Parcel No. 9-560-005
9-560-010

83 20536

EXHIBIT "A"
DESCRIPTION

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

PARCEL NO. 1:

All that portion of the Southwest quarter of the Northeast quarter (SW¼ of NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Eight (8) East, M.D.B. & M., described as follows:

Commencing at the quarter corner on the North line of Section 26, Township 16 North, Range 8 East, M.D.B. & M., thence South 1° 25' East 1362.20 feet to a ½ inch pipe; thence South 75° 25' East 20.49 feet to the Northeast corner of that certain parcel of land described by deed Bennett to Gammon, recorded in Book 168 of Official Records, at Page 399, Nevada County Records, a point on the Southerly line of the Idaho Maryland Road, the Northwest corner of the parcel described hereby, the point of beginning, and running thence along the Easterly line of said Gammon property, South 8° 41' West 94.67 feet to a fence corner on the Northerly bank of Wolf Creek; thence South 79° 07' East 85.98 feet to a ½ inch pipe on the Northerly bank of Wolf Creek; thence North 26° 35' East 32.73 feet to an old fence post; thence North 12° 58' East 16.32 feet to an old fence post; thence North 35° 14' West 13.42 feet to the intersection of the fence and house; thence along fence North 14° 26' West 42.43 feet to the fence intersection on the Southerly side of the Idaho Maryland Road; thence along the Southerly side of said road North 79° 48' West 71.26 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot Three (3), Block Three (3), of the Townsite of East Grass Valley, California, as said lot and block are designated upon the Official Map of the Townsite of East Grass Valley, made by Samuel Alderman, in the year 1890, described as follows:

Beginning at the Northwest corner of the Morehouse Quartz Mine (Lot 53), from which the North quarter section corner of Section 26, Township 16 North, Range 8 East, M.D.B. & M., bears the following three (3) courses and distances South 71° 30' East 132.00 feet, South 87° 08' East 44.00 feet, and North 01° 25' West 1521.20 feet; thence from said point of beginning, South 71° 30' East 132.00 feet along the Northerly line of the said Morehouse Quartz Mine; thence South 87° 08' East 44.00 feet to a point in the East line of the townsite of East Grass Valley; thence North 01° 25' West 59.59 feet along

(continued, Page 2)

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Description - continued

said East line to a point located South 01° 25' East 1461.61 feet from the said North quarter corner of said Section 26; thence South 78° 17' West 55.69 feet; thence South 86° 03' West 85.00 feet; thence North 76° 52' West to a point in the Northerly extension of the Westerly line of the said Morehouse Quartz Mine (Lot 53) and thence South 18° 30' West along said Northerly extension to the point of beginning.

Assessor's Parcel No. 9-200-008
9-200-014

83 20536

EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 85° 58' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

83 20536

Description - continued

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

(continued, Page 3)

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Description - continued

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

Assessor's Parcel Nos.: 9-200-020
9-200-038
9-550-013
9-550-014
9-560-002
9-560-008

83 20536

EXHIBIT "A"
DESCRIPTION

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

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and a portion of Section 31, Township 16 North, Range 9 East, M.D.M., being portions of J. M. English Lode, Union Hill Lode, Centennial Lode, Halphene Lode, Cambridge Lode, Lucky or Agnes Lode, and Maryland No. 24 Lode and also Lots 1, 3 and 5 of the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.M., and the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain County Road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with true bearings following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25" a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain, et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick

(Continued - Page 2)

83 20536

Description - continued

Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile, et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 30' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning.

Assessor's Parcel Nos. 6-441-001 6-441-002
9-580-021 9-580-022
9-580-024 9-580-059
9-580-060 9-630-011
9-630-013

Along with the net income from said property accruing to the estate after the federal estate tax and California inheritance taxes that were chargeable against that property were paid.

All mineral rights that MARIAN GHIDOTTI owned in connection with the Idaho-Maryland and Brunswick Mine Properties, which properties are more particularly described above in this Exhibit "A", which were acquired by WILLIAM GHIDOTTI and MARIAN GHIDOTTI from Idaho-Maryland Industries, Inc., by a Quitclaim Deed recorded June 12, 1963, which was recorded in Vol. 337 beginning at page 175, Official Records of Nevada County, California, reference to which Deed is made hereby for a more particular description of said mineral rights.

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EXHIBIT "B"

Bank Accounts

1.	Gold Country Bank, Savings Account, #2-53-000912; Nevada City, CA; 5¼% account; Balance	$ 4,767.50
2.	Gold Country Bank, Commercial Account, #53-10167-7; Nevada City, CA; Balance	$240,878.71
3.	Gold Country Bank, Nevada City, CA	
	a. C.D. #153-002117	$100,000.00
	b. C.D. #153-002119	$100,000.00
	c. Checkmate Checking #53-10626-2 Balance	$ 56,682.50
4.	Gold Country Bank, Glenbrook Branch Grass Valley, CA	
	a. C.D. #150-007580	$100,000.00
5.	Security Pacific National Bank Nevada City, CA	
	a. C.D. #709-656	$100,000.00
6.	Nevada County National Bank	
	a. Money Market Checking	$103,736.15
	TOTAL BANK ACCOUNTS (8 items)	$806,064.86

Promissory Notes

7. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : David W. Becker & James K. Becker
Payee (Beneficiary): Marian Ghidotti
Date: January 11, 1979
Principal Amount: $53,000.00
Interest Rate: 8% From 2/15/79
Payable: $400.00 or more per month beginning 3/15/79, and continuing until 2/15/89 when balance due.
Unpaid Balance: $49,371.48

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8. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : James E. Vendley, Dorothy L. Vendley, Oscar Pfanner, Jr., & Donnie M. Pfanner
Payee (Beneficiary): Marian Ghidotti
Date: May 10, 1979
Principal Amount: $85,000.00
Interest Rate: 8% from 7/1/79
Payable: $4,250.00 or more semiannually of principal beginning 1/1/80 plus interest.
Unpaid Balance: $55,250.00

9. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter Edward Bolitho
Assumed by Larry and Linda Keith
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 22, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981.
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981.
Document #81-16861, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,308.76

10. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 17, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981
Document #81-16864, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,294.42

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11. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho and Walter Edward Bolitho.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 11, 1981
Payable: $554.89 or more per month, until September 11, 1991, when balance is due.
Deed of Trust - Recording Date: September 11, 1981
Document #81-24263, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$51,653.97

12. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Steve L. Castagna, Vernice Castagna, John R. Lenz and Janine M. Lenz.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 9, 1981
Principal Amount: $54,800.00
Interest Rate: 12%
Interest From: July 14, 1981
Payable: $563.69 or more per month, until July 14, 1991, when balance is due.
Deed of Trust - Recording Date: July 14, 1981
Document #81-18501, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$54,437.07

13. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): William L. McCrea and Rebecca Jo Graves.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 10, 1981
Principal Amount: $48,000.00
Interest Rate: 12%
Interest From: July 21, 1981
Payable: $493.74 or more per month, until July 21, 1991, when balance is due.
Deed of Trust - Recording Date: July 21, 1981
Document #81-19168, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$47,646.64

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14. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Paul J. Graham and Carolyn L. Graham. (loan assumed by Glenn & Joyce Garrett)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 28, 1981
Principal Amount: $27,000.00
Interest Rate: 12%
Interest From: September 29, 1981
Payable: $277.73 or more per month, until September 29, 1991, when balance is due.
Deed of Trust - Recording Date: September 29, 1981
Document #81-26093, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $26,829.81

15. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter A. Lindenfelser and Gloria C. Lindenfelser.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 14, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 16, 1981
Payable: $477.29 or more per month, until September 16, 1991, when balance is due.
Deed of Trust - Recording Date: September 16, 1981
Document #81-24845, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.13

16. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Robert J. Pelton(assumed by Deborah A. Zoellner)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 15, 1981
Principal Amount: $63,600.00
Interest Rate: 12%
Interest From: July 31, 1981
Payable: $654.00 or more per month, until July 31, 1991, when balance is due.
Deed of Trust - Recording Date: July 31, 1981
Document #81-20393, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $62,189.62

83 20536

17. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Kristen Ann Pendola
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 4, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 14, 1981
Payable: $477.28 or more per month, until September 14, 1991, when balance is due.
Deed of Trust - Recording Date: September 14, 1981
Document #81-24331, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.40

18. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harry Robert Reeder, Marjorie Eloise Reeder, Elaine Jane Seip and Gertrude B. Fitzgerald.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981 (Note dated 7/3/81)
Principal Amount: $116,000.00
Interest Rate: 12%
Interest From: July 23, 1981
Payable: $1,193.21 or more per month, until July 23, 1991, when balance is due.
Deed of Trust - Recording Date: July 23, 1981
Document #81-19395, re-recorded 8/21/81 #81-22427, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $115,145.94

19. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Michael A. Shirer, Rachel Shirer, Floyd R. McGinnis, Jr., and Nicole Ree McGinnis.
Payee (Beneficiary): *Heirs and Devisees of Marian Ghidotti,* Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 27, 1981
Principal Amount: $192,000.00
Interest Rate: 12%
Interest From: July 28, 1981
Payable: $1,974.97 or more per month, until July 28, 1991, when balance is due.
Deed of Trust - Recording Date: July 28, 1981
Document #81-20084, rerecorded 9/18/81, Document #81-25147, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $190,485.02

20. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harvey Allan Sitzer
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 8, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: June 22, 1981
Payable: $432.02 or more per month, until June 22, 1991, when balance is due.
Deed of Trust - Recording Date: June 22, 1981
Document #81-18880, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,675.78

21. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 15, 1981
Payable: $534.89 or more per month, until September 15, 1991, when balance is due.
Deed of Trust - Recording Date: September 15, 1981
Document #81-24523, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,672.49

22. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: July 9, 1981
Payable: $426.50 or more per month, until July 9, 1991, when balance is due.
Deed of Trust - Recording Date: July 9, 1981
Document #81-18071 7/9/81, rerecorded 8/4/81 as Document #81-20680, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,841.10

23. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Guido M. Wycliffe and Edna M. Wycliffe
Note assumed by Bradford and Lynne Kelly.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: September 17, 1981
Document #81-24956, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

45,021.40

24. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Frank and Carol Pendola.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: 9/17/81
Document #81-24958, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$45,102.87

TOTAL PROMISSORY NOTES (18 items) $1,049,108.90

GHIDAC-bo

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mary Bouma, Erica Erickson
and William Toms
P.O. Box 2403
Grass Valley, CA 95945

91 02273

OFFICIAL RECORDS
NEVADA COUNTY, CA

Wm. Wattsall Atty

JAN 28 3 [illegible]

Pkgs

RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

Quitclaim Deed

Order No.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTHERN MINES, INC., a California corporation,

do hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS

the following described real property in the unincorporated area of the County of Nevada, State of California:

See Exhibits "A" and "B" attached hereto and hereby made a part hereof.

STATE OF CALIFORNIA,
City & County of San Francisco } ss

On this 23rd day of January in the year one thousand nine hundred and ninety-one before me, S. A. NUBLA, a Notary Public, State of California, duly commissioned and sworn, personally appeared BYRON JAMES and FRANK ORRELL known to me to be the ~~President~~ Secretary and Chairman of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written

OFFICIAL SEAL
S. A. NUBLA
NOTARY PUBLIC-CALIFORNIA
City & County of
San Francisco
MY COMM. EXP. MAR. 5, 1993

Notary Public, State of California

Cowdery's Form No. 28 (Acknowledgment Corporation)
(C. C. Sects. 1190-1190.1)

My Commission Expires 3/5/93

STATE OF CALIFORNIA } ss
COUNTY OF

On before me, the undersigned, a Notary Public in and for said State, personally appeared known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal

Signature

Dated January 23, 1991

COS

ITC 24- 2 69

Mail Tax Statements to Return Address Above

EXHIBIT "A"

Parcel No. 1: All of Owners' right, title and interest in and to the minerals and mineral rights as described in Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain Quit Claim Deed dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N., R. 8 E., M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

EXHIBIT "B"

Lots 6 and 7 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East, 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

(APN 9-630-24, 9-630-27, 9-630-30 and 9-630-31)

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mary Bouma, Erica Erickson
and William Toms
P.O. Box 2403
Grass Valley, CA 95945

91 02273

OFFICIAL RECORDS
NEVADA COUNTY, CA

Wm. Wattsall Atty

JAN 28 3 [illegible]

Pkgs

RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

Quitclaim Deed

Order No.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTHERN MINES, INC., a California corporation,

do hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS

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STATE OF CALIFORNIA,
City & County of San Francisco } ss

On this 23rd day of January in the year one thousand nine hundred and ninety-one before me, S. A. NUBLA, a Notary Public, State of California, duly commissioned and sworn, personally appeared BYRON JAMES and FRANK ORRELL known to me to be the ~~President~~ Secretary and Chairman of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written

OFFICIAL SEAL
S. A. NUBLA
NOTARY PUBLIC-CALIFORNIA
City & County of
San Francisco
MY COMM. EXP. MAR. 5, 1993

Notary Public, State of California

Cowdery's Form No. 28 (Acknowledgment Corporation)
(C. C. Sects. 1190-1190.1)

My Commission Expires 3/5/93

STATE OF CALIFORNIA } ss
COUNTY OF

On before me, the undersigned, a Notary Public in and for said State, personally appeared known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal

Signature

Dated January 23, 1991

COS

ITC 24- 2 69

Mail Tax Statements to Return Address Above

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RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East, 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

(APN 9-630-24, 9-630-27, 9-630-30 and 9-630-31)

END OF DOCUMENT

16

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20100008372
Tuesday April 13 2010, at 09:16:41 AM
Rec Fee:$59.00
Paid: $59.00
Recorded By:EM

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Amended Order Approving Waiver of Final Account and Report of Co-Executors, for Final Distribution and for Allowance of Attorney Fees & Costs

Subject Property: APN: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Mail Tax Statements to:

Leslie Toms
1215 43rd Street
Sacramento, CA 95819

CERTIFIED COPY

Mark S. Drobny, SB#95487
Colin T. Smith, SB#249402
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Ste. 100
Sacramento, CA 95834
Telephone (916) 419-2100
Facsimile (916) 419-1222

Attorney for Co-Executors, LESLIE HAUGH & GAIL PALEN

EL DORADO CO. SUPERIOR CT.
FILED MAR 05 2010
BY Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF EL DORADO

In re the Estate of:	**Case No. PP20080126**
WILLIAM TOMS,	**AMENDED ORDER APPROVING WAIVER OF FINAL ACCOUNT AND REPORT OF CO-EXECUTORS; FOR FINAL DISTRIBUTION & FOR ALLOWANCE OF ATTORNEY FEES & COSTS**
Deceased.	**Date:** **Time:** **Dept: 9**

Petitioners, LESLIE HAUGH and GAIL PALEN, Co-Executors of the Estate of WILLIAM TOMS, Decedent, having filed their Waiver of Final Account and Report of Co-Executors and Petition for Final Distribution and for Allowance of Attorney Fees and Costs, and the same coming on regularly for hearing on October 16, 2009, the Court finds that:

1. Notice of the time and place of this hearing has been given as required by law.

2. All acts and transactions of Petitioner, as Executor of the Estate, during the period of the report, are truly shown and should be approved, and all allegations of the petition are true.

3. WILLIAM TOMS died testate on August 13, 2008, in El Dorado County, and was resident thereof at the time of his death.

4. Petitioners were appointed as Co-Executors of the Decedent's Estate on September 19, 2008, and Letters Testamentary were issued to Petitioners on the same date. At all times since then,

C. DeRenne

Petitioners have been and now are the duly qualified Co-Executors of the Decedent's Estate.

5. On September 19, 2008, Petitioners were granted full authority by Order of this Court to administer the Estate without Court supervision under the Independent Administration of Estates Act. This authority has not been revoked. Petitioners took the following action under the Independent Administration of Estates Act powers granted to them on September 19, 2008:

a) Petitioners retained a realtor and listed the Decedent's residence for sale at $295,000.00, based on sales of comparable properties. The property was appraised by the California Probate Referee as having a value of $305,000.00 on August 13, 2008, the decedent's date of death.

b) Due to the decline in the real estate market and widespread credit crisis the Petitioners accepted an offer for purchase of the residence for $260,000.00. Petitioners executed all necessary documents and completed the sale of the residence on or about January 29, 2009. The Petitioners are the sole beneficiaries of the Estate and waived the requirement of Notice of Proposed Action.

6. Notice of Petition to Administer Estate has been duly given, published and filed, together with an Affidavit showing its due publication. The Co-Executors have made a diligent search and inquiry as to all known or reasonably ascertainable creditors of the Decedent pursuant to Probate Code §9050. Reasonable efforts were made to identify known or reasonably ascertainable creditors of the Decedent and the Estate, and Notice of Administration has been sent to all known or reasonably ascertainable creditors of the Decedent and the Estate. The time for filing and presenting Creditor's Claims expired on January 20, 2009.

7. A creditor claim was filed against the estate by Estate Recoveries, Inc. A Satisfaction and Release of Claim was issued by Estate Recoveries Inc. with respect to the Creditor Claim and said Satisfaction and Release of Claim was filed with the above entitled court on June 17, 2009.

A creditor's claim was filed against the estate by Bank of the West for the balance of a loan entered into by the Decedent and Jimmie Lou Brown and secured by a 2006 Sunova Motor Home which was owned in **joint tenancy** between the Decedent and Jimmie Lou Brown.

The 2006 Sunova Motor Home was surrendered to Bank of the West on or about November 21, 2008, by Jimmie Lou Brown as payment in full and satisfaction of the loan. Bank of the West sold the 2006 Sunova Motor Home for approximately $34,173.51. Petitioners' attorneys contacted Bank of the West to obtain a Satisfaction of Claim with respect to the Creditor Claim filed in this matter. Bank of the West indicated that they would only provide a satisfaction of claim upon receipt of an additional $38,173.51, the difference between the loan balance and the sale price of the motor home. As of September 24, 2009, Bank of the West had not amended their creditor claim of $73,048.41 to reflect their receipt of proceeds from the sale of the 2006 Sunova Motor Home.

Despite Bank of the West's earlier contentions that the surrender of the 2006 Sunova Motor Home would satisfy the loan and despite the fact that Bank of the West did not provide notice to the Petitioners of their intent to sell the motor home for such a reduced value, the Petitioners continued to try to settle this issue. On June 19, 2009, the Petitioners' attorneys sent a duly executed Rejection of Creditor Claim to Bank of the West with correspondence outlining the reasons for rejecting the claim of $73,048.41 and offering to settle the balance of the loan that was entered into by the Decedent and Jimmie Lou Brown for a lump sum payment of $5,000.00. As of September 24, 2009, Bank of the West had failed to respond to Petitioners' settlement offer and had failed to take any action on the Rejection of Creditor Claim that was served on June 19, 2009. Bank of the West is hereby barred from any further action against the Estate for their claim pertaining to the Consumer Security Agreement (Loan Account No. 362420811) entered into by the Decedent and Jimmie Lou Brown and secured by the 2006 Sunova Motor Home identified by VIN: 1F6MF53Y560A08539.

8. Petitioners know of no public entity to which notice is required under Probate Code §9201(a), and no notice is required under Probate Code §9202, since the Decedent received no Medi-Cal benefits during his lifetime and the Decedent did not have a predeceased spouse.

No notice was given to the Director of the California Victim Compensation and Government Claims Board pursuant to Probate Code §9202(b) because the Petitioners, LESLIE HAUGH and GAIL PALEN, the beneficiaries of the Estate, are not now nor ever have been confined in a prison or facility under the jurisdiction of the Department of Corrections and Rehabilitation or any other correctional

facility.

9. A Partial Inventory and Appraisal of the Estate was filed on January 23, 2009, showing estate assets with a value of $305,000.00. A Final Inventory and Appraisal of the Estate was filed on August 21, 2009, showing estate assets with a value of $1,366,086.76. Petitioners allege that such Inventories contain all of the assets of the Estate that have come to Petitioners' knowledge or into their possession.

10. LESLIE HAUGH & GAIL PALEN, the beneficiaries of the Decedent, waived the requirement of a final account by themselves, as Co-Executors of the Estate.

11. During the period of this report, Petitioners kept all cash of the Estate, other than such amounts as were reasonably necessary for the Estate's administration, invested in interest-bearing accounts or other investments authorized by law.

12. No Federal or California Estate Tax Return has been or will be filed, because the estate is of insufficient size to require such filing.

13. All California and Federal Income Taxes due and payable by the Estate have been paid or are adequately secured.

14. There are no personal property taxes due or payable by the Estate.

15 All real property taxes due and owing by the Estate have been paid.

16. Petitioners have performed all required duties as Co-Executors of the Decedent's Estate. All debts of the Decedent and of the Estate and all expenses of administration, have been paid, except for statutory attorney's fees. The Estate is in a condition to be closed.

17. The Estate consists entirely of the Decedent's separate property.

18. A request for special notice was filed in this matter by Attorney Richard Thurn and by Christopher Toms.

THEREFORE IT IS ORDERED that:

A. The administration of this Estate is brought to a close, without the requirement of an accounting;

B. The Report and Petition of Petitioners, as Co-Executors, is allowed and approved as filed;

C. All reported acts and proceedings of Petitioners, as Co-Executors of the Decedent's Estate, are confirmed, ratified and approved;

D. Petitioners are directed and authorized to pay to their attorneys, DROBNY LAW OFFICES, INC. the sum of $24,000.00 for statutory compensation, the sum of $1,815.00 for extraordinary compensation and the sum of $32.82 for costs advanced on behalf of the Estate;

E. Petitioners are directed and authorized to pay to GRAY & THURN, INC. the sum of $3,218.70 for statutory compensation;

F. Final distribution of the Estate of the Decedent in Petitioners's possession is made as follows:

TO GAIL PALEN:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

TO LESLIE TOMS, formerly known as Leslie J. Haugh:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

G. Final distribution of any property of the Estate of the Decedent whether or not now known or hereafter discovered be made to LESLIE TOMS, formerly known as Leslie J. Haugh and GAIL E. PALEN, in equal shares.

Dated: 3/5/10

Brian D. Wolf

JUDGE OF THE SUPERIOR COURT

BRIAN D. WOLF
Judge Pro Tem

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, the date of issuance and an original signature.

Dated: 4-2-10

Superior Court of California
County of El Dorado

By _____
Deputy

11

Nevada County Recorder
Gregory J. Diaz
Document#: 20100014426
Tuesday June 22 2010, at 10:53:12 AM
Rec Fee:$44.00
Paid: $44.00
Recorded By:JR

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GAIL PALEN, one-half interest in an undivided one-third interest and LESLIE TOMS, one-half interest in an undivided one-third interest,

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company, as to a one-third interest,

all of their right, title and interest in and to the following described real property in the County of **NEVADA**, State of **CALIFORNIA** :

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

A.P.N.: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000;09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000;09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; AND 09-560-39-000

DATED: 5/17/10

Gail Palen
GAIL PALEN

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

Leslie Toms
LESLIE TOMS

On 5-17-10, before me, Amanda Alvarez, a notary public, personally appeared GAIL PALEN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Amanda M Alvarez (Seal).

OFFICIAL SEAL
AMANDA M ALVAREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 448299
MY COMMISSION EXPIRES APRIL 13, 2014

MAIL TAX STATEMENTS TO: TANGOLD, LLC - 1215 43rd Street, Sacramento, CA 95819

DATED: 5-3-10

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

LESLIE TOMS

On 5-3-10, before me, Manmeet Walia, a notary public, personally appeared LESLIE TOMS who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose names are subscribed to the within instrument and acknowledged to me that ~~they~~ she executed the same in ~~their~~ her authorized capacities, and that by ~~their~~ her signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.

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

(Seal)

MANMEET WALIA
COMM. #1695483
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. SEPT. 23, 2010

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000839
Wednesday January 11 2017, at 02:09:28 PM
Rec Fee:$50.00
Paid: $50.00
Recorded By:KP

13

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

CORRECTORY QUITCLAIM DEED

This document is being recorded to correct the Grantors vesting which was incorrect on that certain Quitclaim Deed recorded on June 22, 2010, Document #20100014426, Official Records of Nevada County

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

SPACE DIRECTLY ABOVE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR NO CONSIDERATION,

GAIL PALEN and LESLIE TOMS

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company,

all of their right, title and interest in and to the following described real property in the County of **Nevada**, State of **California**:

LEGAL DESCRIPTION:	SEE EXHIBIT "B" ATTACHED HERETO
A.P.N.	09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Dated: January 5, 2017

SEE ATTACHED EXHIBIT "A" FOR SIGNATURES OF GRANTORS AND NOTARY CERTIFICATES

EXHIBIT "A"

Gail Palen
GAIL PALEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho)
)
County of Bannock)

On 5TH January, 2017, before me, Renee McBride, a notary public, personally appeared GAIL PALEN, 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.

(Seal)

RENEE MCBRIDE NOTARY PUBLIC STATE OF IDAHO

Signature Renee McBride

Exp May 31. 2018

LESLIE TOMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sacramento)

On January 5th, 2017, before me, Daniel Patrick Kelly, a notary public, personally appeared LESLIE TOMS, 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. (Seal)

Signature

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

EXHIBIT B

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT B

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT B

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

12

Nevada County Recorder
Gregory J. Diaz
Document#: 20160030164
Thursday December 29 2016, at 08:44:58 AM
Rec Fee:$47.00 CCF:$1.00
Paid: $48.00
Recorded By:KP

Recording requested by,
When recorded, please mail to,
and Mail tax statements to:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY, CA 95959

AFFIDAVIT of DEATH OF TRUSTEE

[Probate Code Section 18100.5]

EARLENE M. JOHNSON, Successor Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST, also referred to as the EARL C. AND ERICA ERICKSON REVOCABLE TRUST, of legal age, being first duly sworn, deposes and says:

1. ERICA ERICKSON, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as ERICA ERICKSON, Trustee named in those certain Quitclaim Deeds dated September 26, 2008, executed by ERICA ERICKSON to ERICA ERICKSON, TRUSTEE of the **Survivor's Trust created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended**, which Deeds were recorded on 10-21-2008, as follows:

   a. Document no. 2008-25370 (property description on *Exhibit A*)
   b. Document no. 2008-25371 (property description on *Exhibit B*), and
   c. Document no. 2008-25372 (property description on *Exhibit C*),

in the Official Records of Nevada County, California, covering the properties situated in the County of Nevada, State of California described in the above-referenced *Exhibits A, B and C* attached hereto.

MAIL TAX STATEMENTS TO: same as above

2. The Trust provides that upon the death of the initial Trustee, **EARLENE M. JOHNSON and CAROL A. FROST** shall serve as Successor Co-Trustees. I therefore certify that the acting Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST asre as shown below, and that all assets held by such Trust, including the property described on *Exhibits A, B and C*, should be titled as follows:

"EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST"

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that this declaration was executed in Grass Valley, California.

Dated: 12-7, 2016

Earlene M Johnson Co-Trustee

EARLENE M. JOHNSON, Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

Subscribed and sworn to (or affirmed) before me on this 7 day of December, 2016 by **EARLENE M. JOHNSON**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MEGAN SHAFER
COMM. #2094340
Notary Public - California
Nevada County
My Comm. Expires Dec. 20, 2018

Signature
Notary Public

[dlb:11/28/16:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed-Aff death Tee-mining prop.wpd]

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF NEVADA

GRASS VALLEY, CALIFORNIA 95945

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11(REV 3/06)

STATE FILE NUMBER: 3201629000850
LOCAL REGISTRATION NUMBER:

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT - FIRST (Given)	2. MIDDLE	3. LAST (Family)
ERICA	-	ERICKSON

AKA. ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months / Days	IF UNDER 24 HOURS Hours / Minutes	6. SEX
04/10/1924	92			F

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]4036	☐ YES ☒ NO ☐ UNK	WIDOWED	11/08/2016	1011

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO/A/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
ASSOCIATE	☐ YES ☒ NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
ESCROW OFFICER	INTER COUNTY TITLE	30

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 353 CLAY STREET

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
NEVADA CITY	NEVADA	95959	92	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
EARLENE JOHNSON, DAUGHTER	12316 HILLCREST DRIVE, NEVADA CITY, CA 95959

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP – FIRST	29. MIDDLE	30. LAST (BIRTH NAME)
-	-	-

31. NAME OF FATHER/PARENT – FIRST	32. MIDDLE	33. LAST	34. BIRTH STATE
LODOVICO	-	BENUZZI	AUSTRIA

35. NAME OF MOTHER/PARENT – FIRST	36. MIDDLE	37. LAST (BIRTH NAME)	38. BIRTH STATE
MARIA	JOSEPINA	GASPEROTTI	AUSTRIA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION
11/19/2016	SIERRA MEMORIAL LAWN 459 HOLLOW WAY, NEVADA CITY, CA 95959

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
BU	▸ NOT EMBALMED	-

44. NAME OF FUNERAL ESTABLISHMENT	45. LICENSE NUMBER	46. SIGNATURE OF LOCAL REGISTRAR	47. DATE mm/dd/ccyy
HOOPER & WEAVER MORTUARY INC	FD411	▸ KENNETH CUTLER, MD	11/15/2016

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
OWN RESIDENCE	☐ IP ☐ ER/OP ☐ DOA	☐ Hospice ☐ Nursing Home/LTC ☒ Decedent's Home ☐ Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
NEVADA	353 CLAY STREET	NEVADA CITY

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) CARDIAC ARREST	(AT) IMMED.
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) ARRHYTHMIA	(BT) IMMED.
	(C) EXACERBATION OF CHRONIC OBSTRUCTIVE PULMONARY DISEASE	(CT) DAYS
	(D) CHRONIC ASTHMATIC BRONCHITIS	(DT) YRS

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
☒ YES ☐ NO (REFERRAL NUMBER) 287	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☐ NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: PULMONARY EMBOLISM

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. IF FEMALE, PREGNANT IN LAST YEAR?
NO	☐ YES ☒ NO ☐ UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since (A) mm/dd/ccyy	Decedent Last Seen Alive (B) mm/dd/ccyy	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
12/01/1980	11/07/2016	▸ JEFFREY BRIAN FROST M.D.	G29711	11/14/2016

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: JEFFREY BRIAN FROST M.D. 136 GLASSON WAY, GRASS VALLEY, CA 95945

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH	120. INJURED AT WORK?	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)
☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined	☐ YES ☐ NO ☐ UNK		

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER
▸		

STATE REGISTRAR	A	B	C	D	E	*010001003391338*	FAX AUTH.#	CENSUS TRACT

CANEVADA01

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF NEVADA

000150452

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Nevada County Health Department.

DATE ISSUED NOV 16 2016

K Cutler MD
KENNETH CUTLER, MD
COUNTY HEALTH OFFICER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "A"

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

13

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

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Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

****

EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

Recording Requested By and When Recorded Mail To:

G. Braiden Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661

Nevada County Recorder
Gregory J. Diaz
Document#: 20170001985
Thursday January 26 2017, at 03:44:03 PM
Rec Fee:$44.00 Transfer tax:$2200.00
Paid: $2244.00
Recorded By:KP

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

APNs: 09-550-32; 09-550-37; 09-550-38; 09-550-39; 09-550-40; 09-560-36; 09-630-37; 09-630-39

The Undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX is $ 2,200
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[x] Unincorporated Area of Nevada County or [ ] City of

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Rica Kids, LLC, a California limited liability company, Tangold, LLC, a California limited liability company, the Estate of Erica Erickson, and the Estate of Mary Bouma, (collectively "Grantors") hereby remise, release, relinquish, surrender and forever quitclaim to Rise Grass Valley Inc., a Nevada Corporation, (hereinafter referred to as "Grantee") any and all right, title and interest that Grantors may have in that certain real property in Nevada County, State of California, as set forth in Exhibit A to this Quitclaim Deed.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the date affixed to its signature. This Quitclaim Deed may be signed in counterparts, which taken together, shall constitute one original.

Rica Kids, LLC
A California limited liability company

Earlene M Johnson Date: 1/18/17
Name: Earlene M. Johnson
Title: Member

Carol A Frost Date: 1/18/17
Name: Carol A. Frost
Title: Member

{00028289;1 }

**Mail Tax Statement To: Mitchell Chadwick LLP, 3001 Lava Ridge Court, ste. 120
Roseville, CA 95661

Tangold, LLC

Gail Palen
Name: Gail Palen
Title: Member

Date: 1-17-2017

Name: Leslie Toms
Title: Member

Date: _____

The Estate of Mary A. Bouma

Name: Sandra J. Brislane
Title: Executor

Date: _____

The Estate of Erica Erickson

Name: Earlene M. Johnson
Title: Executor

Date: _____

Name: Carol A. Frost
Title: Executor

Date: _____

AG GP

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

Leslie Toms Date: Jan. 18, 2017
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

Sandra J. Brislane Date: January 24, 2017
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

Earlene M. Johnson Date: 1/16/17
Name: Earlene M. Johnson
Title: Executor

Carol A. Frost Date: 1/18/17
Name: Carol A. Frost
Title: Executor

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of OREGON)
)ss.
County of Hood River)

On this 17 day of January, 2017, personally appeared before me Gail Palen who stated that (s)he is the Member of Tangold LLC, a corporation, and that the instrument was signed in behalf of the said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

Sheri L Proebstel
Notary Public for Oregon
My Commission Expires: July 8, 2019.

Official Stamp

OFFICIAL STAMP
SHERI L PROEBSTEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 939893
MY COMMISSION EXPIRES JULY 8, 2019

Document Description
This certificate is attached to page 4 of a Quitclaim Deed, dated Jan 17, 2017, consisting of 4 pages.
{00028634;1 }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On Jan 18th, 2017, before me, Daniel Patrick Kelly, a Notary Public, personally appeared Leslie Toms, 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.

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On January 29, 2017, before me, LINDA Lee Hawkins, a Notary Public, personally appeared Sandra J. Brisbane, 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.

Linda Lee Hawkins
NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On Jan. 18, 2017, before me, Denise L. Best, a Notary Public, personally appeared Earlene M. Johnson + Carol A. Frost, 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.

Denise L. Best
NOTARY PUBLIC (Seal)

DENISE L. BEST
COMM. # 2059350
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MARCH 27, 2018

SURVEYOR'S CERTIFICATE:

This Final Map for BET ACRES represents a survey which is true and complete as shown, made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinances in January 1987, and the monuments are of a character and occupy the positions as shown and are sufficient to enable the survey to be retraced.

A.W. Beeson
A.W. BEESON R.C.E. 9927

COUNTY SURVEYOR'S CERTIFICATE:

This Final Map has been examined by me, and the subdivision shown is substantially the same as it appeared on the Tentative Map and any approved alterations thereof and provisions of the Subdivision Map Act and local ordinances applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that this final Map is technically correct this 25 day of FEB. 1987

~~WESLEY~~ W. ZACHARY R.C.E. 19284

COUNTY RECORDER'S CERTIFICATE:

I Bruce C. Bolinger, hereby certify that Inter-County Title certificate no. 82246 was filed with this office, and that this plat map was accepted for record, and recorded in Book 7 of Subdivisions at Page 75 Document No 87-04762 at 3:00 P.m. on this 24th day of February 1987

Doc # 87 04762

FEE: $12.00 pd

Bruce C. Bolinger
BRUCE C. BOLINGER

By: Frances Burr
DEPUTY

TAX COLLECTOR'S CERTIFICATE:

I. E. Christina Dabis, the official computing redemptions for the County of Nevada, State of California, do hereby certify that according to the records of my office, there are no liens for unpaid taxes or special assessments collected as taxes against the lands subdivided hereon, except taxes or assessments not yet due and payable, but constituting a lien is paid.

E. Christina Dabis
E. CHRISTINA DABIS
NEVADA COUNTY TAX COLLECTOR

BOARD OF SUPERVISOR'S CERTIFICATE:

This is to certify that the Board of Supervisors of the County of Nevada, State of California, by a motion adopted at a meeting held on the 23rd day of February 1987, did approve for filing this map of the BET ACRES property consisting of 4 sheets, and accepted for public use item 1 offered for dedication above. All provisions of the Subdivision Map Act and local ordinances have been complied with regarding deposits this 23rd day of February 1987

CHAIRMAN OF THE BOARD

Cathy Thompson
CLERK OF THE BOARD

OWNER'S CERTIFICATE:

The undersigned, being the only persons representing any record title interest in the herein subdivided lands, do hereby consent to the preparation and recording of this Final Map and offer for dedication and do hereby dedicate to the County of Nevada the following:

ITEM 1: For any and all Public road and Utility purposes, those areas shown as East Bennett rd. Areas A, B and C, excepting therefrom minerals below 150' with the right to mine without disturbing the surface.

Mary Bouma
MARY BOUMA

Erica Erickson
ERICA ERICKSON

William Toms
WILLIAM TOMS

STATE OF CALIFORNIA } SS.
COUNTY OF _____ }

On this 5th day of February 1987 Before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Mary Bouma, Erica Erickson and William Toms. Known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

A. RADTKEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires July 5, 1990

a Notary
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

MY COMMISSION EXPIRES July 5, 1990

EASEMENTS OF RECORD OF WHICH EXACT LOCATION CAN NOT BE DETERMINED

1. Idaho Maryland Mines to Normile, (now Walker) Pipeline Esmt. 284 OR 286
2. Matteson to Central Calif. Electric Co. overhead wires, 100 DEEDS 418 & 96 DEEDS 470

REFERENCE DEEDS:

D1 Bulgrin, 85-14691
D2 Bohemia Inc., 504 OR 129
D3 Bouma, Erickson & Toms 83-20536
D4 "The Cedars" 1074 OR 647
D5 Bohemia (Brunswick Timber) 986 OR 341 & 780 OR 284, 288.

REFERENCE MAPS:

R1 3 Sub. 13, "Cordell Estates" Ingram, R.C.E. 9927 1968

FINAL MAP
#85-7
for
BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E 1/4 of Sec. 36 T.16N., R8E., and the N.W. 1/4 of Sec. 31. T16N. R9E., M.D.B. & M.

In the unincorporated territory of
THE COUNTY OF NEVADA

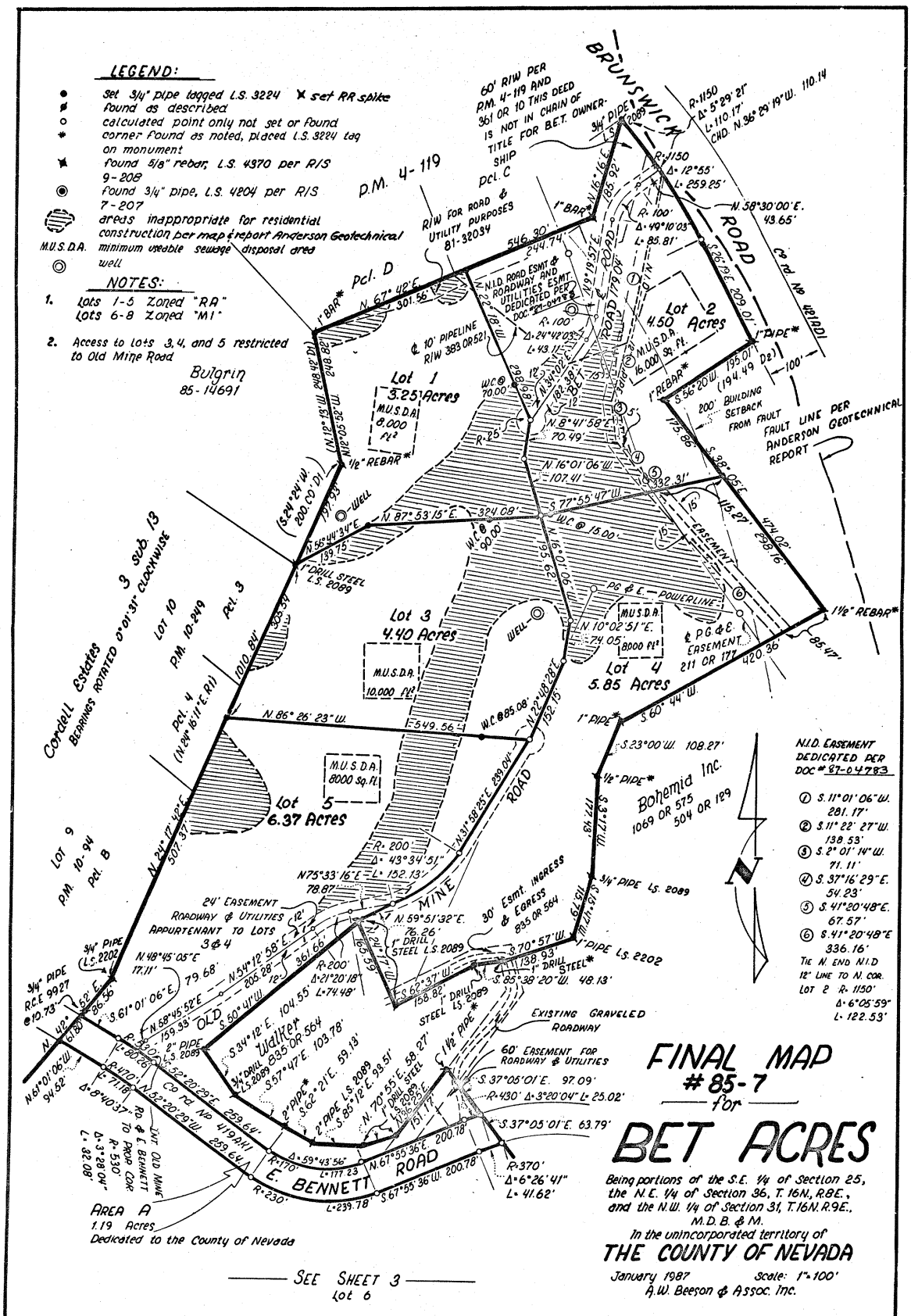
January 1987 Scale 1"=100'
A.W. Beeson & Assoc. Inc.

Sheet 1 of 4

006-441-001, 002
009-580-060, 059, 024

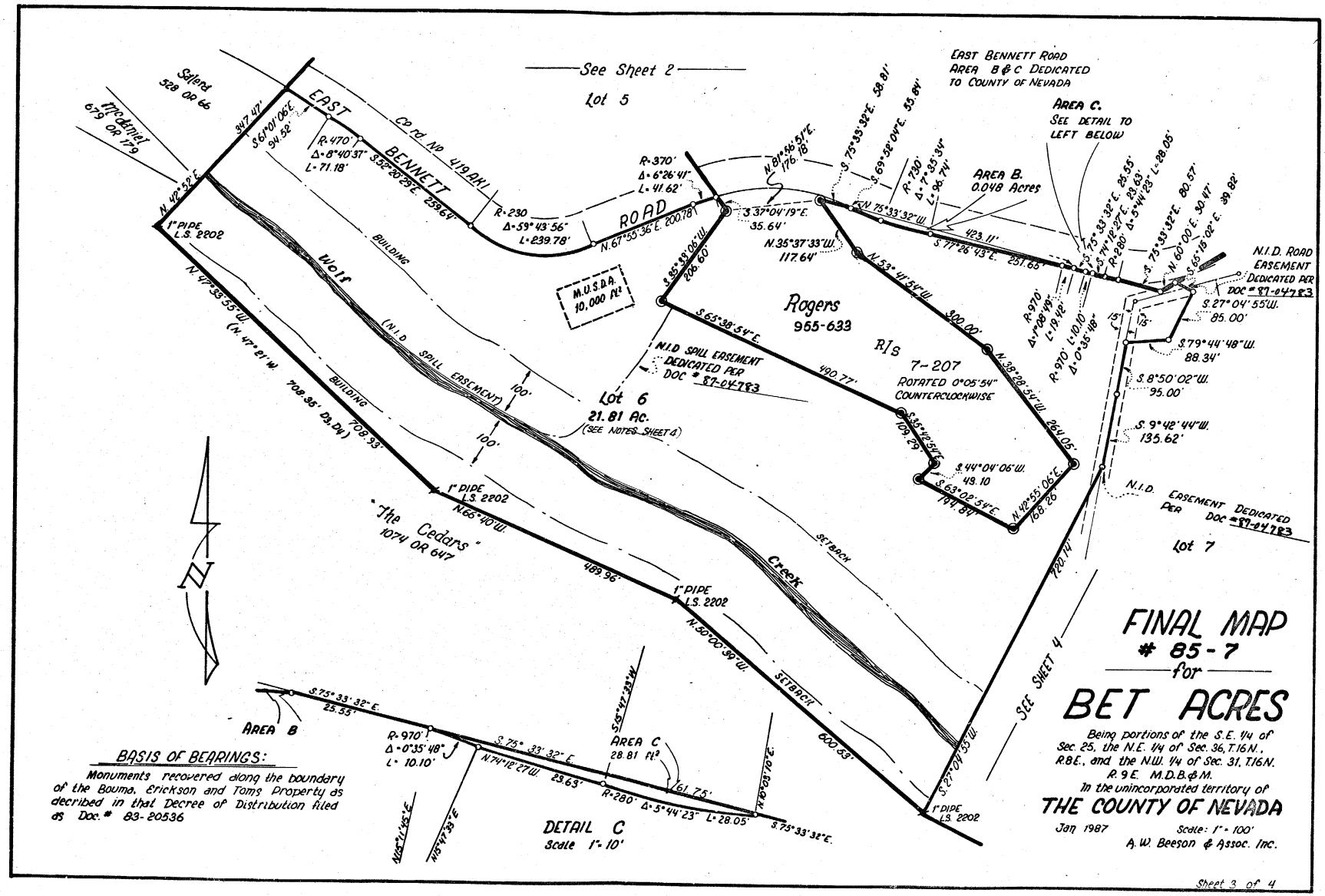
78 Maps 75

ER-1499

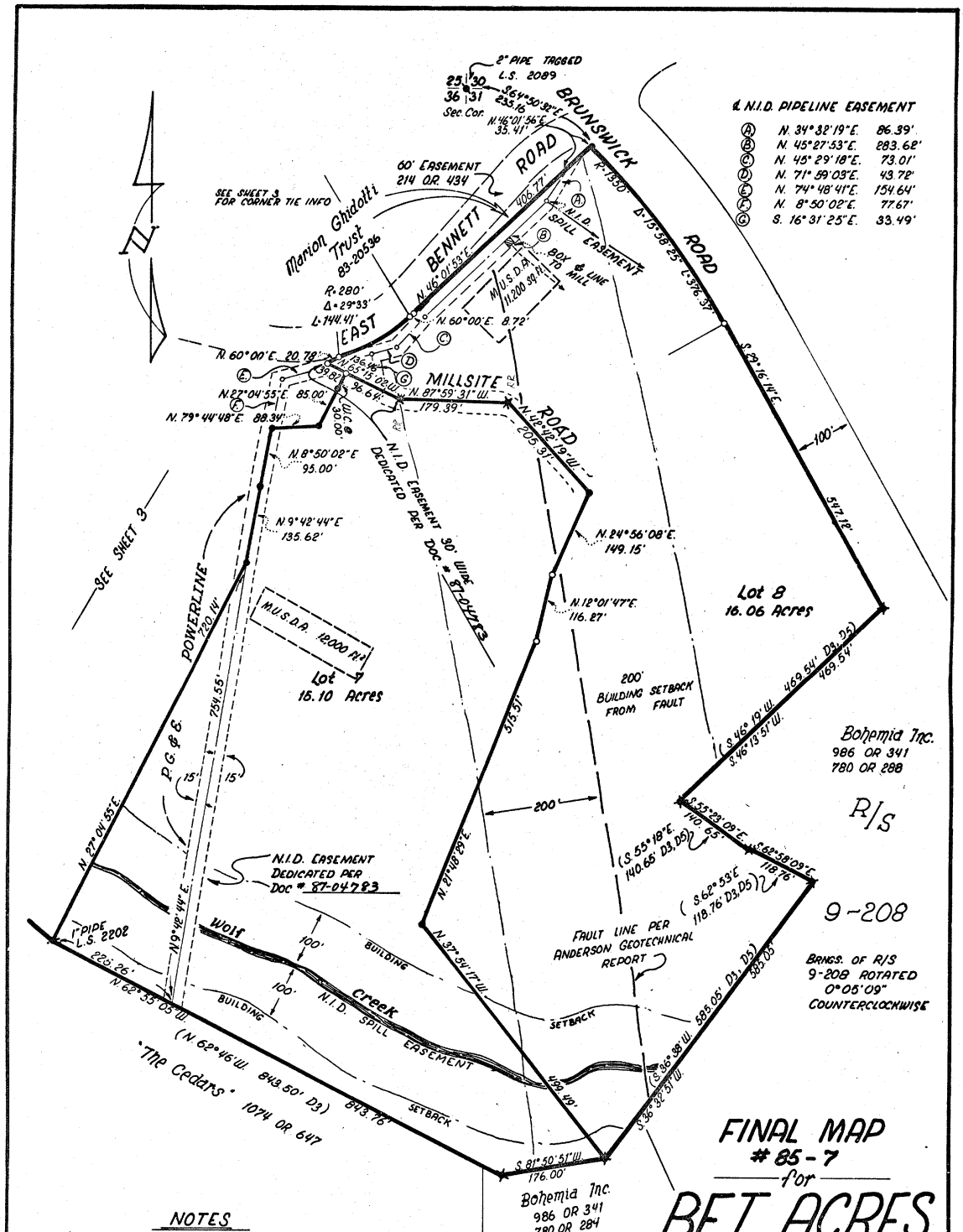


Sheet 2 of 4

ER-1499


See Sheet 2
Lot 5
EAST BENNETT ROAD
AREA B & C DEDICATED TO COUNTY OF NEVADA
AREA C.
SEE DETAIL TO LEFT BELOW
AREA B.
0.048 Acres
EAST BENNETT ROAD
Co. Rd. No. 419 A(4)
Sellers
528 OR 66
1170 Arnlet
679 OR 179
N. 42°52' E.
347.47'
S 61°01'06" E.
94.52'
R=470'
Δ=8°40'37"
L=71.18'
S 32°20'29" E. 258.64'
R=230'
Δ=59°43'56"
L=239.78'
N. 67°55'36" E. 200.78'
R=370'
Δ=6°26'41"
L=41.62'
N 81°56'51" E.
176.18'
S 75°33'32" E. 58.81'
S 69°38'01" E. 55.84'
R=730'
Δ=7°35'34"
L=96.74'
S 75°33'32" E. 25.55'
S 74°12'27" E. 23.63'
R=280'
Δ=5°44'23"
L=28.05'
S 75°33'32" E. 80.57'
N 60°00'E. 30.47'
S 65°18'02" E. 39.82'
N.I.D. ROAD EASEMENT DEDICATED PER DOC # 87-04783
S 27°04'55" W. 85.00'
S 79°44'48" W. 88.34'
S 8°50'02" W. 95.00'
S 9°42'44" W. 135.62'
N.I.D. EASEMENT DEDICATED PER DOC # 87-04783
Lot 7
720.74'
SEE SHEET 4
N 75°33'32" W
423.11'
S 77°26'43" E. 251.65'
R=970'
Δ=1°08'48"
L=19.42'
R=970'
L=10.10'
Δ=0°35'48"
N 53°41'54" W
390.00'
N 38°28'54" W. 264.05'
N 42°55'06" E.
168.26'
S 44°04'06" W.
49.10'
S 63°02'54" E.
194.84'
S 35°42'54" E.
109.29'
S 65°39'54" E.
490.77'
N 35°37'33" W.
117.64'
S 37°04'19" E.
35.64'
S 55°39'06" W.
206.60'
N.I.D. SPILL EASEMENT DEDICATED PER DOC # 87-04783
M.U.S.D.A.
10,000 ft²
Rogers
955-633
RIS
7-207
ROTATED 0°05'54" COUNTERCLOCKWISE
Lot 6
21.81 Ac.
(SEE NOTES SHEET 4)
Wolf
(N.I.D. SPILL EASEMENT)
100'
100'
BUILDING
BUILDING
N. 47°33'55" W.
(N. 47°21' W.
708.35' DEED)
708.93'
1" PIPE
L.S. 2202
N 65°40' W.
"The Cedars"
1074 OR 647
489.96'
1" PIPE
L.S. 2202
N 30°00'30" W.
SETBACK
SETBACK
Creek
600.53'
S 22°04'55" W.
1" PIPE
L.S. 2202
AREA B
S 75°33'32" E.
25.55'
R=970'
Δ=0°35'48"
L=10.10'
S 75°33'32" E.
N 74°12'27" W.
23.63'
AREA C
28.81 ft²
61.75'
R=280'
Δ=5°44'23"
L=28.05'
S 75°33'32" E.
S 5°47'33" W
N 10°03'10" E.
N 65°21'46" E.
N 69°47'33" E
DETAIL C
Scale 1"=10'
BASIS OF BEARINGS:
Monuments recovered along the boundary of the Bouma, Erickson and Toms Property as decribed in that Decree of Distribution filed as Doc. # 83-20536
FINAL MAP
85-7
for
BET ACRES
Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T.16N., R.8E., and the N.W. 1/4 of Sec. 31, T.16N. R.9E. M.D.B.&M.
In the unincorporated territory of
THE COUNTY OF NEVADA
Jan 1987
Scale: 1"=100'
A.W. Beeson & Assoc. Inc.
Sheet 3 of 4

ER-1499



NOTES

1. Mine shafts may be located within the boundaries of this subdivision. All potential property owners should verify such locations prior to purchase.
2. Access to Lots 6, 7 and 8 restricted to Millsite road.
3. A soils report is required for each of the lots south of East Bennett Road (Lots 6, 7 and 8) prior to obtaining a building permit.

FINAL MAP #85-7 for BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T16N., R.8E. and the N.W. 1/4 of Sec. 31 T16N. R.9 E. M.D.B. & M.

In the unincorporated territory of

THE COUNTY OF NEVADA

January 1987 Scale 1"=100'

A.W. Beeson & Assoc. Inc.

Sheet 4 of 4

ER-1499

RECORDING REQUESTED BY

INTER-COUNTY TITLE COMPANY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mr. & Mrs. Buddy G. Newman
11237 Juniper Drive
Nevada City, CA 95959

89 21014 OFFICIAL RECORDS
REQUESTED BY
INTER-COUNTY TITLE CO.

'89 JUL 28 AM 9:00

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5.00 fd.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ 64.35 TRANS TAX PD
(X computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
09-580-95

Grant Deed

ORDER No. 96008-jac

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARY BOUMA, ERICA ERICKSON AND WILLIAM TOMS, by Decree of Distribution dated August 12, 1983

hereby GRANT(S) to
BUDDY G. NEWMAN and VELDA E. NEWMAN, husband and wife, as joint tenants

the following described real property in the unincorporated area of the County of Nevada, State of California:

Lot 5, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the Recoder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING AND RESERVING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises without distrubing the surface thereof.

TOGETHER WITH AND RESERVING THEREFROM, as applicable thereto, easements and rights-of-way for ingress, egress and utilities, as shown upon the Official Map referred to above.

STAPLE HERE

STATE OF CALIFORNIA
COUNTY OF Nevada } SS.

On July 24, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Bouma and Erica Erickson

, personally known to me or proved to me on the basis of satisfactory evidence to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Lori C. Scherer

OFFICIAL SEAL
LORI C. SCHERER
NOTARY PUBLIC - CALIFORNIA
NEVADA COUNTY
My Comm. Expires April 10, 1992

(This area for official notarial seal)

STATE OF CALIFORNIA
COUNTY OF Sacramento } SS
On June 23, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared William Toms

personally known to me, or proved to me on the basis of satisfactory evidence, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Velina Green

OFFICIAL SEAL
VELINA GREEN
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires July 13, 1992

Dated June 20, 1989

Mary Bouma
Mary Bouma

Erica Erickson
Erica Erickson

William Toms
William Toms

CT-1D

Mail Tax Statements to Return Address Above

END OF DOCUMENT

Nevada County

3866

ENDORSED
FILED
MAR 11 1974
THEO. A. ZOHLER, JR.
County Clerk
By MELBA J. POLGLASE
Deputy Clerk

3866

OFFICIAL RECORDS
RECORDED AT REQUEST OF
C. W. BRIDGES
MAR 11 1974
AT 30 MIN. PAST 2 O'CLOCK P. M.
NEVADA COUNTY, CALIFORNIA
Fee 11.00
RECORDER

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF NEVADA.

-oOo-

Estate of

WILLIAM ROBERT GHIDOTTI; aka WILLIAM R. GHIDOTTI; aka Wm. R. GHIDOTTI; aka WILLIAM GHIDOTTI,

Deceased.

No. 7304

DECREE SETTLING FIRST AND FINAL ACCOUNT, AND FOR DISTRIBUTION.

MARIAN GHIDOTTI, as Executrix of the estate of William Robert Ghidotti, alias, deceased, having filed her First and Final Account and Report of Executrix and Petition for its settlement, for allowance of commission and liabilities, and for final distribution, and the Report and Petition coming on this day regularly for hearing, the Court finds:

I

Due notice of the settlement of the account and of hearing on the petition for final distribution of the estate has been regularly given for the period and in the manner prescribed by law.

II

All acts and transactions of the Executrix of the estate of William Robert Ghidotti, alias, deceased, during the period of the accounting are truly shown and should be approved, and all allegations of the petition for its settlement and for final distribution are true.

Liber 681 PAGE 180

CROFFORD W. BRIDGES
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CAL.
95945
PHONE 273-4465

III

William Robert Ghidotti, alias, died testate on October 23, 1969, in the County of Nevada, State of California, and was at the time of his death a resident thereof.

IV

On November 21, 1969, Marian Ghidotti was appointed Executrix of the decedent's estate and qualified as such on that date, and since then has been and now is the Executrix of the decedent's estate.

V

Notice to Creditors has been published for the period and in the manner prescribed by law. Within thirty (30) days after completion of publication of Notice to Creditors, an affidavit was filed with the Clerk of this Court showing due publication of Notice to Creditors in the manner and form required by law. More than six months have elapsed since the first publication of Notice to Creditors. The time for filing or presenting claims has expired and the estate is now in a condition to be closed.

VI

All claims filed or presented against the estate have been allowed by the Executrix, approved by the Court and paid.

VII

All debts of the decedent and of the estate and all expenses of administration have been paid, except the liabilities of the estate as shown in the petition and except closing expenses in the amount of $100.00.

VIII

A written report of the Inheritance Tax Appraiser appointed in the proceeding is on file, and an order fixing inheritance tax due the State of California has been made by this Court. The tax has been paid in full, as evidenced by the receipt

ENDL 681 PAGE 181

CRAFFORD W. SNOOKER
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945

of the County of Nevada on file herein.

IX

All personal property taxes due and payable by this estate have been paid.

X

A federal estate return has been filed for this estate and the tax shown to be due has been paid. The return has been audited and the executrix has been released from personal liability for the federal estate tax.

XI

All California and Federal income taxes due and payable by the estate have been paid.

XII

That all of the assets in this estate were community property of William R. Ghidotti, alias, and Marian Ghidotti, and that one-half interest in all of the assets shown on the inventory should be set aside to Marian Ghidotti, as her interest in community property.

XIII

That the estimated expenses of closing the estate are $100.00 and the executrix should be authorized to withhold that sum from distribution.

XIV

That no requests for special notice have been filed.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

1. The administration of the estate is brought to a close.

2. The executrix of the estate of William Robert Ghidotti, alias, deceased, has in her possession belonging to the estate, after deducting credits to which she is entitled, a balance at the appraised value of $654,552.63, less liabilities

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CRUFFORD W. BRIDGES
ATTORNEY AT LAW
110 S. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 273-4468

and attorney fees totaling $73,122.98, leaving for distribution the net appraised value of $581,429.65. The first and final account, petition and report of the executrix is settled, allowed and approved as filed.

3. All acts and transactions of the executrix relating to the matters set forth in the account, petition and report are confirmed and approved.

4. The executrix is authorized and directed to retain $100.00 from distribution at this time to defray closing expenses.

5. The executrix is authorized and directed to pay Clerk's fees, etc., in the sum of $126.78; State Inheritance Tax Referee's fee in the sum of $1,426.30; Widow's allowance in the sum of $52,000.00; and $19,569.90 representing statutory fee for attorney's services rendered in the administration of this estate.

6. The estate in possession of the executrix remaining for distribution after payment of the balance of statutory attorney's fees, liabilities and closing costs consists of the following property which is to be distributed in accordance with the terms of decedent's Will, as follows:

To: MARIAN GHIDOTTI, surviving spouse:

(1) All of the real property situate in the County of Nevada, State of California, described as follows:

(a) Residence of decedent commonly designated as 426 Commercial Street, in the City of Nevada City, County of Nevada, State of California, as per deed recorded in Book 222 page 238 et seq., Official Records of Nevada County, California, as Parcels 4 and 5;

(b) The Idaho-Maryland Mine Property as per deeds recorded in Book 356, page 212; Book 337 page 173 et seq.; Book 337 page 175 et seq.; and Book 396 page 487 of Official Records of Nevada County, California;

(c) The Ancho-Erie Mine Property as per deed

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CRIFFORD W. SRIGGS
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 273-6445

recorded in Book 336, page 594, Official Records of Nevada County, California;

(d) AN UNDIVIDED ONE-HALF INTEREST in and to any other property of the estate not now known or discovered that may belong to the estate, or in which the decedent may have any interest;

(e) AN UNDIVIDED ONE-HALF INTEREST in and to the real property, securities, notes receivable and other personal property belonging to the decedent and Marian Ghidotti, and held by them as their community property.

To: MARIAN GHIDOTTI, as Trustee under the Will of decedent, as provided in Paragraphs 7 and 8 of decedent's Will:

(I) AN UNDIVIDED ONE-HALF INTEREST in and to that certain real property situate in the County of Nevada, State of California:

(a) Ranch land and buildings described in deed recorded in Book 393 page 199 of Official Records of Nevada County, California. EXCEPTING THEREFROM the portion deeded to Curtis J. Mettling;

(b) House and lot, Cottage Street, Nevada City, California, as per deed recorded in Book 422 page 657 Official Records, Nevada County, California;

(c) Unimproved lot, Pine and Cottage Streets, Nevada City, California, as per deed recorded in Book 416 page 306 Official Records of Nevada County, California;

(d) Improved real property designated as 432 Broad Street, and 425 Commercial Street, in Nevada City, California, as per deed recorded in Book 222 page 288 (Parcels 6 and 7), Official Records of Nevada County, California;

(e) Lot on Nimrod Street, Nevada City, California, as per deed recorded in Book 247 page 450 Official Records, Nevada County, California;

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CROFFORD W. BRIDGES
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 273-4443

(f) Improved lots, Gold Flat Area, Nevada County, California, as per deed recorded in Book 448 page 112 Official Records of Nevada County, California;

(g) Improved lot, Boulder Street, Nevada City, California, as per deed recorded in Book 236 page 208, Official Records of Nevada County, California;

(h) AN UNDIVIDED ONE-HALF INTEREST in and to any other property of the estate not now known or discovered that may belong to the estate or in which decedent may have any interest; and

(i) AN UNDIVIDED ONE-HALF INTEREST in and to the real property, securities, notes receivable and other personal property belonging to decedent and Marian Ghidotti, and held by them as their community property.

(II) The following Securities:

Item No.	No. Shares	Description
1.	300	R. J. Reynolds Tobacco Co.
2.	319	P. G. & E. Common
3.	16½	P. G. & E. 6% 1st Preferred
4.	18	P. G. & E. 5½% 1st Preferred
5.	200	The Pillsbury Co.
6.	5	Foremost Finance and Equipment
7.	110	Federated Department Stores, Inc. Common
8.	50	Foremost McKesson, Inc.
9.	2	Foremost McKesson, Inc., Prior Pfd.
10.	60	First America Corp.
11.	335	The Hartford Steam Boiler
12.	104½	Hecla Mining Co.
13.	100	American Motors
14.	46½	Sunasco, Inc. - Common
15.	9	Sunasco, Inc., $1.65 Pfd.
16.	200	Southern Pacific Co., Common

OFF. REC. 681 PAGE 185

CRIFFORD W. BROOKS
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 273-4461

Item No.	No. Shares	Description
17.	224	Sears Roebuck Co.
18.	161	Standard Oil of New Jersey(Exxon)
19.	50	Duquesne Light Co.
20.	150	Diamond International - Common
21.	150	DiGiorgio Fruit Corp. - Common
22.	100	Eagle Picher Co.
23.	468	Eastman Kodak Co.
24.	277	The Greyhound Corp.
25.	2	Gulf Resources and Chemical B - Cum. Cons. Pfd.
26.	1	Gulf Resources & Chemical - Com.
27.	33½	Gulf & Western Ind.- Series C-Pfd.
28.	3	Gulf & Western Ind.- $5.75 Sinking Fund - Pfd.
29.	1½	Gulf & Western Ind. Inc. - Series A - Pfd.
30.	51½	Gamble Skogmo, Inc. - Common
31.	171½	Tenneco Inc.
32.	100	Timber Roller Bearing Co.
33.	342	Transcontinental Gas Line
34.	106½	Bank of America - Common
35.	100	Bethlehem Steel Corp. - Common
36.	50	Brunswick Corp. - Common
37.	1172	American Tel. & Tel. - Common
38.	75	Newmont Mining - Common
39.	100	Kraftco
40.	354	National Distillers & Chemical- Com.
41.	850	National Distillers & Chemical 4½ Conv. Debenture
42	100	U. S. Steel Corp. - Common
43.	50	United Merchants & Mfg. - Common
44.	1½	Teledyne, Inc. - $3.50 Cumm. Common

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CROFFORD W. SPRIGGS
ATTORNEY AT LAW
110 E. MAIN ST.
GRASS VALLEY, CALIF.
95945
PHONE 272-4445

Item No.	No. Shares	Description
45.	½	Teledyne, Inc.- $6.00 Cum. Com.Pfd.
46.	140	Transamerica Corp. - Common
47.	637½	Western Air Lines - "
48.	164½	Wellington Fund, Inc. - Common
49.	100	General Electric Co. - Common
50.	215	General Tele. & Electronics - Com.
51.	81½	General Motors Co. - Common
52.	140	Lucky Stores, Inc. - Common
53.	50	Libbey Owens Ford - Common
54.	150	Kennecott Copper No. Pac.- Common
55.	½	Midwestern Gas Transmission - Com.
56.	50½	Cerro DePasco Corp. - Common
57.	50	Chesapeake & Ohio R. R. - Common
58.	110	Caterpillar Tractor Co. - Common
59.	100	Champion Spark Plug Co. - Common
60.	100	Continental Telephone
61.	143	Standard Oil of Calif. - Common
62.	130	Homestake Mining Co. - Common
63.	100	International Harvestor Co.- Common
64.	50	Air Reduction Co. - Common

(III) AN UNDIVIDED ONE-HALF INTEREST in and to the following Mortgages and Notes Receivable:

(a) Grace Shields (Anderson);

(b) California Leisure Lands, Inc.;

(c) Charles Hird;

(d) Lena and Marvin Weeks;

(e) Liberal Arts Commission;

(f) McConnell(Mettling);

(g) M. Riordan;

(h) A. Wall;

(i) Independent Publishers;

BOOK 681 PAGE 187

CROFFORD W. SRIDGES
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 272-4448

(j) Chester Marquis; and

(k) The Pendola Family.

(IV) AN UNDIVIDED ONE-HALF INTEREST in and to the following personal property:

(a) 9/10ths interest in Gold Collection;

(b) Gold Specimen Display Case;

(c) Miscellaneous Furniture;

(d) 1953 Dodge Truck;

(e) 1965 International Scout;

(f) Two Wheel Trailer;

(g) Hay Wagon;

(h) Saddle;

(i) International Tractor;

(j) Rock Scale;

(k) 21- Head of Cattle; and

(l) Balance of Cash on hand after payment of Liabilities and $100.00 withheld for closing expenses.

Done in Open Court March 1, 1974
~~Dated:~~ Signed March 11, 1974.

Harold F. Walters
Judge of the Superior Court.

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THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: MAR 1 1 1974

THEO A. KOHLER, JR.
County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Nevada

By _____ Deputy

F. 3866

CRIFFORD W. GRIGGS
ATTORNEY AT LAW
110 E. BANK ST.
GRASS VALLEY, CALIF.
95945
PHONE 272-4445

NEVADA COUNTY

Ret.

83 20536

Richard M. Hawkins
A Professional Corporation
305 Railroad Avenue, Suite 10
Nevada City, California 95959
(916) 265-6908
PORDER-m
Attorney for Executor

ENDORSED
FILED
AUG 12 1983
BRUCE C. BOLINGER
COUNTY CLERK
LILLIAN HOWARD
Deputy Clerk

OFFICIAL RECORDS
RECORDED AT REQUEST OF Richard Hawkins
AUG 15 1983
AT 2 MIN. PAST 10 O'CLOCK A.M.
NEVADA COUNTY, CALIFORNIA
Bruce C. Bolinger RECORDER
25.00

SUPERIOR COURT, COUNTY OF NEVADA

In the Matter of the Estate of:

MARIAN GHIDOTTI, aka MARIAN MILDRED GHIDOTTI, aka MARIAN M. GHIDOTTI aka MARIAN ROGERS,

Deceased. /

Case No. 9015

ORDER SETTLING
SECOND AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION FOR SETTLEMENT; PETITION FOR FEES AND EXTRAORDINARY FEES AND FOR FINAL DISTRIBUTION

MARY BOUMA and ERICA ERICKSON, as Executors of the Will of MARIAN GHIDOTTI, deceased, having filed their Second and Final Account and Report of Executor; Petition for Settlement; Petition for Fees and Extraordinary Fees and for Final Distribution coming on regularly this day for hearing, the Court finds:

1. Notice of hearing of the Petition has been regularly given as prescribed by law.

2. All acts and transactions of the Executors of the Will of MARIAN GHIDOTTI, deceased, during the period of the administration of the estate are truly shown and should be approved, and all allegations of the Petition for Settlement and for Final Distribution are true. The report is full, true and correct, and should be settled, allowed and approved as filed.

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3. MARIAN GHIDOTTI died testate on May 12, 1980 in the County of Nevada, State of California, and was, at the time of death, a resident of Nevada County, California.

4. On June 2, 1980, MARY BOUMA and ERICA ERICKSON were appointed Executors of decedent's Will and qualified as such on June 2, 1980, and since then have been and now are the Executors of the decedent's Will.

5. Notice of Death and of Petition to Administer Estate has been published pursuant to Probate Code Section 333, which Notice pursuant to Probate Code Section 700 constitutes Notice to Creditors. An Affidavit showing due publication of said Notice was filed with the Court on May 28, 1980. More than four months have elapsed since the first issuance of Letters Testamentary on June 2, 1980, and the time for filing or presenting claims has expired.

6. All claims filed or presented against the estate have been allowed by the Executors, approved by this court, and paid.

7. All debts of decedent and of the estate and all expenses of administration have been paid, except the balance of the statutory and ordinary fees of the Executors and the attorney for the Executors, and the extraordinary fees of the Executors and the attorney for the Executors, and the balance of the costs of administration expended by the attorney and the closing expenses.

8. A written report of the Inheritance Tax Referee is on file in the proceeding and an order fixing inheritance tax due the State of California has been made by this court. The tax has

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been paid in full as evidenced by the receipts of the California State Treasurer.

9. All personal property taxes due and payable by the estate have been paid.

10. A federal estate tax return has been filed for this estate, and the tax shown to be due on the return as adjusted on audit has been paid. The return has been audited and the Executors have been released from personal liability for the federal estate tax.

11. All California and federal income taxes due and payable by the estate will be paid by the Executors prior to discharge as Executors.

12. All assets of the estate are decedent's separate property.

13. The estimated expenses of closing the estate for the attorney are $500.00 and the Executors should be authorized to disburse that sum to him.

14. The estimated expenses of closing the estate including the reserve for payment of any liability that may hereafter be determined to be due from the estate are $100,000.00, and the Executors should be authorized to withhold that sum from distribution.

15. Distribution should be ordered as prayed for.

IT IS ORDERED AND ADJUDGED that:

1. The administration of the estate is brought to a close.

2. The Executors of the Will of MARIAN GHIDOTTI, deceased, have in their possession belonging to the estate, after deducting

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credits to which they are entitled, a balance at the appraised value of $2,555,873.76. The Second and Final Account, Petition and Report of the Executors is settled, allowed, and approved as filed.

3. All acts and transactions of the Executors relating to the matters set forth in the Account, Petition and Report are confirmed and approved.

4. The Executors are authorized and directed to retain $100,000.00 from distribution at this time to defray closing expenses and as a reserve for additional liabilities, and any unexpended portion of such reserve for closing expenses and additional liabilities shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARIAN GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

5. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, their attorney, $15,382.22 which is the unpaid balance of statutory fees for his services rendered in the administration of this estate and the sum of $45,000.00 for his extraordinary fees for the extraordinary services rendered in this estate as set forth in the pleadings previously filed in this estate.

6. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, the sum of $575.00 for costs of administration expended during the

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administration of this estate and said sum to include the sum of $500.00 for closing expenses.

7. The Executors are authorized and directed to pay to themselves, the sum of $15,382.22 which is to be split equally between them, as the balance of statutory fees for their services rendered in the administration of this estate, and $20,000.00 which is to be split equally between them, for their compensation for extraordinary services rendered in the administration of the estate, as set forth in the pleadings previously filed herein.

8. Notice to Creditors has been given as required by law.

9. The estate in the possession of the Executors remaining for distribution before payment of the fees and costs consists of the following property which shall be distributed after payment of the fees and costs and the reserve as follows:

(1) To MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS, each as to an undivided one-third (1/3) interest, the real property as more particularly described in attached Exhibit "A" which is incorporated herein by reference.

(2) To ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965, the residue of the estate, consisting of the assets set forth in attached Exhibit "B", which is incorporated herein by reference.

10. Any other property of the estate not now known or discovered that may belong to the estate or which the decedent or

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the estate may have any interest in, shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

Dated: AUG 17 1983, 1983

[illegible] VOLKERS

JUDGE OF THE SUPERIOR COURT

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: AUG 22 1983

BRUCE C. BOLINGER

County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the COUNTY OF NEVADA

By [illegible] Deputy

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EXHIBIT "A"
DESCRIPTION

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

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

EXCEPTING THEREFROM the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the deed from Newmont Exploration Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at page 361, Nevada County Records.

Assessor's Parcel No. 9-560-005
9-560-010

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EXHIBIT "A"
DESCRIPTION

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

PARCEL NO. 1:

All that portion of the Southwest quarter of the Northeast quarter (SW¼ of NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Eight (8) East, M.D.B. & M., described as follows:

Commencing at the quarter corner on the North line of Section 26, Township 16 North, Range 8 East, M.D.B. & M., thence South 1° 25' East 1362.20 feet to a ½ inch pipe; thence South 75° 25' East 20.49 feet to the Northeast corner of that certain parcel of land described by deed Bennett to Gammon, recorded in Book 168 of Official Records, at Page 399, Nevada County Records, a point on the Southerly line of the Idaho Maryland Road, the Northwest corner of the parcel described hereby, the point of beginning, and running thence along the Easterly line of said Gammon property, South 8° 41' West 94.67 feet to a fence corner on the Northerly bank of Wolf Creek; thence South 79° 07' East 85.98 feet to a ½ inch pipe on the Northerly bank of Wolf Creek; thence North 26° 35' East 32.73 feet to an old fence post; thence North 12° 58' East 16.32 feet to an old fence post; thence North 35° 14' West 13.42 feet to the intersection of the fence and house; thence along fence North 14° 26' West 42.43 feet to the fence intersection on the Southerly side of the Idaho Maryland Road; thence along the Southerly side of said road North 79° 48' West 71.26 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot Three (3), Block Three (3), of the Townsite of East Grass Valley, California, as said lot and block are designated upon the Official Map of the Townsite of East Grass Valley, made by Samuel Alderman, in the year 1890, described as follows:

Beginning at the Northwest corner of the Morehouse Quartz Mine (Lot 53), from which the North quarter section corner of Section 26, Township 16 North, Range 8 East, M.D.B. & M., bears the following three (3) courses and distances South 71° 30' East 132.00 feet, South 87° 08' East 44.00 feet, and North 01° 25' West 1521.20 feet; thence from said point of beginning, South 71° 30' East 132.00 feet along the Northerly line of the said Morehouse Quartz Mine; thence South 87° 08' East 44.00 feet to a point in the East line of the townsite of East Grass Valley; thence North 01° 25' West 59.59 feet along

(continued, Page 2)

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Description - continued

said East line to a point located South 01° 25' East 1461.61 feet from the said North quarter corner of said Section 26; thence South 78° 17' West 55.69 feet; thence South 86° 03' West 85.00 feet; thence North 76° 52' West to a point in the Northerly extension of the Westerly line of the said Morehouse Quartz Mine (Lot 53) and thence South 18° 30' West along said Northerly extension to the point of beginning.

Assessor's Parcel No. 9-200-008
9-200-014

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EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 85° 58' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

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Description - continued

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

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Description - continued

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

Assessor's Parcel Nos.: 9-200-020
9-200-038
9-550-013
9-550-014
9-560-002
9-560-008

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EXHIBIT "A"
DESCRIPTION

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

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and a portion of Section 31, Township 16 North, Range 9 East, M.D.M., being portions of J. M. English Lode, Union Hill Lode, Centennial Lode, Halphene Lode, Cambridge Lode, Lucky or Agnes Lode, and Maryland No. 24 Lode and also Lots 1, 3 and 5 of the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.M., and the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain County Road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with true bearings following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25" a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain, et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick

(Continued - Page 2)

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Description - continued

Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile, et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 30' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning.

Assessor's Parcel Nos. 6-441-001 6-441-002
9-580-021 9-580-022
9-580-024 9-580-059
9-580-060 9-630-011
9-630-013

Along with the net income from said property accruing to the estate after the federal estate tax and California inheritance taxes that were chargeable against that property were paid.

All mineral rights that MARIAN GHIDOTTI owned in connection with the Idaho-Maryland and Brunswick Mine Properties, which properties are more particularly described above in this Exhibit "A", which were acquired by WILLIAM GHIDOTTI and MARIAN GHIDOTTI from Idaho-Maryland Industries, Inc., by a Quitclaim Deed recorded June 12, 1963, which was recorded in Vol. 337 beginning at page 175, Official Records of Nevada County, California, reference to which Deed is made hereby for a more particular description of said mineral rights.

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EXHIBIT "B"

Bank Accounts

1.	Gold Country Bank, Savings Account, #2-53-000912; Nevada City, CA; 5¼% account; Balance	$ 4,767.50
2.	Gold Country Bank, Commercial Account, #53-10167-7; Nevada City, CA; Balance	$240,878.71
3.	Gold Country Bank, Nevada City, CA	
	a. C.D. #153-002117	$100,000.00
	b. C.D. #153-002119	$100,000.00
	c. Checkmate Checking #53-10626-2 Balance	$ 56,682.50
4.	Gold Country Bank, Glenbrook Branch Grass Valley, CA	
	a. C.D. #150-007580	$100,000.00
5.	Security Pacific National Bank Nevada City, CA	
	a. C.D. #709-656	$100,000.00
6.	Nevada County National Bank	
	a. Money Market Checking	$103,736.15
	TOTAL BANK ACCOUNTS (8 items)	$806,064.86

Promissory Notes

7. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : David W. Becker & James K. Becker
Payee (Beneficiary): Marian Ghidotti
Date: January 11, 1979
Principal Amount: $53,000.00
Interest Rate: 8% From 2/15/79
Payable: $400.00 or more per month beginning 3/15/79, and continuing until 2/15/89 when balance due.
Unpaid Balance: $49,371.48

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8. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : James E. Vendley, Dorothy L. Vendley, Oscar Pfanner, Jr., & Donnie M. Pfanner
Payee (Beneficiary): Marian Ghidotti
Date: May 10, 1979
Principal Amount: $85,000.00
Interest Rate: 8% from 7/1/79
Payable: $4,250.00 or more semiannually of principal beginning 1/1/80 plus interest.
Unpaid Balance: $55,250.00

9. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter Edward Bolitho
Assumed by Larry and Linda Keith
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 22, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981.
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981.
Document #81-16861, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,308.76

10. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 17, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981
Document #81-16864, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,294.42

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11. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho and Walter Edward Bolitho.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 11, 1981
Payable: $554.89 or more per month, until September 11, 1991, when balance is due.
Deed of Trust - Recording Date: September 11, 1981
Document #81-24263, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$51,653.97

12. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Steve L. Castagna, Vernice Castagna, John R. Lenz and Janine M. Lenz.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 9, 1981
Principal Amount: $54,800.00
Interest Rate: 12%
Interest From: July 14, 1981
Payable: $563.69 or more per month, until July 14, 1991, when balance is due.
Deed of Trust - Recording Date: July 14, 1981
Document #81-18501, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$54,437.07

13. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): William L. McCrea and Rebecca Jo Graves.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 10, 1981
Principal Amount: $48,000.00
Interest Rate: 12%
Interest From: July 21, 1981
Payable: $493.74 or more per month, until July 21, 1991, when balance is due.
Deed of Trust - Recording Date: July 21, 1981
Document #81-19168, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$47,646.64

83 20536

14. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Paul J. Graham and Carolyn L. Graham. (loan assumed by Glenn & Joyce Garrett)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 28, 1981
Principal Amount: $27,000.00
Interest Rate: 12%
Interest From: September 29, 1981
Payable: $277.73 or more per month, until September 29, 1991, when balance is due.
Deed of Trust - Recording Date: September 29, 1981
Document #81-26093, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $26,829.81

15. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter A. Lindenfelser and Gloria C. Lindenfelser.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 14, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 16, 1981
Payable: $477.29 or more per month, until September 16, 1991, when balance is due.
Deed of Trust - Recording Date: September 16, 1981
Document #81-24845, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.13

16. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Robert J. Pelton(assumed by Deborah A. Zoellner)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 15, 1981
Principal Amount: $63,600.00
Interest Rate: 12%
Interest From: July 31, 1981
Payable: $654.00 or more per month, until July 31, 1991, when balance is due.
Deed of Trust - Recording Date: July 31, 1981
Document #81-20393, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $62,189.62

83 20536

17. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Kristen Ann Pendola
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 4, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 14, 1981
Payable: $477.28 or more per month, until September 14, 1991, when balance is due.
Deed of Trust - Recording Date: September 14, 1981
Document #81-24331, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.40

18. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harry Robert Reeder, Marjorie Eloise Reeder, Elaine Jane Seip and Gertrude B. Fitzgerald.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981 (Note dated 7/3/81)
Principal Amount: $116,000.00
Interest Rate: 12%
Interest From: July 23, 1981
Payable: $1,193.21 or more per month, until July 23, 1991, when balance is due.
Deed of Trust - Recording Date: July 23, 1981
Document #81-19395, re-recorded 8/21/81 #81-22427, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $115,145.94

19. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Michael A. Shirer, Rachel Shirer, Floyd R. McGinnis, Jr., and Nicole Ree McGinnis.
Payee (Beneficiary): *Heirs and Devisees of Marian Ghidotti,* Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 27, 1981
Principal Amount: $192,000.00
Interest Rate: 12%
Interest From: July 28, 1981
Payable: $1,974.97 or more per month, until July 28, 1991, when balance is due.
Deed of Trust - Recording Date: July 28, 1981
Document #81-20084, rerecorded 9/18/81, Document #81-25147, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $190,485.02

20. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harvey Allan Sitzer
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 8, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: June 22, 1981
Payable: $432.02 or more per month, until June 22, 1991, when balance is due.
Deed of Trust - Recording Date: June 22, 1981
Document #81-18880, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,675.78

21. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 15, 1981
Payable: $534.89 or more per month, until September 15, 1991, when balance is due.
Deed of Trust - Recording Date: September 15, 1981
Document #81-24523, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,672.49

22. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: July 9, 1981
Payable: $426.50 or more per month, until July 9, 1991, when balance is due.
Deed of Trust - Recording Date: July 9, 1981
Document #81-18071 7/9/81, rerecorded 8/4/81 as Document #81-20680, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,841.10

23. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Guido M. Wycliffe and Edna M. Wycliffe
Note assumed by Bradford and Lynne Kelly.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: September 17, 1981
Document #81-24956, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

45,021.40

24. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Frank and Carol Pendola.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: 9/17/81
Document #81-24958, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$45,102.87

TOTAL PROMISSORY NOTES (18 items) $1,049,108.90

GHIDAC-bo

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mary Bouma, Erica Erickson
and William Toms
P.O. Box 2403
Grass Valley, CA 95945

91 02273

OFFICIAL RECORDS
NEVADA COUNTY, CA

Wm. Wattsall Atty

JAN 28 3 [illegible]

Pkgs

RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

Quitclaim Deed

Order No.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTHERN MINES, INC., a California corporation,

do hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS

the following described real property in the unincorporated area of the County of Nevada, State of California:

See Exhibits "A" and "B" attached hereto and hereby made a part hereof.

STATE OF CALIFORNIA,
City & County of San Francisco } ss

On this 23rd day of January in the year one thousand nine hundred and ninety-one before me, S. A. NUBLA, a Notary Public, State of California, duly commissioned and sworn, personally appeared BYRON JAMES and FRANK ORRELL known to me to be the ~~President~~ Secretary and Chairman of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written

OFFICIAL SEAL
S. A. NUBLA
NOTARY PUBLIC-CALIFORNIA
City & County of
San Francisco
MY COMM. EXP. MAR. 5, 1993

Notary Public, State of California

Cowdery's Form No. 28 (Acknowledgment Corporation)
(C. C. Sects. 1190-1190.1)

My Commission Expires 3/5/93

STATE OF CALIFORNIA } ss
COUNTY OF

On before me, the undersigned, a Notary Public in and for said State, personally appeared known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal

Signature

Dated January 23, 1991

COS

ITC 24- 2 69

Mail Tax Statements to Return Address Above

EXHIBIT "A"

Parcel No. 1: All of Owners' right, title and interest in and to the minerals and mineral rights as described in Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain Quit Claim Deed dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N., R. 8 E., M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

EXHIBIT "B"

Lots 6 and 7 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East, 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

(APN 9-630-24, 9-630-27, 9-630-30 and 9-630-31)

END OF DOCUMENT

Recording Requested By:
Augustine C. Tassone

Mail Tax Statements and
When Recorded, Return To:

Erica Erickson
353 Clay Street
Nevada City, CA 95959

Nevada County Recorder
Gregory J. Diaz
DOC- 2008-0025372-00
Check Number 13591
Tuesday, OCT 21, 2008 08:40:00
REC $10.00 SBS $5.00 SSR $1.00
MIC $1.00 AUT $6.00
Ttl Pd $23.00 Nbr-0000566555
VJR/JR/1-6

6

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is:
(X) No Consideration - R & T 11930.
( ) Based upon full value conveyed; or,
( ) Full value less liens and encumbrances thereon.
(X) Unincorporated Area, or City of _____.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ERICA ERICKSON, a widow, dealing with her sole and separate property,

hereby GRANT(S) to:

ERICA ERICKSON, as Trustee of the Survivor's Trust created under the EARL C. ERICKSON and ERICA ERICKSON Trust dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended, those certain parcels of real property situated in the unincorporated area of the County of Nevada, State of California, described as follows:

An UNDIVIDED ONE-THIRD (1/3RD) INTEREST in and to those real certain properties located in the County of Nevada, State of California, consisting of 93 acres, more or less, and more particularly described in EXHIBIT A, which is attached hereto and made a part hereof, and which is incorporated herein by this reference, and being Assessor's Parcels Number 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-37-000, and 09-630-39-000.

Dated: September 26, 2008.

Erica Erickson

Erica Erickson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA)
COUNTY OF NEVADA)

Augustine C. Tassone

On Sept. 26, 2008, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared ERICA ERICKSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or entity upon behalf of which the person 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.

(SEAL)

Augustine C. Tassone

Augustine C. Tassone, Notary

ESI1 AUGUSTINE C. TASSONE COMM. #1595396 Notary Public-California NEVADA COUNTY My Comm. Exp. Aug 13, 2009 ESI1

My Commission expires: 08/13/2009
Commission No. 1595396
Seal Mfg. No. ESI 1

Notarization for Grant Deed, Erica Erickson to Erica Erickson, Trustee - APNs 09-550-32-000, etc., 93 acres ±.

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

16

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20100008372
Tuesday April 13 2010, at 09:16:41 AM
Rec Fee:$59.00
Paid: $59.00
Recorded By:EM

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Amended Order Approving Waiver of Final Account and Report of Co-Executors, for Final Distribution and for Allowance of Attorney Fees & Costs

Subject Property: APN: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Mail Tax Statements to:

Leslie Toms
1215 43rd Street
Sacramento, CA 95819

CERTIFIED COPY

Mark S. Drobny, SB#95487
Colin T. Smith, SB#249402
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Ste. 100
Sacramento, CA 95834
Telephone (916) 419-2100
Facsimile (916) 419-1222

Attorney for Co-Executors, LESLIE HAUGH & GAIL PALEN

EL DORADO CO. SUPERIOR CT.
FILED MAR 05 2010
BY Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF EL DORADO

In re the Estate of:	**Case No. PP20080126**
WILLIAM TOMS,	**AMENDED ORDER APPROVING WAIVER OF FINAL ACCOUNT AND REPORT OF CO-EXECUTORS; FOR FINAL DISTRIBUTION & FOR ALLOWANCE OF ATTORNEY FEES & COSTS**
Deceased.	**Date:** **Time:** **Dept: 9**

Petitioners, LESLIE HAUGH and GAIL PALEN, Co-Executors of the Estate of WILLIAM TOMS, Decedent, having filed their Waiver of Final Account and Report of Co-Executors and Petition for Final Distribution and for Allowance of Attorney Fees and Costs, and the same coming on regularly for hearing on October 16, 2009, the Court finds that:

1. Notice of the time and place of this hearing has been given as required by law.

2. All acts and transactions of Petitioner, as Executor of the Estate, during the period of the report, are truly shown and should be approved, and all allegations of the petition are true.

3. WILLIAM TOMS died testate on August 13, 2008, in El Dorado County, and was resident thereof at the time of his death.

4. Petitioners were appointed as Co-Executors of the Decedent's Estate on September 19, 2008, and Letters Testamentary were issued to Petitioners on the same date. At all times since then,

C. DeRenne

Petitioners have been and now are the duly qualified Co-Executors of the Decedent's Estate.

5. On September 19, 2008, Petitioners were granted full authority by Order of this Court to administer the Estate without Court supervision under the Independent Administration of Estates Act. This authority has not been revoked. Petitioners took the following action under the Independent Administration of Estates Act powers granted to them on September 19, 2008:

a) Petitioners retained a realtor and listed the Decedent's residence for sale at $295,000.00, based on sales of comparable properties. The property was appraised by the California Probate Referee as having a value of $305,000.00 on August 13, 2008, the decedent's date of death.

b) Due to the decline in the real estate market and widespread credit crisis the Petitioners accepted an offer for purchase of the residence for $260,000.00. Petitioners executed all necessary documents and completed the sale of the residence on or about January 29, 2009. The Petitioners are the sole beneficiaries of the Estate and waived the requirement of Notice of Proposed Action.

6. Notice of Petition to Administer Estate has been duly given, published and filed, together with an Affidavit showing its due publication. The Co-Executors have made a diligent search and inquiry as to all known or reasonably ascertainable creditors of the Decedent pursuant to Probate Code §9050. Reasonable efforts were made to identify known or reasonably ascertainable creditors of the Decedent and the Estate, and Notice of Administration has been sent to all known or reasonably ascertainable creditors of the Decedent and the Estate. The time for filing and presenting Creditor's Claims expired on January 20, 2009.

7. A creditor claim was filed against the estate by Estate Recoveries, Inc. A Satisfaction and Release of Claim was issued by Estate Recoveries Inc. with respect to the Creditor Claim and said Satisfaction and Release of Claim was filed with the above entitled court on June 17, 2009.

A creditor's claim was filed against the estate by Bank of the West for the balance of a loan entered into by the Decedent and Jimmie Lou Brown and secured by a 2006 Sunova Motor Home which was owned in **joint tenancy** between the Decedent and Jimmie Lou Brown.

The 2006 Sunova Motor Home was surrendered to Bank of the West on or about November 21, 2008, by Jimmie Lou Brown as payment in full and satisfaction of the loan. Bank of the West sold the 2006 Sunova Motor Home for approximately $34,173.51. Petitioners' attorneys contacted Bank of the West to obtain a Satisfaction of Claim with respect to the Creditor Claim filed in this matter. Bank of the West indicated that they would only provide a satisfaction of claim upon receipt of an additional $38,173.51, the difference between the loan balance and the sale price of the motor home. As of September 24, 2009, Bank of the West had not amended their creditor claim of $73,048.41 to reflect their receipt of proceeds from the sale of the 2006 Sunova Motor Home.

Despite Bank of the West's earlier contentions that the surrender of the 2006 Sunova Motor Home would satisfy the loan and despite the fact that Bank of the West did not provide notice to the Petitioners of their intent to sell the motor home for such a reduced value, the Petitioners continued to try to settle this issue. On June 19, 2009, the Petitioners' attorneys sent a duly executed Rejection of Creditor Claim to Bank of the West with correspondence outlining the reasons for rejecting the claim of $73,048.41 and offering to settle the balance of the loan that was entered into by the Decedent and Jimmie Lou Brown for a lump sum payment of $5,000.00. As of September 24, 2009, Bank of the West had failed to respond to Petitioners' settlement offer and had failed to take any action on the Rejection of Creditor Claim that was served on June 19, 2009. Bank of the West is hereby barred from any further action against the Estate for their claim pertaining to the Consumer Security Agreement (Loan Account No. 362420811) entered into by the Decedent and Jimmie Lou Brown and secured by the 2006 Sunova Motor Home identified by VIN: 1F6MF53Y560A08539.

8. Petitioners know of no public entity to which notice is required under Probate Code §9201(a), and no notice is required under Probate Code §9202, since the Decedent received no Medi-Cal benefits during his lifetime and the Decedent did not have a predeceased spouse.

No notice was given to the Director of the California Victim Compensation and Government Claims Board pursuant to Probate Code §9202(b) because the Petitioners, LESLIE HAUGH and GAIL PALEN, the beneficiaries of the Estate, are not now nor ever have been confined in a prison or facility under the jurisdiction of the Department of Corrections and Rehabilitation or any other correctional

facility.

9. A Partial Inventory and Appraisal of the Estate was filed on January 23, 2009, showing estate assets with a value of $305,000.00. A Final Inventory and Appraisal of the Estate was filed on August 21, 2009, showing estate assets with a value of $1,366,086.76. Petitioners allege that such Inventories contain all of the assets of the Estate that have come to Petitioners' knowledge or into their possession.

10. LESLIE HAUGH & GAIL PALEN, the beneficiaries of the Decedent, waived the requirement of a final account by themselves, as Co-Executors of the Estate.

11. During the period of this report, Petitioners kept all cash of the Estate, other than such amounts as were reasonably necessary for the Estate's administration, invested in interest-bearing accounts or other investments authorized by law.

12. No Federal or California Estate Tax Return has been or will be filed, because the estate is of insufficient size to require such filing.

13. All California and Federal Income Taxes due and payable by the Estate have been paid or are adequately secured.

14. There are no personal property taxes due or payable by the Estate.

15 All real property taxes due and owing by the Estate have been paid.

16. Petitioners have performed all required duties as Co-Executors of the Decedent's Estate. All debts of the Decedent and of the Estate and all expenses of administration, have been paid, except for statutory attorney's fees. The Estate is in a condition to be closed.

17. The Estate consists entirely of the Decedent's separate property.

18. A request for special notice was filed in this matter by Attorney Richard Thurn and by Christopher Toms.

THEREFORE IT IS ORDERED that:

A. The administration of this Estate is brought to a close, without the requirement of an accounting;

B. The Report and Petition of Petitioners, as Co-Executors, is allowed and approved as filed;

C. All reported acts and proceedings of Petitioners, as Co-Executors of the Decedent's Estate, are confirmed, ratified and approved;

D. Petitioners are directed and authorized to pay to their attorneys, DROBNY LAW OFFICES, INC. the sum of $24,000.00 for statutory compensation, the sum of $1,815.00 for extraordinary compensation and the sum of $32.82 for costs advanced on behalf of the Estate;

E. Petitioners are directed and authorized to pay to GRAY & THURN, INC. the sum of $3,218.70 for statutory compensation;

F. Final distribution of the Estate of the Decedent in Petitioners's possession is made as follows:

TO GAIL PALEN:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

TO LESLIE TOMS, formerly known as Leslie J. Haugh:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

G. Final distribution of any property of the Estate of the Decedent whether or not now known or hereafter discovered be made to LESLIE TOMS, formerly known as Leslie J. Haugh and GAIL E. PALEN, in equal shares.

Dated: 3/5/10

Brian D. Wolf

JUDGE OF THE SUPERIOR COURT

BRIAN D. WOLF
Judge Pro Tem

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, the date of issuance and an original signature.

Dated: 4-2-10

Superior Court of California
County of El Dorado

By _____
Deputy

11

Nevada County Recorder
Gregory J. Diaz
Document#: 20100014426
Tuesday June 22 2010, at 10:53:12 AM
Rec Fee:$44.00
Paid: $44.00
Recorded By:JR

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GAIL PALEN, one-half interest in an undivided one-third interest and LESLIE TOMS, one-half interest in an undivided one-third interest,

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company, as to a one-third interest,

all of their right, title and interest in and to the following described real property in the County of **NEVADA**, State of **CALIFORNIA** :

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

A.P.N.: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000;09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000;09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; AND 09-560-39-000

DATED: 5/17/10

Gail Palen
GAIL PALEN

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

Leslie Toms
LESLIE TOMS

On 5-17-10, before me, Amanda Alvarez, a notary public, personally appeared GAIL PALEN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Amanda M Alvarez (Seal).

OFFICIAL SEAL
AMANDA M ALVAREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 448299
MY COMMISSION EXPIRES APRIL 13, 2014

MAIL TAX STATEMENTS TO: TANGOLD, LLC - 1215 43rd Street, Sacramento, CA 95819

DATED: 5-3-10

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

LESLIE TOMS

On 5-3-10, before me, Manmeet Walia, a notary public, personally appeared LESLIE TOMS who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose names are subscribed to the within instrument and acknowledged to me that ~~they~~ she executed the same in ~~their~~ her authorized capacities, and that by ~~their~~ her signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.

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

(Seal)

MANMEET WALIA
COMM. #1695483
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. SEPT. 23, 2010

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000839
Wednesday January 11 2017, at 02:09:28 PM
Rec Fee:$50.00
Paid: $50.00
Recorded By:KP

13

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

CORRECTORY QUITCLAIM DEED

This document is being recorded to correct the Grantors vesting which was incorrect on that certain Quitclaim Deed recorded on June 22, 2010, Document #20100014426, Official Records of Nevada County

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

SPACE DIRECTLY ABOVE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR NO CONSIDERATION,

GAIL PALEN and LESLIE TOMS

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company,

all of their right, title and interest in and to the following described real property in the County of **Nevada**, State of **California**:

LEGAL DESCRIPTION:	SEE EXHIBIT "B" ATTACHED HERETO
A.P.N.	09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Dated: January 5, 2017

SEE ATTACHED EXHIBIT "A" FOR SIGNATURES OF GRANTORS AND NOTARY CERTIFICATES

EXHIBIT "A"

Gail Palen
GAIL PALEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho)
)
County of Bannock)

On 5TH January, 2017, before me, Renee McBride, a notary public, personally appeared GAIL PALEN, 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.

(Seal)

RENEE MCBRIDE NOTARY PUBLIC STATE OF IDAHO

Signature Renee McBride

Exp May 31. 2018

LESLIE TOMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sacramento)

On January 5th, 2017, before me, Daniel Patrick Kelly, a notary public, personally appeared LESLIE TOMS, 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. (Seal)

Signature

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

EXHIBIT B

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT B

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT B

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

12

Nevada County Recorder
Gregory J. Diaz
Document#: 20160030164
Thursday December 29 2016, at 08:44:58 AM
Rec Fee:$47.00 CCF:$1.00
Paid: $48.00
Recorded By:KP

Recording requested by,
When recorded, please mail to,
and Mail tax statements to:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY, CA 95959

AFFIDAVIT of DEATH OF TRUSTEE

[Probate Code Section 18100.5]

EARLENE M. JOHNSON, Successor Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST, also referred to as the EARL C. AND ERICA ERICKSON REVOCABLE TRUST, of legal age, being first duly sworn, deposes and says:

1. ERICA ERICKSON, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as ERICA ERICKSON, Trustee named in those certain Quitclaim Deeds dated September 26, 2008, executed by ERICA ERICKSON to ERICA ERICKSON, TRUSTEE of the **Survivor's Trust created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended**, which Deeds were recorded on 10-21-2008, as follows:

   a. Document no. 2008-25370 (property description on *Exhibit A*)
   b. Document no. 2008-25371 (property description on *Exhibit B*), and
   c. Document no. 2008-25372 (property description on *Exhibit C*),

in the Official Records of Nevada County, California, covering the properties situated in the County of Nevada, State of California described in the above-referenced *Exhibits A, B and C* attached hereto.

MAIL TAX STATEMENTS TO: same as above

2. The Trust provides that upon the death of the initial Trustee, **EARLENE M. JOHNSON and CAROL A. FROST** shall serve as Successor Co-Trustees. I therefore certify that the acting Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST asre as shown below, and that all assets held by such Trust, including the property described on *Exhibits A, B and C*, should be titled as follows:

"EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST"

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that this declaration was executed in Grass Valley, California.

Dated: 12-7, 2016

Earlene M Johnson Co-Trustee

EARLENE M. JOHNSON, Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

Subscribed and sworn to (or affirmed) before me on this 7 day of December, 2016 by **EARLENE M. JOHNSON**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MEGAN SHAFER
COMM. #2094340
Notary Public - California
Nevada County
My Comm. Expires Dec. 20, 2018

Signature
Notary Public

[dlb:11/28/16:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed-Aff death Tee-mining prop.wpd]

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF NEVADA

GRASS VALLEY, CALIFORNIA 95945

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11(REV 3/06)

STATE FILE NUMBER: 3201629000850
LOCAL REGISTRATION NUMBER:

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT - FIRST (Given)	2. MIDDLE	3. LAST (Family)
ERICA	-	ERICKSON

AKA. ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months / Days	IF UNDER 24 HOURS Hours / Minutes	6. SEX
04/10/1924	92			F

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]4036	☐ YES ☒ NO ☐ UNK	WIDOWED	11/08/2016	1011

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO/A/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
ASSOCIATE	☐ YES ☒ NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
ESCROW OFFICER	INTER COUNTY TITLE	30

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 353 CLAY STREET

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
NEVADA CITY	NEVADA	95959	92	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
EARLENE JOHNSON, DAUGHTER	12316 HILLCREST DRIVE, NEVADA CITY, CA 95959

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP – FIRST	29. MIDDLE	30. LAST (BIRTH NAME)
-	-	-

31. NAME OF FATHER/PARENT – FIRST	32. MIDDLE	33. LAST	34. BIRTH STATE
LODOVICO	-	BENUZZI	AUSTRIA

35. NAME OF MOTHER/PARENT – FIRST	36. MIDDLE	37. LAST (BIRTH NAME)	38. BIRTH STATE
MARIA	JOSEPINA	GASPEROTTI	AUSTRIA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION
11/19/2016	SIERRA MEMORIAL LAWN 459 HOLLOW WAY, NEVADA CITY, CA 95959

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
BU	▸ NOT EMBALMED	-

44. NAME OF FUNERAL ESTABLISHMENT	45. LICENSE NUMBER	46. SIGNATURE OF LOCAL REGISTRAR	47. DATE mm/dd/ccyy
HOOPER & WEAVER MORTUARY INC	FD411	▸ KENNETH CUTLER, MD	11/15/2016

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
OWN RESIDENCE	☐ IP ☐ ER/OP ☐ DOA	☐ Hospice ☐ Nursing Home/LTC ☒ Decedent's Home ☐ Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
NEVADA	353 CLAY STREET	NEVADA CITY

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) CARDIAC ARREST	(AT) IMMED.
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) ARRHYTHMIA	(BT) IMMED.
	(C) EXACERBATION OF CHRONIC OBSTRUCTIVE PULMONARY DISEASE	(CT) DAYS
	(D) CHRONIC ASTHMATIC BRONCHITIS	(DT) YRS

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
☒ YES ☐ NO (REFERRAL NUMBER) 287	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☐ NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: PULMONARY EMBOLISM

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. IF FEMALE, PREGNANT IN LAST YEAR?
NO	☐ YES ☒ NO ☐ UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since (A) mm/dd/ccyy	Decedent Last Seen Alive (B) mm/dd/ccyy	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
12/01/1980	11/07/2016	▸ JEFFREY BRIAN FROST M.D.	G29711	11/14/2016

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: JEFFREY BRIAN FROST M.D. 136 GLASSON WAY, GRASS VALLEY, CA 95945

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH	120. INJURED AT WORK?	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)
☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined	☐ YES ☐ NO ☐ UNK		

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER
▸		

STATE REGISTRAR	A	B	C	D	E	*010001003391338*	FAX AUTH.#	CENSUS TRACT

CANEVADA01

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF NEVADA

000150452

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Nevada County Health Department.

DATE ISSUED NOV 16 2016

K Cutler MD
KENNETH CUTLER, MD
COUNTY HEALTH OFFICER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "A"

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

13

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

****

EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

****

EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

Recording Requested By and When Recorded Mail To:

G. Braiden Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661

Nevada County Recorder
Gregory J. Diaz
Document#: 20170001985
Thursday January 26 2017, at 03:44:03 PM
Rec Fee:$44.00 Transfer tax:$2200.00
Paid: $2244.00
Recorded By:KP

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

APNs: 09-550-32; 09-550-37; 09-550-38; 09-550-39; 09-550-40; 09-560-36; 09-630-37; 09-630-39

The Undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX is $ 2,200
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[x] Unincorporated Area of Nevada County or [ ] City of

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Rica Kids, LLC, a California limited liability company, Tangold, LLC, a California limited liability company, the Estate of Erica Erickson, and the Estate of Mary Bouma, (collectively "Grantors") hereby remise, release, relinquish, surrender and forever quitclaim to Rise Grass Valley Inc., a Nevada Corporation, (hereinafter referred to as "Grantee") any and all right, title and interest that Grantors may have in that certain real property in Nevada County, State of California, as set forth in Exhibit A to this Quitclaim Deed.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the date affixed to its signature. This Quitclaim Deed may be signed in counterparts, which taken together, shall constitute one original.

Rica Kids, LLC
A California limited liability company

Earlene M Johnson Date: 1/18/17
Name: Earlene M. Johnson
Title: Member

Carol A Frost Date: 1/18/17
Name: Carol A. Frost
Title: Member

{00028289;1 }

**Mail Tax Statement To: Mitchell Chadwick LLP, 3001 Lava Ridge Court, ste. 120
Roseville, CA 95661

Tangold, LLC

Gail Palen
Name: Gail Palen
Title: Member

Date: 1-17-2017

Name: Leslie Toms
Title: Member

Date: _____

The Estate of Mary A. Bouma

Name: Sandra J. Brislane
Title: Executor

Date: _____

The Estate of Erica Erickson

Name: Earlene M. Johnson
Title: Executor

Date: _____

Name: Carol A. Frost
Title: Executor

Date: _____

AG GP

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

Leslie Toms Date: Jan. 18, 2017
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

Sandra J. Brislane Date: January 24, 2017
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

Earlene M. Johnson Date: 1/16/17
Name: Earlene M. Johnson
Title: Executor

Carol A. Frost Date: 1/18/17
Name: Carol A. Frost
Title: Executor

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of OREGON)
)ss.
County of Hood River)

On this 17 day of January, 2017, personally appeared before me Gail Palen who stated that (s)he is the Member of Tangold LLC, a corporation, and that the instrument was signed in behalf of the said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

Sheri L Proebstel
Notary Public for Oregon
My Commission Expires: July 8, 2019.

Official Stamp

OFFICIAL STAMP
SHERI L PROEBSTEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 939893
MY COMMISSION EXPIRES JULY 8, 2019

Document Description
This certificate is attached to page 4 of a Quitclaim Deed, dated Jan 17, 2017, consisting of 4 pages.
{00028634;1 }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On Jan 18th, 2017, before me, Daniel Patrick Kelly, a Notary Public, personally appeared Leslie Toms, 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.

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On January 29, 2017, before me, LINDA Lee Hawkins, a Notary Public, personally appeared Sandra J. Brisbane, 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.

Linda Lee Hawkins
NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On Jan. 18, 2017, before me, Denise L. Best, a Notary Public, personally appeared Earlene M. Johnson + Carol A. Frost, 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.

Denise L. Best
NOTARY PUBLIC (Seal)

DENISE L. BEST
COMM. # 2059350
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MARCH 27, 2018

First American Title Company

2230 East Bidwell Street, Suite 100
Folsom, CA 95630

February 03, 2020

Chris Powell
Mitchell Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661
Fax:

Title Officer:	Randal Watkins
Phone:	(916)983-3985
Order Number:	3420-6136718 (RW)
Escrow Number:	3420-6136718
Buyer:	
Property:	12791 Brunswick Road Grass Valley, CA 95945

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

Customer First!

GUARANTEE

LIABILITY:	$1,000.00	ORDER NO.:	3420-6136718
FEE:	$500.00	YOUR REF:	

First American Title Insurance Company
a Nebraska corporation, herein called the Company

GUARANTEES

Mitchell Chadwick

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: January 21, 2020 at 7:30 A.M.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

SCHEDULE A

CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

RISE GRASS VALLEY, INC., A NEVADA CORPORATION

pursuant to a GRANT DEED in and to the real property in the City of Grass Valley, County of Nevada, State of California , described as follows:

ALL THAT PORTION OF THE WEST ONE-HALF OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 31; THENCE NORTH 1° 21' WEST 834.65 FEET ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 TO A POINT IN THE SOUTHERLY LINE OF THE WM. GHIDOTTI (FORMERLY IDAHO MARYLAND) PROPERTY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: SOUTH 62°46' EAST 33.07 FEET; THENCE NORTH 81°56' EAST 176.00 FEET; THENCE NORTH 33°38' EAST 90.00 FEET TO A CORNER OF PENDOLA (FORMERLY YUBA RIVER, LUMBER COMPANY); THENCE ALONG TWO COURSES OF PENDOLA AS FOLLOWS: SOUTH 34°37' EAST 612.51 FEET, AND NORTH 55°33' EAST 568.30 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF ABANDONED NEVADA COUNTY NARROW GAUGE RAILROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: SOUTH 47°23' EAST 340.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH RADIUS OF 490.74 FEET, THROUGH AN ANGLE 13°16'41" FOR A DISTANCE OF 113.73 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 54°01'26" EAST 113.47 FEET; THENCE ALONG THE WESTERLY LINE OF BRUNSWICK ROAD, COUNTY ROAD NUMBER 31 THE FOLLOWING TWO COURSES: SOUTH 29°16'14" EAST 825.46 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS OF 750 FEET; THROUGH AN ANGLE OF 31°29'41" FOR A DISTANCE OF 412.27 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 13°31'26" EAST 407.09 FEET; THENCE WEST 1886.14 FEET TO A POINT IN THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 0°28' WEST 676.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS, GAS, OIL AND MINERAL DEPOSITS BELOW A DEPTH OF 200 FEET BENEATH SUCH SURFACE; TOGETHER WITH ALL NECESSARY AND CONVENIENT RIGHTS TO EXPLORE FOR, DEVELOP, PRODUCE, EXTRACT AND TAKE THE SAME SUBJECT TO THE EXPRESS LIMITATIONS THAT THE FOREGOING SHALL NOT INCLUDE ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND WITHOUT THE CONSENT OF THE OWNER OF SUCH SURFACE OF SAID LAND AS EXCEPTED IN THE DEED RECORDED AUGUST 12, 1959,

IN BOOK 266 OF OFFICIAL RECORDS, AT PAGE 185, BY IDAHO MARYLAND MINES CORPORATION, A NEVADA CORPORATION.

APN: 06-441-05-000

only the following matters appear in such records subsequent to 1970.

1. A document recorded DECEMBER 31, 1974 as BOOK 722, PAGE 269 of Official Records.

   From: BRUNSWICK TIMBER PRODUCTS CORPORATION, A CALIFORNIA CORPORATION
   To: BELINDA D. PENDOLA

2. A document recorded FEBRUARY 27, 1976 as BOOK 780, PAGE 284 of Official Records.

   From: BELINDA PENDOLA
   To: BRUNSWICK TIMBER PRODUCTS CORPORATION, A CALIFORNIA CORPORATION

3. A document recorded November 22, 1991 as INSTRUMENT NO. 1991-036486 of Official Records.

   From: BOHEMIA INC., AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA HOLDING COMPANY, AN OREGON CORPORATION, SUCCESSOR BY MERGER TO YUBA RIVER LUMBER CO., INC., A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

4. A document recorded December 26, 1996 as INSTRUMENT NO. 1996-034441 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

5. A document recorded January 31, 1997 as INSTRUMENT NO. 1997-002919 of Official Records.

   From: SIERRA PACIFIC HOLDING COMPANY, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS SIERRA PACIFIC TRANSACTION COMPANY, A CALIFORNIA CORPORATION

6. A document recorded May 15, 2018 as INSTRUMENT NO. 2018-009581 of Official Records.

   From: SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION
   To: RISE GRASS VALLEY, INC., A NEVADA CORPORATION

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.

2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
(c) The identity of any party shown or referred to in Schedule A.
(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.
2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
5. Proof of Loss Damage.
In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized

representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

Exhibit "A"

Legal Description

A.P.N.: 06-441-05-000

Real property in the City of Grass Valley, County of Nevada, State of California, described as follows:

ALL THAT PORTION OF THE WEST ONE-HALF OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 31; THENCE NORTH 1° 21' WEST 834.65 FEET ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31 TO A POINT IN THE SOUTHERLY LINE OF THE WM. GHIDOTTI (FORMERLY IDAHO MARYLAND) PROPERTY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: SOUTH 62°46' EAST 33.07 FEET; THENCE NORTH 81°56' EAST 176.00 FEET; THENCE NORTH 33°38' EAST 90.00 FEET TO A CORNER OF PENDOLA (FORMERLY YUBA RIVER, LUMBER COMPANY); THENCE ALONG TWO COURSES OF PENDOLA AS FOLLOWS: SOUTH 34°37' EAST 612.51 FEET, AND NORTH 55°33' EAST 568.30 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF ABANDONED NEVADA COUNTY NARROW GAUGE RAILROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: SOUTH 47°23' EAST 340.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH RADIUS OF 490.74 FEET, THROUGH AN ANGLE 13°16'41" FOR A DISTANCE OF 113.73 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 54°01'26" EAST 113.47 FEET; THENCE ALONG THE WESTERLY LINE OF BRUNSWICK ROAD, COUNTY ROAD NUMBER 31 THE FOLLOWING TWO COURSES: SOUTH 29°16'14" EAST 825.46 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH RADIUS OF 750 FEET; THROUGH AN ANGLE OF 31°29'41" FOR A DISTANCE OF 412.27 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 13°31'26" EAST 407.09 FEET; THENCE WEST 1886.14 FEET TO A POINT IN THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 0°28' WEST 676.80 FEET TO THE POINT OF BEGINNING.

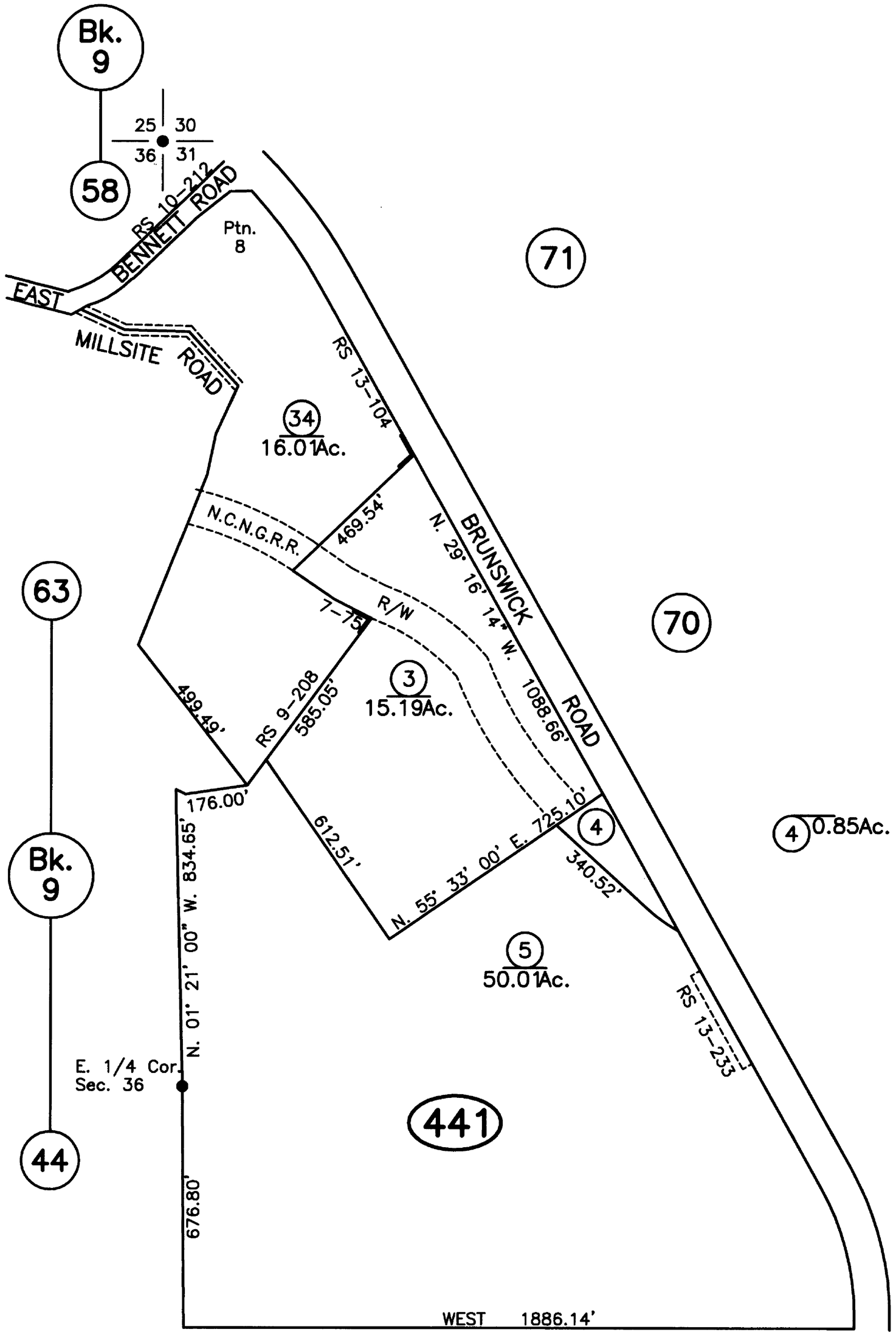
EXCEPTING THEREFROM ALL MINERALS, GAS, OIL AND MINERAL DEPOSITS BELOW A DEPTH OF 200 FEET BENEATH SUCH SURFACE; TOGETHER WITH ALL NECESSARY AND CONVENIENT RIGHTS TO EXPLORE FOR, DEVELOP, PRODUCE, EXTRACT AND TAKE THE SAME SUBJECT TO THE EXPRESS LIMITATIONS THAT THE FOREGOING SHALL NOT INCLUDE ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND WITHOUT THE CONSENT OF THE OWNER OF SUCH SURFACE OF SAID LAND AS EXCEPTED IN THE DEED RECORDED AUGUST 12, 1959, IN BOOK 266 OF OFFICIAL RECORDS, AT PAGE 185, BY IDAHO MARYLAND MINES CORPORATION, A NEVADA CORPORATION.

PTN. SEC'S 36, T. 16 N., R. 8 E., & 31, T. 16 N., R. 9 E., M.D.B. & M.

Tax Area Code
78–001

6–44

NOTE: Entire Page is Block 441.



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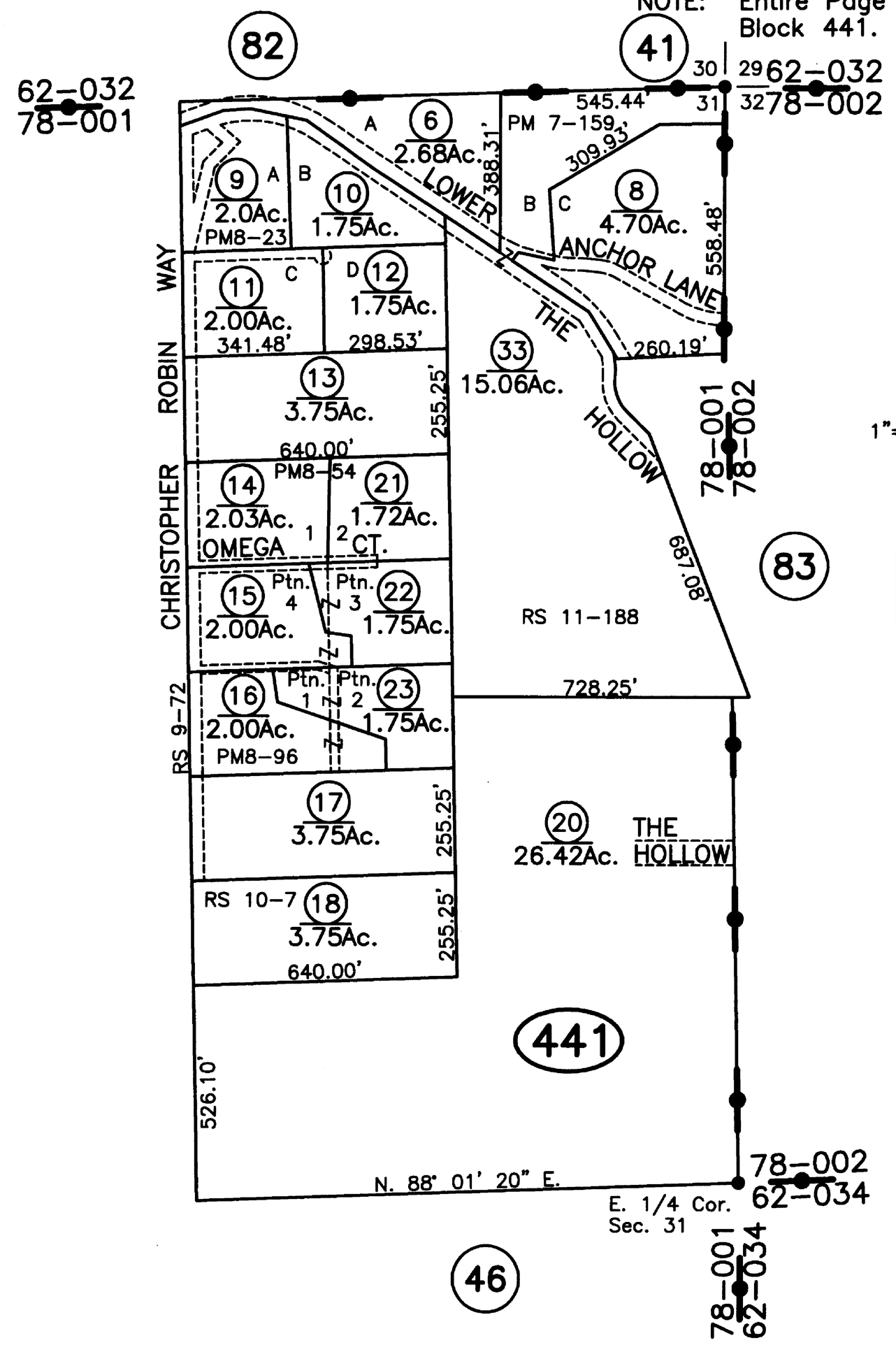

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1–1–06
1–1–07

Assessor's Map Bk. 6 –Pg. 44
County of Nevada, Calif.
2005

NW 12/05

ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot–split or building site ordinances.

BET ACRES SUB. Bk. 7, Pg. 75

Ref.

83 20536

ENDORSED
FILED
AUG 12 1983
BRUCE C. BOLINGER
COUNTY CLERK
JILLIANE HOWARD
Deputy Clerk

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Robert Hawkins
AUG 15 1983
AT 8 MIN. PAST 10 O'CLOCK A.M.
NEVADA COUNTY RECORDS
NEVADA COUNTY, CALIFORNIA
RECORDER
25.00

Richard M. Hawkins
A Professional Corporation
305 Railroad Avenue, Suite 10
Nevada City, California 95959
(916) 265-6908
PORDER-m
Attorney for Executor

SUPERIOR COURT, COUNTY OF NEVADA

In the Matter of the Estate of:

MARIAN GHIDOTTI, aka MARIAN MILDRED GHIDOTTI, aka MARIAN M. GHIDOTTI aka MARIAN ROGERS,

Case No. 9015

Deceased. /

ORDER SETTLING
SECOND AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION FOR SETTLEMENT; PETITION FOR FEES AND EXTRAORDINARY FEES AND FOR FINAL DISTRIBUTION

MARY BOUMA and ERICA ERICKSON, as Executors of the Will of MARIAN GHIDOTTI, deceased, having filed their Second and Final Account and Report of Executor; Petition for Settlement; Petition for Fees and Extraordinary Fees and for Final Distribution coming on regularly this day for hearing, the Court finds:

1. Notice of hearing of the Petition has been regularly given as prescribed by law.

2. All acts and transactions of the Executors of the Will of MARIAN GHIDOTTI, deceased, during the period of the administration of the estate are truly shown and should be approved, and all allegations of the Petition for Settlement and for Final Distribution are true. The report is full, true and correct, and should be settled, allowed and approved as filed.

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
305 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-6908

83 20536

3. MARIAN GHIDOTTI died testate on May 12, 1980 in the County of Nevada, State of California, and was, at the time of death, a resident of Nevada County, California.

4. On June 2, 1980, MARY BOUMA and ERICA ERICKSON were appointed Executors of decedent's Will and qualified as such on June 2, 1980, and since then have been and now are the Executors of the decedent's Will.

5. Notice of Death and of Petition to Administer Estate has been published pursuant to Probate Code Section 333, which Notice pursuant to Probate Code Section 700 constitutes Notice to Creditors. An Affidavit showing due publication of said Notice was filed with the Court on May 28, 1980. More than four months have elapsed since the first issuance of Letters Testamentary on June 2, 1980, and the time for filing or presenting claims has expired.

6. All claims filed or presented against the estate have been allowed by the Executors, approved by this court, and paid.

7. All debts of decedent and of the estate and all expenses of administration have been paid, except the balance of the statutory and ordinary fees of the Executors and the attorney for the Executors, and the extraordinary fees of the Executors and the attorney for the Executors, and the balance of the costs of administration expended by the attorney and the closing expenses.

8. A written report of the Inheritance Tax Referee is on file in the proceeding and an order fixing inheritance tax due the State of California has been made by this court. The tax has

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
208 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-5908

been paid in full as evidenced by the receipts of the California State Treasurer.

9. All personal property taxes due and payable by the estate have been paid.

10. A federal estate tax return has been filed for this estate, and the tax shown to be due on the return as adjusted on audit has been paid. The return has been audited and the Executors have been released from personal liability for the federal estate tax.

11. All California and federal income taxes due and payable by the estate will be paid by the Executors prior to discharge as Executors.

12. All assets of the estate are decedent's separate property.

13. The estimated expenses of closing the estate for the attorney are $500.00 and the Executors should be authorized to disburse that sum to him.

14. The estimated expenses of closing the estate including the reserve for payment of any liability that may hereafter be determined to be due from the estate are $100,000.00, and the Executors should be authorized to withhold that sum from distribution.

15. Distribution should be ordered as prayed for.

IT IS ORDERED AND ADJUDGED that:

1. The administration of the estate is brought to a close.

2. The Executors of the Will of MARIAN GHIDOTTI, deceased, have in their possession belonging to the estate, after deducting

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RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
508 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-5908

credits to which they are entitled, a balance at the appraised value of $2,555,873.76. The Second and Final Account, Petition and Report of the Executors is settled, allowed, and approved as filed.

3. All acts and transactions of the Executors relating to the matters set forth in the Account, Petition and Report are confirmed and approved.

4. The Executors are authorized and directed to retain $100,000.00 from distribution at this time to defray closing expenses and as a reserve for additional liabilities, and any unexpended portion of such reserve for closing expenses and additional liabilities shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARIAN GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

5. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, their attorney, $15,382.22 which is the unpaid balance of statutory fees for his services rendered in the administration of this estate and the sum of $45,000.00 for his extraordinary fees for the extraordinary services rendered in this estate as set forth in the pleadings previously filed in this estate.

6. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, the sum of $575.00 for costs of administration expended during the

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NEVADA CITY,
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(916) 265-6908

administration of this estate and said sum to include the sum of $500.00 for closing expenses.

7. The Executors are authorized and directed to pay to themselves, the sum of $15,382.22 which is to be split equally between them, as the balance of statutory fees for their services rendered in the administration of this estate, and $20,000.00 which is to be split equally between them, for their compensation for extraordinary services rendered in the administration of the estate, as set forth in the pleadings previously filed herein.

8. Notice to Creditors has been given as required by law.

9. The estate in the possession of the Executors remaining for distribution before payment of the fees and costs consists of the following property which shall be distributed after payment of the fees and costs and the reserve as follows:

(1) To MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS, each as to an undivided one-third (1/3) interest, the real property as more particularly described in attached Exhibit "A" which is incorporated herein by reference.

(2) To ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965, the residue of the estate, consisting of the assets set forth in attached Exhibit "B", which is incorporated herein by reference.

10. Any other property of the estate not now known or discovered that may belong to the estate or which the decedent or

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83 20536

the estate may have any interest in, shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

Dated: AUG 17 1983, 1983

[illegible] VOLLMER

JUDGE OF THE SUPERIOR COURT

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: AUG 22 1983

BRUCE C. BOLINGER

County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the COUNTY OF NEVADA

By [illegible] Deputy

LAW OFFICES OF RICHARD M. MAYFIELD A PROFESSIONAL CORPORATION 308 RAILROAD AVENUE SUITE 10 NEVADA CITY, CALIFORNIA 95959 (916) 265-6908

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EXHIBIT "A"
DESCRIPTION

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

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

EXCEPTING THEREFROM the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the deed from Newmont Exploration Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at page 361, Nevada County Records.

Assessor's Parcel No. 9-560-005
9-560-010

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EXHIBIT "A"
DESCRIPTION

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

PARCEL NO. 1:

All that portion of the Southwest quarter of the Northeast quarter (SW¼ of NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Eight (8) East, M.D.B. & M., described as follows:

Commencing at the quarter corner on the North line of Section 26, Township 16 North, Range 8 East, M.D.B. & M., thence South 1° 25' East 1362.20 feet to a ½ inch pipe; thence South 75° 25' East 20.49 feet to the Northeast corner of that certain parcel of land described by deed Bennett to Gammon, recorded in Book 168 of Official Records, at Page 399, Nevada County Records, a point on the Southerly line of the Idaho Maryland Road, the Northwest corner of the parcel described hereby, the point of beginning, and running thence along the Easterly line of said Gammon property, South 8° 41' West 94.67 feet to a fence corner on the Northerly bank of Wolf Creek; thence South 79° 07' East 85.98 feet to a ½ inch pipe on the Northerly bank of Wolf Creek; thence North 26° 35' East 32.73 feet to an old fence post; thence North 12° 58' East 16.32 feet to an old fence post; thence North 35° 14' West 13.42 feet to the intersection of the fence and house; thence along fence North 14° 26' West 42.43 feet to the fence intersection on the Southerly side of the Idaho Maryland Road; thence along the Southerly side of said road North 79° 48' West 71.26 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot Three (3), Block Three (3), of the Townsite of East Grass Valley, California, as said lot and block are designated upon the Official Map of the Townsite of East Grass Valley, made by Samuel Alderman, in the year 1890, described as follows:

Beginning at the Northwest corner of the Morehouse Quartz Mine (Lot 53), from which the North quarter section corner of Section 26, Township 16 North, Range 8 East, M.D.B. & M., bears the following three (3) courses and distances South 71° 30' East 132.00 feet, South 87° 08' East 44.00 feet, and North 01° 25' West 1521.20 feet; thence from said point of beginning, South 71° 30' East 132.00 feet along the Northerly line of the said Morehouse Quartz Mine; thence South 87° 08' East 44.00 feet to a point in the East line of the townsite of East Grass Valley; thence North 01° 25' West 59.59 feet along

(continued, Page 2)

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Description - continued

said East line to a point located South 01° 25' East 1461.61 feet from the said North quarter corner of said Section 26; thence South 78° 17' West 55.69 feet; thence South 86° 03' West 85.00 feet; thence North 76° 52' West to a point in the Northerly extension of the Westerly line of the said Morehouse Quartz Mine (Lot 53) and thence South 18° 30' West along said Northerly extension to the point of beginning.

Assessor's Parcel No. 9-200-008
9-200-014

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EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 85° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

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Description - continued

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

(continued, Page 3)

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Page 3
Description - continued

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

Assessor's Parcel Nos.:
9-200-020
9-200-038
9-550-013
9-550-014
9-560-002
9-560-008

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EXHIBIT "A"
DESCRIPTION

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

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and a portion of Section 31, Township 16 North, Range 9 East, M.D.M., being portions of J. M. English Lode, Union Hill Lode, Centennial Lode, Halphene Lode, Cambridge Lode, Lucky or Agnes Lode, and Maryland No. 24 Lode and also Lots 1, 3 and 5 of the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.M., and the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain County Road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with true bearings following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25" a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain, et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick

(Continued - Page 2)

83 20536

Description - continued

Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile, et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 30' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning.

Assessor's Parcel Nos. 6-441-001 6-441-002
9-580-021 9-580-022
9-580-024 9-580-059
9-580-060 9-630-011
9-630-013

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Along with the net income from said property accruing to the estate after the federal estate tax and California inheritance taxes that were chargeable against that property were paid.

All mineral rights that MARIAN GHIDOTTI owned in connection with the Idaho-Maryland and Brunswick Mine Properties, which properties are more particularly described above in this Exhibit "A", which were acquired by WILLIAM GHIDOTTI and MARIAN GHIDOTTI from Idaho-Maryland Industries, Inc., by a Quitclaim Deed recorded June 12, 1963, which was recorded in Vol. 337 beginning at page 175, Official Records of Nevada County, California, reference to which Deed is made hereby for a more particular description of said mineral rights.

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EXHIBIT "B"

Bank Accounts

1.	Gold Country Bank, Savings Account, #2-53-000912; Nevada City, CA; 5¼% account; Balance	$ 4,767.50
2.	Gold Country Bank, Commercial Account, #53-10167-7; Nevada City, CA; Balance	$240,878.71
3.	Gold Country Bank, Nevada City, CA	
	a. C.D. #153-002117	$100,000.00
	b. C.D. #153-002119	$100,000.00
	c. Checkmate Checking #53-10626-2 Balance	$ 56,682.50
4.	Gold Country Bank, Glenbrook Branch Grass Valley, CA	
	a. C.D. #150-007580	$100,000.00
5.	Security Pacific National Bank Nevada City, CA	
	a. C.D. #709-656	$100,000.00
6.	Nevada County National Bank	
	a. Money Market Checking	$103,736.15
	TOTAL BANK ACCOUNTS (8 items)	$806,064.86

Promissory Notes

7. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : David W. Becker & James K. Becker
Payee (Beneficiary): Marian Ghidotti
Date: January 11, 1979
Principal Amount: $53,000.00
Interest Rate: 8% From 2/15/79
Payable: $400.00 or more per month beginning 3/15/79, and continuing until 2/15/89 when balance due.
Unpaid Balance: $49,371.48

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8. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : James E. Vendley, Dorothy L. Vendley, Oscar Pfanner, Jr., & Donnie M. Pfanner
Payee (Beneficiary): Marian Ghidotti
Date: May 10, 1979
Principal Amount: $85,000.00
Interest Rate: 8% from 7/1/79
Payable: $4,250.00 or more semiannually of principal beginning 1/1/80 plus interest.
Unpaid Balance: $55,250.00

9. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter Edward Bolitho
Assumed by Larry and Linda Keith
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 22, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981.
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981.
Document #81-16861, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,308.76

10. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 17, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981
Document #81-16864, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,294.42

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11. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho and Walter Edward Bolitho.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 11, 1981
Payable: $554.89 or more per month, until September 11, 1991, when balance is due.
Deed of Trust - Recording Date: September 11, 1981
Document #81-24263, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,653.97

12. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Steve L. Castagna, Vernice Castagna, John R. Lenz and Janine M. Lenz.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 9, 1981
Principal Amount: $54,800.00
Interest Rate: 12%
Interest From: July 14, 1981
Payable: $563.69 or more per month, until July 14, 1991, when balance is due.
Deed of Trust - Recording Date: July 14, 1981
Document #81-18501, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$54,437.07

13. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): William L. McCrea and Rebecca Jo Graves.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 10, 1981
Principal Amount: $48,000.00
Interest Rate: 12%
Interest From: July 21, 1981
Payable: $493.74 or more per month, until July 21, 1991, when balance is due.
Deed of Trust - Recording Date: July 21, 1981
Document #81-19168, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$47,646.64

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14. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Paul J. Graham and Carolyn L. Graham. (loan assumed by Glenn & Joyce Garrett)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 28, 1981
Principal Amount: $27,000.00
Interest Rate: 12%
Interest From: September 29, 1981
Payable: $277.73 or more per month, until September 29, 1991, when balance is due.
Deed of Trust - Recording Date: September 29, 1981
Document #81-26093, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$26,829.81

15. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter A. Lindenfelser and Gloria C. Lindenfelser.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 14, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 16, 1981
Payable: $477.29 or more per month, until September 16, 1991, when balance is due.
Deed of Trust - Recording Date: September 16, 1981
Document #81-24845, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$46,091.13

16. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Robert J. Pelton(assumed by Deborah A. Zoellner)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 15, 1981
Principal Amount: $63,600.00
Interest Rate: 12%
Interest From: July 31, 1981
Payable: $654.00 or more per month, until July 31, 1991, when balance is due.
Deed of Trust - Recording Date: July 31, 1981
Document #81-20393, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$62,189.62

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17. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Kristen Ann Pendola
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 4, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 14, 1981
Payable: $477.28 or more per month, until September 14, 1991, when balance is due.
Deed of Trust - Recording Date: September 14, 1981
Document #81-24331, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.40

18. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harry Robert Reeder, Marjorie Eloise Reeder, Elaine Jane Seip and Gertrude B. Fitzgerald.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981 (Note dated 7/3/81)
Principal Amount: $116,000.00
Interest Rate: 12%
Interest From: July 23, 1981
Payable: $1,193.21 or more per month, until July 23, 1991, when balance is due.
Deed of Trust - Recording Date: July 23, 1981
Document #81-19395, re-recorded 8/21/81 #81-22427, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $115,145.94

19. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Michael A. Shirer, Rachel Shirer, Floyd R. McGinnis, Jr., and Nicole Ree McGinnis.
Payee (Beneficiary): *Heirs and Devisees of Marian Ghidotti,* Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 27, 1981
Principal Amount: $192,000.00
Interest Rate: 12%
Interest From: July 28, 1981
Payable: $1,974.97 or more per month, until July 28, 1991, when balance is due.
Deed of Trust - Recording Date: July 28, 1981
Document #81-20084, rerecorded 9/18/81, Document #81-25147,
Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $190,485.02

20. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harvey Allan Sitzer
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 8, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: June 22, 1981
Payable: $432.02 or more per month, until June 22, 1991, when balance is due.
Deed of Trust - Recording Date: June 22, 1981
Document #81-18880, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,675.78

21. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 15, 1981
Payable: $534.89 or more per month, until September 15, 1991, when balance is due.
Deed of Trust - Recording Date: September 15, 1981
Document #81-24523, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,672.49

22. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: July 9, 1981
Payable: $426.50 or more per month, until July 9, 1991, when balance is due.
Deed of Trust - Recording Date: July 9, 1981
Document #81-18071 7/9/81, rerecorded 8/4/81 as Document #81-20680, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,841.10

23. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Guido M. Wycliffe and Edna M. Wycliffe
Note assumed by Bradford and Lynne Kelly.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: September 17, 1981
Document #81-24956, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

45,021.40

24. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Frank and Carol Pendola.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: 9/17/81
Document #81-24958, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$45,102.87

TOTAL PROMISSORY NOTES (18 items) $1,049,108.90

GHIDAC-bo

END OF DOCUMENT

RECORDING REQUESTED BY

Inter-County Title Co.

88 07737

INTER-COUNTY TITLE CO.

'88 APR -1 AM 9:00

Bohemia, Inc.
P.O. Box 1819
Eugene, Oregon 97440-1819

NEVADA COUNTY
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $330.00 TRANS TAX PD
(XX) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

A.P. No. 6-441-29 & 30

Grant Deed

ORDER NO. 88772-rs

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS, by Decree of Distribution dated August 12, 1983,

hereby GRANT(S) to

BOHEMIA, INC., an Oregon corporation,

the following described real property in the unincorporated area of the County of Nevada, State of California:

Lot 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING AND RESERVING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises without disturbing the surface thereof.

RESERVING FROM the above described Lot 8 of "BET ACRES" an easement 40 feet wide for roadway and utility purposes the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "BET ACRES" and is described as follows:

Beginning at the most westerly corner of said Lot 8 being in the south line of East Bennett Road; thence, South 65° 15' 02" East, 136.46 feet; thence South 87° 59' 31" East, 179.39 feet; thence, South 42° 42' 19" East, 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 20 feet wide for roadway and utility purposes lying within Lots 6 and 7 of "BET ACRES" the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of "BET ACRES" and is described as follows:

Beginning at the most westerly corner of said Lot 8 being in the south line of East Bennett Road; thence, South 65° 15' 02" East, 136.46 feet; thence, South 87° 59' 31" East, 179.39 feet; thence, South 42° 42' 19" East, 205.31 feet to the end of this easement.

COS

Dated March 10, 1988

Mary Bouma
Mary Bouma

Erica Erickson
Erica Erickson

William Toms
William Toms

STATE OF CALIFORNIA
COUNTY OF Nevada } SS.

On March 14, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Bouma, Erica Erickson, and William Toms

personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

Signature Ruth J. Strong

OFFICIAL SEAL
RUTH J. STRONG
NOTARY PUBLIC-CALIFORNIA
NEVADA COUNTY
My Commission Expires Dec 08 1989

CT 1D

Mail Tax Statements to Return Address Above

END OF DOCUMENT

RECORDING REQUESTED BY

91 02273

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State:
Mary Bouma, Erica Erickson
and William Toms
P.O. Box 2403
Grass Valley, CA 95945

OFFICIAL RECORDS
REQUESTED BY
Wm. Wellsandt Atty
JAN 28 3 29
Page
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

Quitclaim Deed

ORDER No.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTHERN MINES, INC., a California corporation,

do hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS

the following described real property in the unincorporated area of the County of Nevada, State of California:

See Exhibits "A" and "B" attached hereto and hereby made a part hereof.

STATE OF CALIFORNIA
City & County of San Francisco } ss

On this 23rd day of January, in the year one thousand nine hundred and ninety-one before me, S. A. Nubla, a Notary Public, State of California, duly commissioned and sworn, personally appeared Byron James and Frank Orrell known to me to be the ~~President~~ Secretary and Chairman of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written

OFFICIAL SEAL
S. A. NUBLA
NOTARY PUBLIC-CALIFORNIA
City & County of
San Francisco
MY COMM. EXP. MAR. 5, 1993

Notary Public, State of California

Cowdery's Form No. 28 – (Acknowledgment Corporation)
(C. C. Secs. 1190-1190.1) (PRINTED 2 3 69) 42-0429

My Commission Expires 3/5/93

COS ( )

STATE OF CALIFORNIA
COUNTY OF } ss

On before me, the undersigned, a Notary Public in and for said State, personally appeared , known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal

Signature

Dated January 23, 1991

ITC 24- 2 69

Mail Tax Statements to Return Address Above

EXHIBIT "A"

Parcel No. 1: All of Owners' right, title and interest in and to the minerals and mineral rights as described in Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain Quit Claim Deed dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N., R. 8 E., M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

EXHIBIT "B"

Lots 6 and 7 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East, 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road; thence South 65 deg. 15' 02" East 136.46 feet; thence South 87 deg. 59' 31" East 179.39 feet; thence South 42 deg. 42' 19" East 205.31 feet to the end of this easement.

(APN 9-630-24, 9-630-27, 9-630-30 and 9-630-31)

END OF DOCUMENT

57014, et seq.
57731, et seq.

39

RECORDING REQUESTED BY:
Sierra Pacific Industries

WHEN RECORDED, MAIL TO:
Sierra Pacific Industries
PO Box 496014
Redding, California 96049-6014

attn: Mr. Jack Frost

91 36486 OFFICIAL RECORDS
REQUESTED BY
THIS SPACE RESERVED FOR RECORDER'S USE
FIRST AMERICAN TITLE CO.

91 NOV 22 PM 1:59

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

11.90 PD.

DOCUMENTARY TRANSFER TAX $ PURSUANT TO SECCTION 11932 R.&T. CODE
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
undersigned grantor declares
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

(Nevada County)

BOHEMIA INC., an Oregon corporation, successor by merger to Yuba Holding Company, an Oregon corporation, successor by merger to Yuba River Lumber Co., Inc., a California corporation, Grantor, grants to SIERRA PACIFIC INDUSTRIES, a California corporation, Grantee, all that real property situated in Nevada County, California, described in attached Exhibit A, subject to those matters described therein.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its Vice President - Finance as of _____, 1991.

BOHEMIA INC., an Oregon corporation

By: _____
Stephen A. Wendell
Its: Vice President - Finance

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on October 24, 1991, by Stephen A. Wendell, as Vice President - Finance of Bohemia Inc., an Oregon corporation.

[SEAL]

Gayle A. Heserck
Notary Public for Oregon
My commission expires: 5-15-94

KRY10118

STATE OF OREGON)
) ss.
County of Lane)

On October 24, 1991, before me, GAYLE A. HESCOCK, personally appeared STEPHEN A. WENDELL, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Vice President - Finance of Bohemia Inc., and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Gayle A. Hescock
Notary Public for Oregon
My commission expires 5-15-94

EXHIBIT A

Real Property Description

(Nevada County, California)

PARCEL 2: GRASS VALLEY SAWMILL

TRACT I

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN: 6-441-03)

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest 1/4 of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

PARCEL TWO: (APN: 6-441-04)

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book "227" of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of deed dated October 24, 1955, recorded November 4, 1955, in Book "214" of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

PARCEL THREE: (APN: 6-441-05)

All that portion of the West one half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33° 38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bear South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26"

East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at Page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

PARCEL FOUR: (APN: 6-441-29 and 30)

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the Office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16, North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from SAID POINT OF BEGINNING, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the POINT OF BEGINNING; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right

to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

TRACT II (APN: 6-700-36)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

Beginning at a point from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence from said point of beginning, South 1°52' East 125.15 feet; thence South 60°43'46" West 268.44 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 1286.93 feet; thence North 88°44' East 131.15 feet to a point in the Nevada Irrigation District canal right of way; thence along the Westerly and Southerly embankment of the Nevada Irrigation District canal the following five courses: South 45°17' East 169.46 feet, South 33°12' East 408.10 feet, South 83°15' East 228.15 feet, North 83°19' East 115.06 feet, and South 61°28' East 40.06 feet; thence South 1°16' East 376.00 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at a 1 1/2 inch pipe being the most Northerly corner of the herein described parcel, from which the Northwest corner of said Section 31 bears North 44°32'48" West 2343.76 feet; thence South 1°52' East 125.15 feet to a 1/2 inch pipe, found bearing the Tag L. S. 2202; thence South 60°43'46" West 268.44 feet to a 1/2 inch pipe, found bearing tag L. S. 2202, said pipe being in the Northeasterly right of way line of Brunswick Road (F.A.S. 1203); thence along said Brunswick Road right of way line, North 29°16'14" West 134.00 feet to a 3/4 inch rod; thence leaving said road right of way line and running North 30°00' East 73.05 feet to a 3/4 inch rod; thence North 73°37' East 270.04 feet to the point of commencement; as conveyed to Charles O. Baker, et ux by the Deed recorded December 13, 1965, in Book 392 of Official Records, at Page 236, Nevada County Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil, and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any

right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT III (APN: 6-800-02)

All that portion of Sum-Gold Acres situate in the West half of Section 31, Township 16 North, Range 9 East, M.D.B.& M., Nevada County, California, described as follows:

BEGINNING at a point from which the Northwest corner of said Section 31 bears the following two courses: North 1°52' West 125.15 feet, thence North 44°32'48" West 2343.76 feet; thence from SAID POINT OF BEGINNING South 6°18' East 141.18 feet; thence South 26°12' East 279.46 feet; thence South 80°25' West 101.52 feet; thence South 22°16' West 131.27 feet to a point in the Easterly line of Brunswick Road; thence along said Easterly line, North 29°16'14" West 456.50 feet; thence North 60°43'46" East 268.44 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

TRACT IV

PARCEL ONE: (APN: 9-581-09, 10 & 11 and Ptn 9-581-08)

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D., Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.;

thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and the following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00' East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a

Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick road as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; THENCE FROM SAID POINT OF BEGINNING, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett road, to tho beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°46'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights

to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.

PARCEL TWO: (APN: Ptn 9-581-08)

THE SURFACE RIGHTS to a depth of seventy-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest 1/4 of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest 1/4 of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. An easement over said land for the right to construct, maintain and use forever a water ditch of sufficient size to carry 500 inches miners measure of water, together with the right to reconstruct, maintain, repair and forever use the reservoir now on

said premises and incidental purposes as Reserved by W. B. Bourn, in Deed recorded March 19, 1888, in Book 71, Page 154 of Deeds.

Affects: The exact location of said easement is not defined of record.

6. An easement over said land for telephone and telegraph purposes, with the right to construct, place, inspect, maintain and replace poles, crossarms, wires, cables and necessary fixtures and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded September 4, 1902, in Book 96, Page 470 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

7. An easement over said land for telephone and telegraph purposes with the right to construct, place, inspect, maintain and replace, poles, etc., and incidental purposes as Granted to The Central California Electric Company, a corporation, in Deed recorded November 21, 1903, in Book 100, Page 418 of Deeds.

Affects: The exact location of said easement is not defined of record.

Said easement rights were extinguished, as to Tract II of the lands covered by this report, by Quitclaim Deed from Pacific Gas and Electric Company, recorded September 7, 1973 in Book 659 of Official Records, at Page 395.

8. A right of way over said land for the purpose of constructing, maintaining and operating a conduit and/or canal and/or pipeline and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 27, 1946, in Book 106, Page 214 Official Records.

Affects: Reference is made to said document for further particulars.

9. An easement over said land for the purpose of constructing, maintaining and operating a pipe and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded June 9, 1949, in Book 138, Page 369 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

10. An easement over said land for poles, wires and incidental purposes as Granted to Pacific Gas and Electric Company, et al, in Deed recorded August 1, 1955, in Book 211, Page 177 Official Records.

Affects: Reference is made to said Document for further particulars.

11. An easement affecting a portion of said lands and for the purposes stated herein, and incidental purposes, in favor of County of Nevada to extend culverts and the slopes of cuts and fills, recorded November 4, 1955, in Book 214, Page 431 Official Records.

12. An easement over said land for the right to take domestic water from water main and to use the septic tank and incidental purposes as Granted to Malcom E. Hammill, et ux, in Deed recorded December 10, 1956, in Book 227, Page 290 Official Records.
Affects:
Tract IV, Parcel One the exact location of said easement is not defined of record.

13. An easement over said land for pipeline and the right to take water for domestic purposes through the present hook-up from New Brunswick Pipe Line and incidental purposes as Granted to Vivian Normile and Francis Normile, her husband, in Deed recorded September 5, 1956, in Book 224, Page 286 Official Records.
Affects: Tract IV,
Parcels one and two the exact location of said easement is not defined of record.

14. An easement over said land for maintaining an underground pipe line and the existing 12 inch Brunswick Pipeline and incidental purposes as Granted

to Nevada Irrigation District, in Deed recorded August 7, 1959, in Book 266, Page 18 Official Records.

Affects: Reference is made to said Document for further particulars

15. An easement over said land for the right to construct and maintain communication facilities and incidental purposes as Granted to the Pacific Telephone and Telegraph Company, in Deed recorded March 17, 1960, in Book 276, Page 181 Official Records.

Affects: The exact location of said easement is not defined of record.

16. An easement over said land for pipeline purposes and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded May 15, 1964, in Book 357, Page 103 of Official Records.

Affects: Tract II as follows:

A strip of land, 15 feet wide, the Easterly line of which is described as beginning at a point from which the Northwest corner of said Section 31 bears the following two courses, North 1°52' West, 125.15 feet; thence North 44°32'48" West 2343.76 feet; thence from said point of beginning, North 1°52' West 125.15 feet; thence North 1°16' West 1°16' West 456.87 feet, to the terminus of said line.

17. The rights, title and interests of Nevada Irrigation District in and to that certain canal or channel which borders said land.

Affects: Tract II

18. The effect of Dedications as set forth and shown on the Official Map of said subdivision as follows:

a. Building set backs.

b. N.I.D. Easements.

c. A restriction of access. Access to Lot 8 is via Millsite Road only.

Said easements were offered to Nevada Irrigation District by an Offer of Dedication recorded February 24, 1987, Series No. 87-04783 Official Records.

Said document contains the Resolution of Acceptance for public use of the easements and the purposes stated therein.

AFFECTS TRACT ONE, PARCEL 4

19. A Deed restriction covering the herein described property:

Recorded: February 24, 1987, Series No. 87-04784 Official Records

AFFECTS TRACT ONE, PARCEL 4

20. An agreement on the terms and conditions relating to road maintenance as contained in an instrument executed by Mary Bouma, Erica Erickson and William Toms recorded February 24, 1987, Series No. 87-04785 Official Records.

AFFECTS TRACT ONE, PARCEL 4

21. An easement over said land for roadway and utility purposes and incidental purposes as Reserved by Mary Bouma, Erica Erickson and William Toms, in Deed recorded April 1, 1988, Series No. 88-07737 Official Records.

Affects: A 40 foot wide strip of land the Southerly and Southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "Bet Acres" and is described as follows:

Beginning at the most Westerly corner of said Lot 8 being in the South line of East Bennett Road; thence, South 65°15'02" East, 136.46 feet; thence South 87°59'31" East 179.39 feet; thence, South 42°42'19" East, 205.31 feet to the end of this easement.

PARCEL 4.6 TAYLOR RELIEF HILL

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Relief Hill Placer Mine (so-called) being Lots 44A and 44B, embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B.& M., particularly described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.

PARCEL 2:

Union Gravel Cos. Placer Min (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894, in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.

PARCEL 3:

Lot 4 and the West half of the Southwest quarter (w 1/2 of SW 1/4) of Section 9, Township 17 North, Range 10 East, M.D.B. & M.

APN's 63-110-28 and
63-110-39
63-110-40
63-110-52
63-110-54

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. Rights of way and Easements for two existing ditches crossing the land herein described, being the Eureka Lake Company's Ditch or Irwin Ditch and the Bloomfield Company's Ditch. Said ditches were originally identified in documents recorded June 6, 1884 in Book 64 of Deeds at Page 240 and September 22, 1931 in Book 11 of Official Records at Page 102.

   Said rights of way were subordinated to those certain road easements granted to the U.S.A. in Easement Deed recorded October 31, 1978 in Book 993 of Official Records at Page 457, by Agreement recorded January 22, 1979, in Book 1013 of Official Records at Page 227.

5. As easement over said land for roads and incidental purposes as Granted to United States of America, in Deed recorded October 31, 1978, in Book 993, Page 457 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

6. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon Corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

7. An easement over said land for road and incidental purposes as Granted to Southern Pacific Land Company, a corporation, in Deed recorded October 22, 1982, Series No. 82-25268 Official Records.

   Said Easement Deed was amended by correction Document recorded December 23, 1982, Series No. 82-30414 Official Records.

   Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

8. An easement over said land for deed and incidental purposes as Granted to United States of America, in Deed recorded February 24, 1983, Series No. 83-04079 Official Records.

PARCEL 4.7 MAMMOTH MINE

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL NO. 1:

The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the SW 1/4 of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydro-carbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 2:

Mammoth Springs Place Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest quarter (SW 1/4) of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifth (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

PARCEL NO. 3:

The Southeast quarter (SE 1/4) of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, Patented by the United States of America, to John W. Ritchie, Sr., and Marillan Voight, under Letters of Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182 Official Records.

PARCEL NO. 4

A portion of the North half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, Patented by the United States of America

to James L. Gould under letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8 Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims; so called; thence on the line of the said Kinder Claim North 49° 30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13° 30' West 26.20 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63° 30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Sections 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal hear sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An easement over said land for road or tramway and incidental purposes as Reserved by J. L. Gould, in Deed recorded November 29, 1878, in Book 55, Page 661 of Deeds.

Affects: The exact location of said easement is not defined of record.

5. An easement over said land for poleline and incidental purposes as Granted to The Pacific Gas and Electric Company, a corporation, in Deed recorded December 9, 1920, in Book 131, Page 180 of Deeds.

Affects: A 15 foot wide strip of land, the centerline of which is described as follows:

Beginning at a point in the West boundary line of Section 8, Township 16 North, Range 11 East, M.D.B.&M., from which the Southwest corner of said Section 8 bears South 0° 58' East 428 feet distant and running thence North 82° 15' East 230 feet; thence South 82° 48' East, 454.7 feet; thence South 55° 41' East 675 feet more or less to a point in the South boundary line of said Section 8.

SAID DOCUMENT CONTAINS CONDITIONS AND PROVISIONS

6. An easement over said land for ingress, egress and incidental purposes as Granted to Pacific Gas and Electric Company, a California corporation, in Deed recorded July 21, 1966, in Book 404, Page 635 Official Records.

Affects: The Southwesterly quarter of Section 8, the exact location of said easement is not defined of record.

7. Covenants and conditions contained in the Deed recorded January 15, 1981, Series No. 81-01182 Official Records.

8. An Agreement by and between Richard H. McKannay, Jr., Lynn McKannay, William S. Hardie, Elsie L. Hardie, Richard E. Arbogast, Helen Arbogast and Woodrow W. Arbogast, dated December 10, 1980, recorded January 15, 1981, as Document No. 81-01184. Said document contains conditions, covenants, and stipulations.

Amongst other things, said document contains specific provision for an easement. The exact location of said easement is not defined of record.

Reference is made to said document for further particulars.

Said Agreement has been amended by that certain document recorded July 17, 1986, as document No. 86-17133.

9. Ordinance No. 1107, by the Nevada County Board of Supervisors, amending the Nevada County Land use and Development Code, recorded February 3, 1983, Series No. 83-02590 Official Records.

PARCEL 4.8 FOWLER SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Good Hope Placer Mining Claim and described as the East half of the Northeast quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter of the Northeast quarter, the Southeast quarter of the Northeast quarter, the East half of the Southwest quarter of the Northeast quarter, the Northeast quarter of the Southeast quarter, and the East half of the Northwest quarter of the Southeast quarter of Section 6, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter J. Phelps.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.9 UPPER CHALK BLUFF

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The North half of Lot 1 of the Northeast quarter; Lot 2 of the Northeast quarter Lots, 3, 4 and 5 of the Northwest quarter; Lots 6 and 7 of the Southwest quarter; the East half of Southwest quarter and the West half of the Southeast quarter all in Section 1, Township 16 North, Range 10 East, M.D.B. & M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.10 LOWER CHALK BLUFF

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 16 North, Range 10 East; and Lots 1 and 2 of the Southwest quarter of Section 21, Township 16 North, Range 10 East, M.D.B. & M.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that certain Patent recorded May 31, 1921 in Book 6 of Patents at Page 107, executed by the United States of America to Mammoth Blue Gravel Company.

PARCEL 2:

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B. & M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1921 in Book 6 of Patents at Page 107, Nevada County Records.

AS TO PARCEL 2:

TOGETHER WITH A RIGHT OF WAY forty (40) feet in width for purposes of ingress, egress and public utilities, created appurtenant to that portion of Lot 56 within Section 21 Township 16 North, Range 10 East, M.D.M., said right of way lying within the Northwest quarter of Section 28, Township 16 North, Range 10 East, M.D.M., the centerline of which is more particularly described as follows:

Commencing at a point on said right-of-way centerline situate on the Northeasterly line of said Northwest quarter of Section 28, from which the Northwest corner of said Section 28 bears North 89° 02' 34" West 101.39 feet; thence along said right-of-way centerline the following four (4) successive courses to-wit: along a curve to the left from said point of commencement which has a radial bearing of South 80° 46' 56" East through an arc of 37° 54' 04" for a distance of 66.15 feet to the end thereof (said curve having a radius of 100.00 feet); thence South 28° 41' East 131.46 feet to the beginning of a curve to the right having a radius of 400.00 feet; thence along said curve through an arc of 08° 38' for a distance of 60.27 feet to the end thereof; thence South 20° 03' East 402.26 feet to a point in the centerline of Chalk Bluff road (Co. Rd. No. 428ABO) and being the end thereof.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Easements and notes as contained on the map filed March 8, 1976 in Book 11, Page 78 of Parcel Maps.

   The easements shown thereon are as follows:

   For: Road and utility purposes
   Affects: Parcel 2

Said easements were offered to the County of Nevada by an irrevocable Offer of Dedication recorded March 8, 1977, in Book 846, Page 156 Official Records.

At the time of recording, said offer was neither accepted nor rejected.

PARCEL 4.13 MOBLEY SPRINGS

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Northwest quarter of Section 20, Township 18 North, Range 10 East, M.D.M.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

4. An exclusive easement over said land for road and incidental purposes as Granted to The United States of America, in Deed recorded August 28, 1989, Series No. 89-24581 Official Records.

   Affects: The exact location of said easement is not defined of record.

PARCEL 4.17a AMARAL (NEVADA)

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL 1:

Section 16, Township 19 North, Range 12 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.

PARCEL 2:

South one-half of Northwest one-quarter, North one-half of Southwest one-quarter, Northeast one-quarter Southeast one-quarter of Southwest one-quarter, Section 15, Township 19 North, Range 12 East, M.D.B. & M.

TOGETHER WITH:

An easement 60 feet in width for road and utility purposes as reserved in that certain Grant Deed recorded in Volume 486, Page 161, Official Records of Nevada County, September 11, 1969.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An Agreement for the exchange of Road Easements, dated December 30, 1980, by and between Bohemia, Inc., an Oregon corporation and Southern Pacific Land Company, a California corporation, recorded February 4, 1981, Series No. 81-02793, Official Records.

   Affects: Lands as shown and delineated on a map attached thereto and by reference made a part thereof.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

PARCEL 4.18 MILTON

That parcel of land in the unincorporated area, County of Nevada, State of California, described as follows:

The Southeast quarter, the Southeast quarter of Southwest quarter, and the South half of Southwest quarter of Southwest quarter of Section 9, Township 19 North, Range 12 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPT any portion of the above property in the natural bed of the Middle Fork Yuba River below the line or the ordinary high water.

ALSO EXCEPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and to all hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal, iron, molybdenum, uranium, lead, zinc, sulphur, bauxite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam, brines, other liquids or any combination thereof, together with the exclusive and perpetual right of Grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process, and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the forgoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads (including the use of roads existing from time to time on said land, but Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to use such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed

for determination of values of real property being acquired through exercise of the power of eminent domain.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. This property does not appear to have record access to any public road.

PARCEL 4.71 BEAR RIVER

Those parcels of land in the unincorporated area, County of Nevada, State of California, described as follows:

PARCEL ONE: (APN's: 22-250-12, 22-280-02 and 03)

All that portion of the Northeast quarter of Section 2 and the Northwest quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., more particularly described as follows:

Beginning on the North line of a parcel of property formerly owned by V. Twitchell, from which a 2 inch iron pipe monument marking the East quarter corner of said Section 2, bears South 0° 50' West 949.04 feet; thence, from said point of beginning, South 0° 05' West 272.54 feet; thence North 88° 03' West 600.00 feet; thence North 0° 50' East 437.00 feet; thence South 88°03' East 600.00 feet; thence North 0°50' East 239.50 feet to a point on the South line of Lot 10 in said Section 2; thence along said lot line, North 88° 19' West 394.46 feet; thence leaving said lot line, North 80° 33' East 642.16 feet to a point on the Westerly right of way line of a County Road known as LaBarr Meadows Road, from which a 4 inch by 4 inch concrete monument bears North 9° 01' East 7.17 feet; thence South 80° 59' East 30.00 feet to the centerline of said County Road; thence along said centerline South 9° 01' West 491.61 feet to a point marking the beginning of a 1000.00 foot radius curve to the left, from which a 4 inch by 4 inch concrete monument bears North 80° 59' West 30.00 feet; thence along said curve, consuming a central angle of 9° 02' 23", a distance of 157.77 feet; thence leaving said centerline, South 89° 55' 38" West 30.00 feet to a point on the Westerly right of way line of said county road; thence North 15° 22' West 126.71 feet to a point on the North line of the property formerly owned by

V. Twitchell; thence along said North line, North 88° 00' West 121.176 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitations that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface, as conveyed by Deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-Cold Corporation, Inc., a California corporation, to David Maltman, et ux.

ALSO EXCEPTING THEREFROM (as to a portion of the realty herein described) the subsurface below a depth of 100 feet beneath the surface of said portion.

PARCEL TWO: (APN's 22-282-04 and 05)

Lot 21 of the Northeast quarter (NE 1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., according to the Official plat thereof.

EXCEPTING THEREFROM all that portion conveyed by the Deed dated April 26, 1939, recorded May 4, 1939, in Book 52 of Official Records, at Page 194, to Grass Valley Bullion Mines, a California corporation, described as follows:

Commencing at a point on the Easterly line of said Lot 21, from which the East quarter corner of said Section 2 bears South 0° 50' West 676.50 feet distant; thence from said point of commencement, with variation 19° East, North 88° 03' West 600.00 feet; thence North 0° 50' East 437.0 feet; thence South 88° 03' East 600 feet to a point of the Easterly line of Section 2, from which the Northeasterly corner of the said Lot 21 bears North 0° 50' East 239.50 feet distant; thence South 05° West 437.0 feet to the point of commencement.

ALSO EXCEPTING THEREFROM all minerals, metals and mineral bearing rocks and ores of every description lying in or under said tract of land together with the right to mine and extract for same in any manner that will not interfere with the use and enjoyment by the grantor of the surface of the said land for residential or for agricultural uses or for any other lawful use by the grantor other than mining, the rights to such uses of the surface of the said lands being hereby reserved to the grantor as reserved in the deed dated December 6, 1938, recorded December 8, 1938, in Book 47 of Official Records, at

Page 339, by Loraine Belle Essex, also known as Mr. L. B. Essex.

ALSO EXCEPTING THEREFROM a portion thereof conveyed to the State of California by the deed dated June 7, 1947, recorded July 25, 1947, in Book 120 of Official Records, at Page 167.

PARCEL THREE: (APN's 22-140-30, 22-200-36 and 37, 22-230-09 and 16, 22-240-28 and 31)

All of the Parcel Map of Union Jack, being portions of Sections 1 and 2, Township 15 North, Range 8 East, M.D.B.& M., as shown on the Official Map thereof filed on March 10, 1971, in Book 1 of Parcel Maps, at Page 156.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 100 feet beneath the surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface without the consent of the owner of the surface of said lands as described in Parcels 2 and 3 of the deed dated December 27, 1965, recorded January 11, 1966, in Book 393 of Official Records, at Page 531, Nevada County Records, executed by Sum-gold Corporation, Inc., a California corporation, to David Maltman and Beulah J. Maltman, his wife, as Joint Tenants.

PARCEL FOUR: (APN: 22-160-06)

All that portion of Lots 7 and 10 in Section 2: and a portion of Lot 58, Smuggler Lode, in Section 1: in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described, being an iron pipe set in the South line of Lot 10 in said Section 2, from which the one-quarter section corner common to said Sections 1 and 2 bears South 15° 21' East 1414.93 feet distant; thence along the South line of said Lot 10, North 88° 19' West 704.04 feet to an iron pipe set in the Easterly right of way line of State Highway 49; thence, along said right of way line, North 8° 05' East 903.20 feet to a concrete highway monument; thence, South 81° 55' East 50.00 feet to a concrete highway monument; thence along a curve to the left with a radius of 3430.00 feet, a distance of 271.39 feet, (the long chord of said curve bears North 5° 49' East 271.32 feet); thence North 86° 27' West 40.00 feet to a concrete highway monument; thence, along a curve to the left with a radius of 3390.00 feet, a distance of 140.03 feet to an iron pipe set in said right of way line, the (long chord of

said curve bears North 2° 22' East 140.02 feet); thence, leaving said right of way line, North 79° 57' East 463.39 feet to an iron pipe set in fence line; thence North 71° 37' East 302.85 feet to an iron pipe in the Northwesterly line of the right of way of the LaBarr Meadows road; thence, along said right of way line, South 19° 35' East 889.10 feet to an iron pipe, from which a concrete right of way monument bears South 19° 35' East 307.73 feet distant; thence leaving said right of way line, South 71° 00' West 726.55 feet to an iron pipe; thence South 22° 59' East 458.74 feet to the place of beginning.

EXCEPTING HOWEVER, from the grant, conveyance and transfer and reserving to the Grantor therein, its successors and assigns, in the Deed dated October 12, 1973, recorded November 13, 1973, in Book 668 of Official Records, at Page 17, executed by the Grass Valley Ward of the Church of Jesus Christ of Latter-Day Saints, an unincorporated association, successor in interest to the Corporation of the President of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a Corporation sole, the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface and the subsurface of, that portion of the said Property lying more than 75 feet beneath the surface thereof, as reserved in the Deed dated May 27, 1954, recorded July 1, 1954 in Book 187 of Official Records, at Page 378, executed by Idaho Maryland Mines Corporation, a corporation, to the Corporation of the Gridley Stake, Church of Jesus Christ of Latter-Day Saints, a corporation sole.

PARCEL FIVE: (APN: 22-160-05)

All that portion of Lots 7 and 10 of the Northeast quarter of Section 2; and a portion of the Bullion and LaBruja Lodes situate within the Northwest quarter of Section 1, in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at a point from which the Northeast corner of Section 2, bears the following three (3) courses and distances: North 61° 38' 30" East 221.26 feet, North 0° 10' East 367.91 feet and North 12° 40' 35" East 2080.82 feet; thence from said point of beginning, with True Bearings, South 61° 38' 30" West 200.00 feet, to a point on a Northeasterly line of that certain County Road known as Old State Highway; thence along said Northeasterly line, South 28° 21' 30" East 230.76 feet, to the beginning of a left curve, having a radius of 570.00 feet and marking the Northeasterly line of the said county road; thence along said curve in a Southeasterly direction, consuming an angle of 19° 30', a distance of 193.99 feet to the end of said

curve; thence along the Northeasterly line of said county road, South 47° 51' 30" East 306.30 feet, to the beginning of a right curve having a radius of 330.00 feet and marking the Northeasterly line of said county road; thence along said curve, in a Southeasterly direction, consuming an angle of 28° 15', a distance of 162.71 feet to the end of said curve; thence along the Northeasterly line of said county road, South 19° 36' 30" East 300.25 feet; thence leaving said Northeasterly line and running North 70° 23' 30" East 300.00 feet; thence North 13° 39' 20" West 680.33 feet; thence North 62° 19' 26" West 668.54 feet, to the place of beginning.

TOGETHER WITH all minerals, mineral rights and subsurface underlying the above described lands.

PARCEL SIX: (APN: Portion of 22-160-04)

THE SURFACE, to a depth of 75 feet, of all that portion of Lots 7 and 10 in Section 2, Township 15 North, Range 8 East, M.D.B.& M., described as follows:

Beginning at the most Northerly corner of the parcel of land now being described, being an iron pipe set in the Westerly right of way line of LaBarr Meadows County Road from which the East quarter corner of said Section 2 bears South 4° 52' 13" East 3153.97 feet; thence from said point of beginning and along a curve to the right with a radius of 270.00 feet, a distance of 40.04 feet to a concrete monument in said right of way; (the long chord of said curve being South 23° 49' 54" East 40.00 feet); thence South 19° 35' East 259.96 feet to an iron pipe set in said right of way line; thence leaving said right of way line South 71° 37' West 302.85 feet to an iron pipe set in fence line (identical with a corner of the property of the Church of Jesus Christ of Latter-Day Saints); thence South 79° 57' West 463.39 feet to an iron pipe set in the Easterly line of the right of way of State Highway 49; thence along a curve to the left with a radius of 3390.00 feet, a distance of 300.01 feet to an iron pipe set in said highway right of way line, (the Long Chord of said curve bears North 1° 31' 07" West 299.91 feet); thence, leaving said right of way line, North 76° 16' 50" East 666.47 feet to the point of beginning; (the description herein shown being limited on the West by the Easterly lines of the State Highway, as said Easterly lines are defined by the Deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148, to the State of California).

PARCEL SEVEN: (APN: Remainder of 22-160-04)

All that portion of Lot 7 and the Galena Gold Quartz Claim, designated as Lot 43, lying within the Northeast one-quarter

(1/4) of Section 2, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the Northeast corner of the tract of land described in deed recorded December 9, 1955, in Book 215 of Official Records, at Page 479, Nevada County Records, to Floyd L. Humphrey; said Northeast corner being a point in the Westerly right of way line of LaBarr Meadows Road, and from which the East quarter corner of said Section 2 bears South 4° 52' 13" East, 3153.97 feet; thence from said point of beginning, along said Westerly line of LaBarr Meadows Road the following four courses: (a) along a curve to the left with a radius of 270.00 feet, through an angle of 19° 45' 12" for a distance of 93.09 feet; (b) North 47° 50' West, 306.30 feet; (c) along a curve to the right with a radius of 630.00 feet, through an angle of 19° 30' for a distance of 214.41 feet; (d) North 28° 20' West, 54.28 feet to the Southeast corner of the tract of land described in deed recorded December 30, 1954, in Book 203 of Official Records, at Page 379, Nevada County Records, to Ben W. Cresswell; thence, along the Southerly line of said Cresswell Parcel, South 75° 47' 30" West 305.15 feet to a point in the Easterly line of State Highway Route No. 49, as described in deed recorded August 12, 1948, in Book 132 of Official Records, at Page 148; thence along said Easterly line, along a curve to the right with a radius of 3390.00 feet, through an angle of 9° 53' 28", a distance of 585.22 feet to the Northwest corner of said Humphrey Parcel; thence, along a Northerly line of said Humphrey Parcel, North 76° 16' 50" East, 666.47 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract, and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land, as excepted and reserved in deed dated August 3, 1959, recorded August 12, 1959 in Book 266 of Official Records, at Page 185, executed by Idaho Maryland Mines Corporation to Oliver Investment Company. The above exception and reservation is contained in that certain deed dated August 2, 1966, recorded August 3, 1966, in Book 405 of Official Records, at Page 400, executed by Fred E. Tiedge, et al, to Yuba River Lumber Company, Inc;, a California corporation, which deed describes the herein described Parcels Six and Seven.

PARCEL EIGHT: (APN: 22-230-10)

The surface, to a depth of 50 feet, of portions of Lot 57 Union Jack Lode, Lot 61 "X" Lode, Lot 58 Smuggler Lode, Survey 4249 Keyflower Lode, and being situate within the Northwest one-quarter of Section 1, Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Westerly corner of the parcel of land now being described, from which the West one-quarter corner of said Section 1, bears South 16° 38' 54" West 1797.33 feet; thence, from said point of beginning with true bearings, North 79° 00' East 265.00 feet; thence South 9° 00' East 360.00 feet; thence South 68° 18' 23" West 254.73 feet; thence North 11° 18' West 407.06 feet to the place of beginning.

PARCEL NINE: (APN 22-282-01)

All that portion of Lot 10, Section 2, and a portion of the Union Jack and Smuggler Lodes, being Lots 57 and 58 in Section 1; all in Township 15 North, Range 8 East, M.D.B. & M., described as follows:

Beginning at the most Southerly corner of the parcel of land now being described (an iron pipe set in the Westerly line of the right of way of the LaBarr Meadows County Road) from which the one-quarter section corner common to said Sections 1 and 2 bears South 9° 59' West 1492.49 feet; thence, along a fence line, South 80° 33' West 642.16 feet to an iron pipe set at the intersection of said fence with the South line of said Lot 10; thence North 22° 59' West 458.74 feet to an iron pipe; thence North 71° 00' East 726.55 feet to an iron pipe set in the Westerly line of said County Road; thence along said Westerly line South 19° 36' East 307.73 feet to an iron pipe; thence, along a curve to the right with a radius of 520 feet, a distance of 260.17 feet to a concrete monument. (The long chord of said curve bears from the last mentioned corner South 5° 15' East 257.45 feet); thence South 9° 05' West 7.17 feet to the place of beginning.

SUBJECT to the reservations of minerals as reserved in the deed dated May 29, 1954, recorded July 9, 1954, in Book 197 of Official Records, at Page 442, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to G.J. Pirkig and M.F. Pontius.

SUBJECT TO:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due or payable.

2. The lien of Supplemental taxes, if any assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. The herein described property appears to lie within the boundaries of the Nevada Irrigation District and may be subject to liens or assessments.

4. Rights of the public in and to so much of the herein described land lying within the boundaries of any public highway or road.

5. The effect of the following:

The right to dump and discharge the water pumped from and such as may be used at the premises described in the deed recorded May 13, 1893, in Book 80 of Deeds, at Page 250, executed by Carrie M. Wallace, et al to Robert Watt, et al, into Galena Ravine, together with all mills and tailings resulting from the reduction of ore extracted from said premises, but the Grantees shall at all times be the owners of said tailings with the right to rework the same.

ALSO the above referenced instrument contains the right to dump the water debris and water extracted from said premises, together with the sand and tailings from any quartz reduced and water used at any works on said premises upon the land described in the above referenced deed.

The Grantors of the above referenced deed shall have the right to take after the Grantees have ceased to use the same ten inches of the water (measured under a six inch pressure) that may be pumped for or used at said premises, but this shall not obligate the Grantees to furnish water unless they pump it from said mine or have brought it there from the necessary use of said premises.

The Grantors reserved the right to buy down and maintain such pipes across said premises, so long as they do not interfere with the works on said premises as may be necessary to convey water to any portion of the Grantees premises for domestic or agricultural purposes.

Affects: A portion of Parcels Six and Seven not defined of record.

6. A reservation contained in the Deed recorded on May 15, 1893, in Book 80 of Deeds at Page 277, executed by O.L. Twitchell to Robert Watt, et al, as follows:

"The Grantor hereby reserves which the Grantees concede to the right to the timber upon the premises herein conveyed, together with the right, from time to time, to cut and remove the same, but not in such way as to interfere with the uses of the Grantees for mining purposes, and the Grantees may whenever necessary in the working of said premises to cut and remove therefrom as may be required in clearing the land for working purposes."

Affects: A portion of Parcels 5, 6 and 7

7. An easement over said land for poles, polelines and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded April 27, 1910, in Book 112, Page 423 of Deeds.

Affects: A portion of Lots 1 and 2 of Parcel Three and a portion of Parcel 5, not locatable of record.

8. An easement over said land for poles, polelines and appurtenances and incidental purposes as Granted to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company, a California corporation, in Deed recorded May 8, 1941, in Book 66, Page 429, Official Records.

Affects: A portion traversing Parcels 3 and 8 herein described, the width of which is not disclosed of record.

9. The effect of the following contained in the Deed to Freeman B. Twitchell recorded on December 9, 1941, in Book 74 of Official Records, Page 267, and in the Deed to Grass Valley Bullion Mines, a California corporation, recorded on December 9, 1941, in Book 74 of Official Records, Page 269.

"Together with the right to use so much of the subsoil as may be necessary for agricultural purposes, for the boring and maintenance of any water wells, and for the construction of foundations and cellars hereafter erected on said premises."

Affects: A portion of Parcel Four herein described, not locatable of record.

10. An easement over said land for one anchor and incidental purposes as Granted to Pacific Gas and Electric Company, in Deed recorded October 17, 1938, in Book 47, Page 159, Official Records.

    Affects: A portion of Parcel Three herein described, covering a portion not defined of record.

11. A right of way over said land for road purposes and a right of way over said land for a launder or ditch for the transportation of tailings and water and incidental purposes as Granted to Grass Valley Bullion Mines, a California corporation, in Deed recorded May 4, 1939, in Book 52, Page 194, Official Records.

    Affects: Portions of Parcel Two herein described, not defined of record.

12. A Waiver in favor of the State of California of any claims for damages to said land by reason of the construction and maintenance of a public highway contiguous thereto as set forth in the Deed to the State of California, recorded August 12, 1948, in Book 132, Page 148, Official Records.

    Affects: The Westerly portion of Parcels 2, 4, 6, and 7.

13. An easement over said land for right to construct, place, maintain and replace thereon one assembly of anchors, guys, guy stubs and fixtures and incidental purposes and incidental purposes as Granted to The Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 13, 1951, in Book 166, Page 552, Official Records.

    Affects: A portion of Parcel Three herein described not defined of record.

14. An easement over said land for the construction, maintenance, and operation of a pipe and pipeline for the conveyance of water and incidental purposes as Granted to Nevada Irrigation District, in Deed recorded November 26, 1962, in Book 326, Page 616, Official Records.

    Affects: A 15 foot strip traversing a portion of Parcel Four herein described, said strip more particularly described as follows:

    A fifteen (15) foot wide easement lying 7 1/2 feet on each side of the following described centerline of a pipeline.

Commencing at a point on the West boundary of the Old State Highway right of way. Said point also being on the East line of Church property; from which point the 1/4 corner common to Sections 1 and 2, T. 15N, R. 8 E., M.D.B. & M., bears S 3° 26' 42" W. 2054.63 feet. Thence from said point of commencement N. 86° 32' W. a distance of 905.79 feet; thence N. 80° 15' W. 193.96 feet to the West line of Church property and East line of the present State Highway right of way from which point the 1/4 corner common to Sections 1 and 2, T. 15 N, R. 8E, bears S. 24° 26' 19" E. 2349.03 feet. End of required easement containing 0.379 acres, more or less.

1. As a condition to the above easement the Nevada Irrigation District agrees to construct a trench parallel to the pipeline trench for an approximate distance of 700 feet; thence crossing under said pipeline trench and running approximately 300 feet, or to an intersection with an existing drainage now coursing through the property, said parallel trench is for the purposes of conveying seepage water originating on the Church property to an existing sump pump. Trench to be constructed to the South of and outside of District Pipeline Easement. Upon completion, maintenance of trench becomes the responsibility of property owner.

2. After application for water service from said pipeline, one three-quarter inch (3/4") domestic service will be provided in accordance with the Nevada Irrigation District's Rules, Regulations and Rates as established by the Board of Directors.

3. Ingress and egress to said easement to be from the most Easterly end at the LaBarr Meadows Road and at the most Westerly end of Right of Way at the existing State Highway.

15. An easement over said land for the right to extend culverts and slopes of cuts and fills, as required for the construction and maintenance of County Road No. 117 (Old State Highway), upon the lands of the Grantor, Laird Company and incidental purposes as Granted to The County

of Nevada, in Deed recorded February 17, 1971, in Book 543, Page 623, Official Records.

Affects: The Westerly portion of Parcel Three herein described.

16. An easement over said land for all of the Public Utility Easements (P.U.E.) and Drainage Easements (D.E.) shown on the "Parcel Map of Union Jack" recorded in Book 1 of Parcel Maps, at Page 156, and incidental purposes as Granted to the County of Nevada, in Deed recorded March 10, 1971, in Book 546, Page 3, Official Records.

Affects: All that portion of Parcel Three herein described as shown on the Parcel Map referred to above. Said instrument contains the following:

Said easements are hereby offered for dedication to the County of Nevada for public utility and drainage purposes. Said Offer of Dedication to be binding on the Grantor, their heirs, successors, and assigns until such time as to the governing body of said County of Nevada refuses such Offer of Dedication.

17. Easements and notes as contained on the map filed March 10, 1971 in Book 1, Page 156 of Parcel Maps.

The easements shown thereon are as follows:

For: Public utilities.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1 a 10 foot strip over a Northerly portion of Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and Northwesterly 10 feet of Lot 4; a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10; and a strip over the Southerly 10 feet of Lot 19 and the Northerly 10 feet of Lot 20.

For: Drainage easements.
Affects: A 30 foot strip traversing in a Northeasterly direction over Lot 1; a strip over the Southeasterly 10 feet of Lot 3 and the Northwesterly 10 feet of Lot 4 a strip over the Southeasterly 10 feet of Lot 9 and the Northwesterly 10 feet of Lot 10.

For: P.G. & E. Co. poleline.
Affects: A Southwesterly portion over Lots 1 thru 11 and a portion traversing Lots 15 and 19.

NOTE: Those certain easements reflected on the above Parcel Map over portions of Lots 11 thru 20 in Book 326, Page 604; Book 326, Page 606; Book 326, Page 608; Book 326, Page 610 have been eliminated by those certain Quitclaim Deeds to Yuba River Lumber Co., Inc., a California corporation, recorded on October 33, 1975, in Book 759, Page 496; Book 759, Page 499; Book 759, Page 502; Book 759, Page 505, all of Official Records.

18. An easement over said land for the right from time to time to construct, place, inspect, maintain and replace communication facilities consisting of underground conduits, pipes, manholes, wires, cables, fixtures and appurtenances, with associated aboveground marker posts and pedestals, together with a right of way therefore and the right of ingress thereto and egress therefrom, and incidental purposes as Granted to Pacific Telephone and Telegraph Company, a corporation, in Deed recorded October 22, 1976, in Book 820, Page 201, Official Records.

Affects: Portions of Parcels Two, Four, Six, and Seven herein described, not defined of record.

19. A non-exclusive easement over said land for a water system and incidental purposes as Granted to Nevada Irrigation District, in Deed Recorded November 15, 1989, Series No. 89-33812 Official Records.

Affects: That portion of said land as shown and delineated on a map attached thereto and by reference made a part thereof.

20. The effect, if any, of an unrecorded Optior to Purchase Real Property dated September 14, 1987, as amended, between Bohemia Inc. as grantor and Craig Lighty as Grantee. The effectiveness of the option is the subject of an action pending in the United States District Court for the Eastern District of California, known as Bohemia Inc. v. Lighty, No. CV-S-91-1046 EJG-GGH.

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

96034441

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger Clerk/Recorder
79.00
096034441 09:12am 12/26/96
004 10009571 01 02
E01 25 UN C00150 7.00 72.00 0.00 0.00 0.00
0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

_____
Signature of Declarant or Agent determining tax. Firm Name

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation formerly known as SIERRA PACIFIC INDUSTRIES, a California Corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation formerly SIERRA PACIFIC TRANSACTION COMPANY, a California Corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

TIMBER LAND

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SIERRA PACIFIC HOLDING COMPANY, a California corporation

BY: _____ BY: _____

M. D. Emmerson Jon Gartman

Dated: December 17, 1996

96034441

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 12-18-96 before me, the undersigned Notary Public in and for said County and State, personally appeared M. A. Emmerson and Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name Street Address City & State

Order No. 14151273N-RC

SCHEDULE A

The land referred to in this Report is situated in the State of California, County of Nevada, unincorporated area, and is described as follows:

TOWNSHIP 16 NORTH, RANGE 8 EAST & TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B.&M.

A portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; and portions of the Dorothy D. Halphene and J. N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast one-quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M.D.B. & M., all being more particularly described as follows, to-wit:

Beginning at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B. & M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B. & M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest one-quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distance, to-wit: North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile et ux; thence along said line and along an Easterly line thereof, to following two successive courses and distances, to-wit: North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in deed dated August 3, 1959, recorded in Book 266 of Official Records, at Page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East 115.79 feet; North 3°17' East 177.43 feet; North 23°00'

East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to-wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.21 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast one-quarter of said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

Beginning at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said Point of Beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787 Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp in Deed recorded August 12, 1959 in Book 266 of Official Records, at Page 185.
AP#s 9-581-09, 10, 11 and Portion of 9-581-08

TOWNSHIP 16 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 30:
THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with true bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County Road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.
Portion AP# 9-581-08

All that portion of the Southwest one-quarter lying Southwesterly of Brunswick Road.
AP# 6-391-04

Section 31:
The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter, described as follows, to-wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
AP# 6-441-03

All that certain portion of the Northwest one-quarter, described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
AP# 6-441-04

All that portion of the West one-half, described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Rail d; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
AP# 6-441-05

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING THEREFROM the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
AP#s 6-441-29 and 30

TOWNSHIP 17 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 1:
The South one-half of the Southeast one-quarter; Lot 9 of the Southwest one-quarter.
AP#s 3-330-14 and 15

Section 13:
The South one-half of the Northeast one-quarter of the Southwest one-quarter; the West one-half of the Southeast one-quarter; the South one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 3-380-14

Section 15:
The East one-half of the Southeast one-quarter.
AP# 3-380-04

Section 24:
The East one-half of the Northeast one-quarter of the Northeast one-quarter.
AP# 3-680-05

TOWNSHIP 18 NORTH, RANGE 9 EAST, M.D.B. & M.

Section 15:
Lot 3 and that portion of the Southeast one-quarter lying South of the Middle Fork of the Yuba River.
AP#s 3-280-01, 04 and 20

TOWNSHIP 16 NORTH, RANGE 10 EAST, M.D.B. & M.

Section 1:
The North one-half of Lot 1, Lots 2 thru 7, the East one-half of the Southwest one-quarter; and the West one-half of the Southeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP#s 65-090-07 and 08

Section 6:
The Good Hope Placer Mining Claim and described as the East one-half of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Northwest one quarter of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter, the East one-half of the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter, and the East one-half of the Northwest one-quarter of the Southeast one-quarter.

EXCEPTING THEREFROM all portions of said real property situated more than 100 feet below the surface thereof, together with the right to work and mine the same and extract minerals therefrom without disturbing the surface thereof, as reserved in the Deed dated April 23, 1936, recorded April 27, 1936, in Book 31 of Official Records, at Page 201 executed by Stasia Fowler, a widow, to Walter T. Phelps.
AP# 38-050-03

Section 10:
The South one-half of the Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM the East one-half of the Southeast one-quarter of the Southeast one-quarter and the East one-half of the West one-half of the Southeast one-quarter of the Southeast one-quarter.
Portion AP# 65-090-12

Section 11:
The Northeast one-quarter of the Southeast one-quarter; the West one-half of the Southwest one-quarter.

EXCEPTING THEREFROM the West one-half of the West one-half of the Southwest one-quarter of the Southwest one-quarter.
Portion AP# 65-090-12

All Section 15.
AP# 65-120-01

Section 16:
The Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Northwest one-quarter.
AP# 65-130-05

Section 17:
The West one-half of the Northeast one-quarter and the Northwest one-quarter.
AP# 65-150-01

Section 20:
The Southeast one-quarter.
AP# 65-180-02

Section 21:
Lot 3, the Northeast one-quarter; the North one-half of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter.
AP# 65-190-01

Lot 1 and Lot 2 of the Southwest one-quarter.
AP# 65-200-01

Lot 4 and 5 of the Southwest one-quarter and the Southeast one-quarter.
AP# 65-200-03

Parcel 1, as shown on the Parcel Map for Kenneth E. Baker, being a portion of Section 21, Township 16 North, Range 10 East, M.D.B.&M., as filed in the office of the Nevada County Recorder on March 8, 1976, in Book 11 of Parcel Maps at Page 78.

EXCEPTING THEREFROM all timber, being or growing upon odd numbered sections within the exterior boundaries of this claim, except such as is necessary for the convenient working and development of the same, as described in the Patent dated September 15, 1882, recorded May 31, 1911 in Book 6 of Patents at Page 107, Nevada County Records.
AP# 65-200-04

Section 23:
The Northwest one-quarter of the Northwest one-quarter and the West one-half of the Northwest one-quarter.
AP#s 65-120-15 and 16

Section 27:
The Northwest one-quarter.
AP# 65-220-01

Section 33:
Lots 2, 3, 7, 8, 9, 11, 12 and 13; the North one-half of the Northwest one-quarter; and the Southwest one-quarter of the Northwest one-quarter.
AP#s 65-230-08 and 11

TOWNSHIP 17 NORTH, RANGE 10 EAST, M.D.B. & M.

All Section 3.
AP# 63-160-01

Sections 4, 5 and 9:
Relief Hill Placer Mine (so-called) being Lots 44A and 44B embracing a portion of Sections 4, 5 and 9 of Township 17 North, Range 10 East, M.D.B. & M., described in the Patent to Eureka Lake and Yuba Canal Co. Consolidated dated December 16, 1879, recorded in the office of the County Recorder of the County of Nevada, January 5, 1880, in Book 1 of Patents, Page 561.
AP# 63-110-54

Sections 4 and 9:
Union Gravel Cos. Placer Mine (so-called) being Lot 39, embracing a portion of Sections 4 and 9, Township 17 North, Range 10 East, M.D.B. & M., particularly described in the Patent to Benjamin E. Reasoner, et al, dated September 23, 1876, recorded in the office of the County Recorder of the County of Nevada, October 18, 1894 in Book 3 of Patents, at Page 305.

EXCEPTING THEREFROM that portion conveyed by Deed dated June 9, 1897, recorded March 7, 1904, in Book 101 of Deeds, at Page 30, to Waukesha Gravel Mining Company.
AP# 63-110-28

Section 5:
The Southeast one-quarter of the Southwest one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP#s 63-110-18, 19 and 20

Section 7:
The East one-half of the Southeast one-quarter of the Northeast one-quarter; the North one-half of Lot 1 of the Northwest one-quarter; the South one-half of the Northwest one-quarter and the South one-half.
AP#s 63-110-29 and 32

Section 9:
Lot 4 and the West one-half of the Southwest one-quarter.
AP#s 63-110-39, 40 and 52

The Southeast one-quarter, the East one-half of the Southwest one-quarter, the Southeast one-quarter of the Northeast one-quarter, the South one-half of Lot 8, the Southeast one-quarter of the Northwest one-quarter of Section 9.

EXCEPTING THEREFROM said Southeast one-quarter of the Northwest one-quarter, that certain tract of land described in the Deed from Southern Pacific Land Company, a Corporation, to Nevada Cemetery District, County of Nevada, dated November 15, 1968, recorded February 13, 1969, in Book 467, Page 581, Official Records of Nevada County, California, described as follows:

Beginning at a point in the North line of the Southeast one-quarter of Northwest one-quarter of said Section 9, distant South 89°30' West therein, 229 from the Northeast corner thereof; thence South 33°30' West 133.70 feet; thence North 56°30' West 80 feet; thence North 34°00' East 80.22 feet to said North line; thence North 89°30' East, along last said line, 95.65 feet to the point of beginning.
AP#s 63-110-42 and 49

All Section 11.

EXCEPTING THEREFROM the Northeast one-quarter of the Northeast one-quarter thereof, as described in the Deed from Southern Pacific Land Company to J. H. Stark, dated February 23, 1944, recorded March 25, 1944, in Book 86, Page 415, Official Records of Nevada County, California.
AP# 63-160-05

Section 17:
The North one-half, the West one-half of the Southwest one-quarter, the East one-half of the Southeast one-quarter of Section 17, in Township 17 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof.
AP#s 14-141-02, 06 and 10

Section 21:
The Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 14-141-20

Section 23:
The Northeast one-quarter; the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southeast one-quarter; the Northwest one-quarter of the Southeast one-quarter.
AP# 14-160-18

Section 27:
The South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter.
AP# 14-190-02

TOWNSHIP 18 NORTH, RANGE 10 EAST, M.D.B. & M.

Sections 16, 17 and 21:
Hazard Gravel Placer Mining Claim, designated by the Surveyor General as Lot 74, embracing a portion of Sections 16, 17 and 21 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to Eureka Lake and Yuba Canal Company Consolidated, recorded May 18, 1889, in Book 2 of Patents, Page 529.
Portion AP# 63-010-06

Section 17:
Parcels 1 thru 7 being a portion of Section 17, Township 18 North, Range 10 East, M.D.B.&M., as shown on the Parcel Map filed in the office of the Nevada County Recorder in Book 15 of Parcel Maps at Page 69.
AP#s 63-010-50 through 56

Section 20:
The Northwest one-quarter.
AP# 63-010-12

Sections 20, 21 and 29:
Blue Coat Placer Mine, designated by the Surveyor General as Lot 43, embracing a portion of Sections 20, 21 and 29 all in Township 18 North, Range 10 East, M.D.M., and more fully described in the Patent from the United States of America to G. D. McLean and V. G. Bell, recorded November 17, 1881, in Book 1 of Patents, Page 703.
AP#s 63-010-13 and Portion of 63-010-06

Section 25:
The South one-half of the Southwest one-quarter; the West one-half of the Northwest one-quarter of the Southwest one-quarter; the South one-half of the Northeast one-quarter of the Southwest one-quarter and the West one-half of the Southwest one-quarter of the Southeast one-quarter.
AP# 65-050-13

Section 27:
Lot 1 of the Northeast one-quarter; the South one-half of the Northeast one-quarter and the West one-half of the West one-half.
AP#s 63-050-01, 03, 04 and 05

Section 35:
Lot 2 of the Northeast one-quarter; the Southwest one-quarter of the Northeast one-quarter; Lot 6 of the Northwest one-quarter; Lot 7 of the Southwest one-quarter; Lots 3 and 4 of the Southeast one-quarter and the West one-half of the Southeast one-quarter.
AP#s 63-050-24 and 25

TOWNSHIP 16 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 8:
The Mammoth Quartz Mining Claim and Mammoth Extension Quartz Mine Lode, designated as Mineral Survey No. 6026, embracing a portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, in the Liberty Hill Mining District, being more particularly described in the Patent from the United States of America, recorded November 16, 1931, in Book 12 of Official Records, at Page 219.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all minerals, oil, gas, hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights reserved in the deed executed by Richard E. Arbogast, et al, recorded January 15, 1981 in Instrument No. 81-01182, Official Records, of Nevada County, California.

Mammoth Springs Placer Mining Claim situate in the Liberty Hill Mining District, and described as that portion of the Southwest one-quarter of Section 8, Township 16 North, Range 11 East, Mount Diablo Meridian, not included in the Mammoth Quartz Mining Claim and the Mammoth Extension Quartz Mine Lode, being more particularly described in the Patent from the United States of America, recorded February 29, 1932 in Book 12 of Official Records, at Page 433.

EXCEPTING THEREFROM any portion thereof embraced within the Southeast one-quarter, and any portion thereof lying outside the bounds of Nevada County, California.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed by Deed recorded July 21, 1966, in Book 404, of Official Records, at Page 635, to Pacific Gas and Electric Company, a California corporation.

ALSO EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.

The Southeast one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northerly and Westerly of the Bear River, being a portion of Columbiana Placer Mine, patented by the United States of America, to John W. Ritchie, Sr. and Marillan Voight, under Letters Patent, dated February 1, 1876, recorded May 13, 1882, in Book 1 of Patents, Page 721.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard E. Arbogast, et al recorded January 15, 1981, in Instrument No. 81-01182, Official Records.

A portion of the North one-half of Section 8, Township 16 North, Range 11 East, M.D.M., Sacramento Consolidated Blue Gravel Hydraulic Placer Mine, patented by the United States of America to James L. Gould under Letters Patent, dated April 12, 1878, recorded January 9, 1883, in Book 1 of Patents, at Page 768, said portion being described in the Instrument of record as follows:

Commencing at the quarter corner post between Sections 7 and 8, Township 16 North, Range 11 East, Mount Diablo Base and Meridian, and running thence due East 47.30 chains to the Northeast boundary of the Kinder Mining Claims, so called; thence on the line of the said Kinder Claim North 49°30' East 22.10 chains to a stake standing on rock pile near the outlet of the said Kinder Claim; thence North 13°30' West 26.60 chains to the section line between Sections 5 and 8; thence West 23.10 chains on Section line to the Northwest boundary of the said Kinder Claim; thence South 63°30' West 38.60 chains to section line between Section 7 and 8; thence South on line between Section 7 and 8, 22.55 chains to the place of beginning.

EXCEPTING THEREFROM all mineral, oil, gas hydrocarbon, metallic and non-metallic minerals and geothermal heat sources in the hereinabove described lands lying below a plane two hundred fifty (250) feet below and parallel to the surface thereof, provided further that Grantor shall have the right to enter upon said surface lands and the area lying between said surface and the plane 250 feet below said surface at a reasonable time and in a reasonable manner in connection with the exploitation of said reserved mineral rights; as reserved in the Deed executed by Richard F. Arbogast, et al, recorded January 15, 1981, in Instrument No. 81-01182, Official Records, of Nevada County, California.
AP#s 65-100-13 and 14

That portion of the Northwest one-quarter of Section 8, Township 16 North, Range 11 East, M.D.M., lying Northwesterly of the Northwesterly line of the Sacramento and Bear River Placer Mine. Said land purported to be shown on the map filed October 14, 1977, in Book 6, Page 166 of Records of Survey.
AP# 65-100-12

TOWNSHIP 17 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 1:
The Northeast one-quarter of the Southwest one-quarter.
AP# 64-130-09

Section 13:
The East one-half; the East one-half of the Southwest one-quarter of the Southwest one-quarter and the Southeast one-quarter of the Southwest one-quarter.
AP# 64-210-15

Section 17:
Lots 10 and 11 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter; the Northwest one-quarter of the Northwest one-quarter; Lots 1 to 9 of the West one-half; the Northwest one-quarter of the Southwest one-quarter and the Northwest one-quarter of the Southeast one-quarter.
AP# 64-220-02

Section 21:
The North one-half of the North one-half.
AP# 64-220-19

Section 27:
Lot 1 of the Northeast one-quarter; the Northwest one-quarter of the Northeast one-quarter. The North one-half of the Southwest one-quarter of the Northeast one-quarter; the Southeast one-quarter of the Northeast one-quarter; the North one-half of the Northeast one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Northwest one-quarter; the North one-half of the Northwest one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter; the South one-half of the Southwest one-quarter of the Northwest one-quarter; the Southwest one-quarter; the North one-half of the Northeast one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter and the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter.
AP# 64-210-19

TOWNSHIP 18 NORTH, RANGE 11 EAST, M.D.B. & M.

All Section 1.
AP# 13-180-06

Section 2:
Lots 3 and 4; the South one-half of the Northwest one-quarter; the Northwest one-quarter of the Southwest one-quarter; the West one-half of the Southwest one-quarter of the Southwest one-quarter and the East one-half of the Southwest one-quarter of the Southwest one-quarter.
AP# 13-180-04

Section 3:
Lot 4 and the East one-half.
AP#s 13-180-01 and 03

Section 7:
The portion of Lots 7, 8, 9 and 12, South of the Middle Fork of the Yuba River. Also, Lots 13, 14 and the South one-half.
AP# 13-100-08

Section 9:
The West one-half.
AP#s 13-100-13 and 14

All Section 12.
AP#s 13-180-19 and 20

Section 13:
The East one-half.
AP# 13-230-09

Section 17:
The West one-half; Lots 2 to 6 of the East one-half; the East one-half of the Northeast one-quarter; the East one-half of the Northwest one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Southeast one-quarter.
AP#s 13-220-04, 06 and 09

Section 19:
The East one-half.
AP# 13-220-34

All Section 25.
AP# 13-250-06

Section 29:
The South one-half; the Northeast one-quarter; and the East one-half of the Northwest one-quarter.
AP# 13-240-04

Section 35:
Lots 3, 4, 5, 6, 9, 10, 16 and 17.
AP#s 13-250-10 and 11

TOWNSHIP 19 NORTH, RANGE 11 EAST, M.D.B. & M.

Section 13:
The South one-half.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-01

All Section 23.

EXCEPTING THEREFROM that portion thereof lying within Sierra County, California.
AP# 13-070-03

All Section 25.
AP# 13-090-03

Section 33:
The Southeast one-quarter; and the East one-half of the Northeast one-quarter.

EXCEPTING THEREFROM that portion thereof lying in Sierra County.
AP# 13-080-01

Section 35:
The Northeast one-quarter.
AP# 13-090-08

The Southeast one-quarter.
AP# 13-090-12

All that portion of the West one-half, lying Easterly and Southerly of the centerline of that certain ditch known as "The Milten Ditch", as the same now exist.
AP# 13-090-14

Section 36:
The North one-half.

EXCEPTING THEREFROM all of the minerals, veins, leads, or lodes containing gold or silver or other precious useful metals together with all the dips, spurs and angles and also all the metals, ores, gold and silver bearing quartz, rock and earth therein, with right to conduct mining operations on said land including the running of tunnels, excavation, and necessary workings to extract and remove said minerals with full right of ingress and egress for said purposes, as reserved in the deed dated August 22, 1944, recorded September 5 1944, in Book 90 of Official Records at Page 326, executed by Viola V. Yocco, Eugene W. Bell, Mio M. Marsh, Ida Dale Miller and Eugene W. Bell, as surviving Trustee for Calista Jane Bell, a minor, under will of Virginia Jane Bell, also known as Virginia J. Bell, also known as Mrs. V.J. Bell, deceased, to Emmet L. Marsh.
AP# 13-090-11

TOWNSHIP 17 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1:
AP# 64-160-03

All Section 3.
AP# 64-160-01

Section 7:
The South one-half.
AP# 64-140-07

Section 9:
The East one-half of the Northeast one-quarter.
AP# 64-140-16

Section 11:
The North one-half and the Southwest one-quarter.
AP# 64-160-05

TOWNSHIP 18 NORTH, RANGE 12 EAST, M.D.B. & M.

All Section 1.
AP# 13-330-09

Section 6:
Lots 1 through 7, the South one-half of the Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter; the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP#s 13-320-01 and 02

All Section 7.
AP#s 13-320-25 and 26

Section 11:
Parcels 1, 2 and 3, as shown on Parcel Map No. 88-46 for Walter Hewlett, as filed on November 1, 1990 in Book 18 of Parcel Maps, at Page 58. Also known as the Northeast one-quarter and the South one-half of Section 11, Township 18 North, Range 12 East, M.D.M.
AP#s 13-330-16, 17 and 18

Section 13:
The West one-half.
AP# 13-350-07

Section 15:
The East one-half of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter; and the West one-half of the Southeast one-quarter.
AP# 13-350-02

Section 19:
The East one-half, the East one-half of the Northwest one-quarter, Lots One and Two of the Northwest one-quarter, Lot Three of the Southwest one-quarter, the Northeast one-quarter of the Southwest one-quarter and the East one-half of the Southeast one-quarter of the Southwest one-quarter.
AP# 13-340-05

Section 21:
The South one-half of the Southwest one-quarter; and the Northeast one-quarter of the Southwest one-quarter.
AP# 13-340-09

All Section 23.
AP#s 13-350-15, 16 and 17

All Section 29.

EXCEPTING THEREFROM the Southeast one-quarter of the Northeast one-quarter.
AP# 13-360-02

Section 33:
The South one-half.
AP# 13-360-17

All Section 35.
AP# 13-370-06

TOWNSHIP 19 NORTH, RANGE 12 EAST, M.D.B. & M.

Section 9:
The Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter, and the South one-half of the Southwest one-quarter of the Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.

ALSO EXCEPTING THEREFROM any portion of the above property in the natural bed of the Middle Fork Yuba River below the line of the ordinary high water.

ALSO EXCFPTING THEREFROM the fee title to that portion thereof lying below a depth of five hundred feet from the contour of the surface thereof, and excepting further, and regardless of the depth below the surface at which any such substance may be found, all right, title and interest in and hydrocarbons, minerals, and mineral ores of every kind and character, metallic or otherwise, and whether or not presently known to science or industry, nor known to exist or hereafter discovered upon, within or underlying the surface of said land or that may be produced therefrom, including, without limiting the generality of the foregoing, all gold, silver, chrome, nickel, copper, tungsten, vanadium, titanium, platinum, diamonds, cobalt, coal iron, molybdenum, uranium, lead, zinc, sulphur, bauxiite, mercury, lignite, potash, barite, diatomaceous earth and any other valuable substances, whether organic or inorganic, petroleum, oil, oil shale, tar sands, condensate and gases of every kind and character, whether hydrocarbonaceous in origin or otherwise, all geothermal resources of every kind and character, whether in the form of steam brines, other liquids or any combination thereof, together with the exclusive and perpetual right of grantor, its successors, assigns and lessees, of ingress and egress in, upon and over said land to explore for, extract, store, refine, process and remove the same, and to make such use of said land as is necessary or useful in connection therewith, which use may include, without limiting the generality of the foregoing, the sinking or drilling of wells, shafts, tunnels, or digging of open pit or strip mines, the construction and use of roads, (including the use of roads existing from time to time on said land, by Grantor, its successors, assigns and lessees shall bear its proportionate share of the cost of maintenance thereof), ways, pipelines, conveyors, polelines, tanks, tailing disposal sites, mills, buildings, and other facilities, together with the right to sue such water as may be found on or beneath said property for extraction or processing of such minerals as may be found thereon. Grantor covenants and agrees, for the benefit of the land conveyed herein, and intending that such covenant run with the land, that it will compensate the owner of the surface of the property for such portion thereof as may be taken or damaged by exercise of the rights retained herein by Grantors, such compensation to be an amount equal to the diminution of the fair market value of said surface estate so taken or damage, which, in the absence of agreement, shall be determined by the Superior Court of the county in which said land is located, in the manner prescribed for determination of values of real property being acquired through exercise of the power of eminent domain.
AP# 13-260-03

Section 11:
The Southwest one-quarter.

EXCEPTING THEREFROM that portion thereof located in Sierra County, California.
AP# 13-270-01

Section 13:
The South one-half and the South one-half of the Northwest one-quarter.
AP# 13-290-07

Section 15:
The South one-half of the Northwest one-quarter, the North one-half of the Southwest one-quarter, the Northeast one-quarter, the Southeast one-quarter of the Southwest one-quarter.
AP# 13-290-11

All Section 16.

EXCEPTING THEREFROM that portion of said land that lies outside the boundaries of Nevada County.
AP# 13-280-03

All Section 17.
AP# 13-280-02

All Section 19.
AP# 13-280-04

All Section 21.
AP# 13-280-06

All Section 25.
AP# 13-310-03

All Section 27.
AP# 13-310-01

All Section 29.
Section 13-300-02

Section 30:
Lots 1 to 4 inclusive, the Northeast one-quarter, the East one-half of the Northwest one-quarter, the East one-half of the Southwest one-quarter and the Southeast one-quarter.
AP# 13-300-01

All Section 31.

EXCEPTING THEREFROM that portion of the East one-half of the Southeast one-quarter of said Section covered by Weaver Reservoir containing 4 acres more or less, as conveyed by Deed recorded November 24, 1884, in Book 81 of Deeds, at Page 362, executed by Central Pacific Railroad Company, a Corporation, to Summit Water and Irrigating Company, a Corporation.

ALSO EXCEPTING THEREFROM Parcel 2, as shown on Parcel Map 82-8 as filed in the office of the Nevada County Recorder on February 10, 1984, in Book 16 of Parcel Maps at Page 106.
AP# 13-300-09

All Section 33.
AP# 13-300-08

All Section 35.
AP# 13-310-05 and 06

TOWNSHIP 17 NORTH, RANGE 13 EAST, M.D.B. & M.

All Section 1.
AP# 15-100-04

Section 3:
The West one-half.
AP# 15-100-01

All Section 5.
AP# 15-090-02

All Section 7.
AP# 15-090-08

All Section 9.

EXCEPTING THEREFROM any portion of Lot 39, 41 and 42 of said Section 9, Township 17 North, Range 13 East, M.D.M.
AP# 15-090-10

Section 11:
The East one-half; the Northeast one-quarter of the Southwest one-quarter and the South one-half of the Southwest one-quarter.
AP# 15-100-08

All Section 15.
AP# 15-120-01

Section 17:

EXCEPTING THEREFROM all that portion thereof, as described in the Decree, dated June 10, 1912, recorded June 28 1912, in Book 116 of Deeds, at Page 106, Nevada County, California records.

ALSO EXCEPTING THEREFROM Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP#s 15-110-22 and 36

Parcel No. 1 of Parcel Map #88.58, filed on August 23, 1989 in Book 17 of Parcel Maps at Page 227.
AP# 15-110-37

All Section 23.
AP# 15-120-05

Section 24.
The North one-half.
AP# 15-1[illegible]-06

TOWNSHIP 18 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 3:
The Southwest one-quarter and the Southwest one-quarter of the Northwest one-quarter.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.
AP#s 15-040-01 and 02

All Section 5.

EXCEPTING THEREFROM that portion thereof lying in Sierra County, California.
AP#s 15-030-16 through 21

Lots 7:
Lots 1 and 2, the East one-half of the Northwest one-quarter and the Northeast one-quarter.
AP# 15-030-22

All Section 9.
AP# 15-030-09 and 10

All Section 11.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-040-05

All Section 13.
AP#s 15-060-06 and 07

Section 15:
The North one-half, the Southwest one-quarter, the North one-half of the Southeast one-quarter and the Southwest one-quarter of the Southeast one-quarter.
AP# 15-060-01

All Section 19.
AP# 15-050-06

Section 23:
The Northeast one-quarter, the Southeast one-quarter of the Northwest one-quarter and the South one-half.
AP# 15-060-18

Section 25:
The Northeast one-quarter, the North one-half of the Northwest one-quarter.
AP# 15-080-11

All Section 31.
AP# 15-070-04

TOWNSHIP 19 NORTH, RANGE 13 EAST, M.D.B. & M.

Section 19:
The Northwest one-quarter and the South one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in thee deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-010-09 and 10

Section 29:
The West one-half and the West one-half of the East one-half.

EXCEPTING THEREFROM any portion thereof situated within Sierra County.

ALSO EXCEPTING THEREFROM the portion thereof described in the deed from Fibreboard Paper Products Corp. to Nevada Irrigation District, recorded January 27, 1965, in Book 373, Page 194, Official Records.
AP#s 15-020-15 and 16

All Section 31.
EXCEPTING THEREFROM:
(a) That portion covered by Jackson Lake, as conveyed by a deed dated July 25, 1894, recorded November 24, 1894, in Book 91 of Deeds, Page 363, executed by Central Pacific Railroad Company to Summit Water and Irrigating Company.
(b) That portion of the South one-half of the Southwest one-quarter and Lot 4, as conveyed by deed dated December 27, 1922, recorded January 29, 1923, in Book 135 of Deeds, at Page 51, executed by Central Pacific Railway Company to H.C. Schroeder.
AP#s 15-020-04, 05 and 06

TOWNSHIP 17 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 3.
AP# 15-200-01

All Section 5.
AP# 15-190-02

Section 9:
The Northeast one-quarter, the North one-half of the Northwest one-quarter, the Southwest one-quarter of the Southwest one-quarter.
AP#s 15-190-06 and 08

Section 17:
The Northeast one-quarter, the East one-half of the Northwest one-quarter and the South one-half.
AP# 47-010-03

Section 18:
The Southeast one-quarter.
AP# 47-010-02

Section 19:
The North one-half of the North one-half of the Northeast one-quarter, the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northwest one-quarter of the Northeast one-quarter, the Southwest one-quarter of the Northeast one-quarter, the Northeast one-quarter of the Southeast one-quarter of the Northeast one-quarter, the South one-half of the Southeast one-quarter of the Northeast one-quarter and the Northwest one-quarter.
AP# 47-010-05

TOWNSHIP 18 NORTH, RANGE 14 EAST, M.D.B. & M.

All Section 9.

EXCEPTING THEREFROM that portion thereof located within Sierra County, California.
AP# 15-130-04

Section 15:
The Northeast one-quarter and the West one-half.
AP# 15-160-01

All Section 17.
AP# 15-150-03

All Section 19.
AP# 15-150-07

All Section 21.
AP# 15-150-09

Section 31:
Lots 1 and 2 and the East one-half of the Northwest one-quarter; the Northeast one-quarter, the Southeast one-quarter and the East one-half of the Southwest one-quarter.
AP#s 15-170-13, 14, 15 and 17

TOWNSHIP 18 NORTH, RANGE 15 EAST, M.D.B. & M.

All Section 13.
AP# 16-040-06

All Section 15.
AP# 16-040-01

Section 23:
The South one-half.
AP# 16-040-09

All Section 27.
AP# 16-060-01

TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.B. & M.

Section 15:
The Southwest one-quarter and the West one-half of the Southeast one-quarter of Section 15, Township 17 North, Range 17 East, M.D.M., according to the Official Plat thereof.

EXCEPTING THEREFROM all that portion thereof lying outside of the County of Nevada.
AP# 49-050-04

AP#(s)

END OF DOCUMENT

RECORDING REQUESTED BY
Placer Title Company

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

SIERRA PACIFIC INDUSTRIES
P. O. Box 496014
Redding, CA 96049
Attn: Jack Frost

97002919

7

Recorded in Official Records, County of Nevada, Bruce C. Bolinger, Clerk/Recorder
25.00
097002919 10:17am 01/31/97
004 10010106 01 02
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00 0.00

Escrow No. 14151273-RC

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned Grantor declares:
Documentary Transfer Tax: $0.00

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

_____OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

The Undersigned

_____
Signature of Declarant or Agent determining tax. Firm Name

COS

Corporation Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SIERRA PACIFIC HOLDING COMPANY, a California Corporation, formerly known as Sierra Pacific Industries, a California corporation

hereby GRANT(S) to

SIERRA PACIFIC INDUSTRIES, a California corporation, formerly known as Sierra Pacific Transaction Company, a California corporation

the following described real property in the Unincorporated Area Of County of Nevada, State of California:

MILL SITE

SEE EXHIBIT "A" ATTACHED HERETO

SIERRA PACIFIC HOLDING COMPANY, a California corporation

By: _____
M.D. Emmerson

By: _____
Jon Garstman

Dated: January 13, 1997

97002919

STATE OF CALIFORNIA)
COUNTY OF Shasta)

On 1-16-97 before me, the undersigned Notary Public in and for said County and State, personally appeared M.O. Emmersen & Jon Gartman

personally known to me (or 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.

JACK G. FROST
COMM. # 898093
Notary Public — California
SHASTA COUNTY
My Comm. Expires JUL 5, 1997

Jack G. Frost
Notary Public in and for said County and State

(Space above for official notarial area.)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Grantee at address above

Name | Street Address | City & State

EXHIBIT "A"

PARCEL 1:

A portion of the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; and portions of the Dorothy D. Halphene and J.N. English Quartz Mines, and the Hoxie Placer Mine described as Lot No. 6, being situate in the Southeast quarter of Section 25, and portions of Lot 1 and the Union Hill Quartz Mine, situate in the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.B.&M., all being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Section 25, identical with the Northeast corner of Section 36, Township 16 North, Range 8 East, M.D.B.&M., identical with the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.B.&M.; thence from said point of beginning with true bearings, North 87°25'20" East along the North line of said Northwest quarter of Section 31, a distance of 102.40 feet to a point in a Southwesterly line of that certain State Highway leading from Town Talk to Colfax and known as Brunswick Road; thence leaving the said North line and following the said Southwesterly line, South 45°33'55" East 77.30 feet to a point in a Northwesterly line of that certain county road known as Union Hill Road; thence leaving the said Southwesterly line and following the said Northwesterly line, South 62°50' West 10.41 feet to the beginning of a left curve having a radius of 294.00 feet; thence along said curve following a Northwesterly line of the said county road, in a Southwesterly direction, consuming an angle of 22°15' a distance of 114.17 feet to the end of said curve; thence South 40°35' West along the said Northwesterly line for a distance of 271.73 feet to the beginning of a right curve having a radius of 220.00 feet; thence along said curve marking a Northerly line of the said County Road, in a Westerly direction consuming an angle of 63°12'33", a distance of 242.71 feet to the end of said curve; thence leaving the said North line and running South 13°47'33" West 59.44 feet to a point on a Southwesterly line of the said county road; thence along the Southwesterly and Southeasterly lines thereof, the following two successive courses and distances, to-wit; North 75°22' West 551.97 feet and South 82°02'45" West 176.18 feet; thence leaving the said Southeasterly line and running North 37°16'41" West 193.50 feet to a point in a Southeasterly line of that certain parcel of land now or formerly owned by Francis Normile, et ux; thence along said line and along an Easterly line thereof, the following two successive courses and distances, to-wit; North 32°12' East 185.35 feet and North 2°00' East 34.46 feet to the most Northerly corner of the said Normile property, and a point in the Easterly line of that certain parcel described in Exhibit A in Deed dated August 3, 1959, recorded in Book 266 of Official Records, at page 185; thence leaving said Easterly line and following the Southeasterly, Northeasterly and Southeasterly line of said parcel the following seven successive courses and distances, to-wit: North 70°57' East 138.93 feet; North 15°47' East

115.79 feet; North 3°17' East 177.43 feet; North 23°00" East 108.27 feet; North 60°44' East 420.36 feet; North 38°05' West 473.28 feet and North 56°20' East 194.49 feet to a point on a Southwesterly line of Brunswick Road; thence along said line, South 26°19' East 660.27 feet to the beginning of a left curve having a radius of 1,250.00 feet; thence along said curve and following a Southwesterly line of said Brunswick Road in a Southeasterly direction, consuming an angle of 12°53'02", a distance of 281.09 feet to the most Northerly corner of that certain parcel of land now or formerly owned by Dodge, et ux; thence leaving the said Southwesterly line and following the Northwesterly and Southwesterly lines of said Dodge property, the following two successive courses and distances, to wit: South 52°08'30" West 188.89 feet, South 37°25' East 67.24 feet to a corner of that certain parcel of land now or formerly owned by Malcolm Hammill, et ux; thence following the Northwesterly, Southwesterly and Southeasterly lines of said Hammill property the following successive courses and distances, to-wit: South 57°50' West 57.04 feet; South 26°28' East 149.46 feet; South 88°36' East 113.40 feet; and North 52°07' East 197.00 feet to a point in the East line of the Southeast quarter of the said Section 25; thence along said line, South 1°18' East 77.55 feet to the place of beginning.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point of intersection of the Northwesterly right-of-way line of East Bennett Road and the Southwesterly right-of-way line of Brunswick Road, as described in that certain deed recorded November 4, 1955, in Book 214, Official Records, at page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 72°19'32" West, 165.50 feet; thence from said point of beginning, South 62°50'00" West, 10.41 feet along the Northwesterly right-of-way line of said East Bennett Road, to the beginning of a curve concave to the Southeast having a radius of 294 feet; thence Southwesterly 49.22 feet along said curve through a central angle of 9°35'29" to the cusp of a curve concave to the West having a radius of 50 feet; thence Northeasterly and Northerly 86.23 feet along said curve through a central angle of 98°48'25" to the point of cusp on the Southwesterly right-of-way line of said Brunswick Road; thence on a semi-tangent, South 45°33'55" East, 64.26 feet along said Southwesterly right-of-way line to the point of beginning; as conveyed to the County of Nevada, a political subdivision of the State of California, by Deed recorded July 24, 1990, Series No. 90-23787, Official Records.

ALSO EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface, together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land; as reserved by Idaho Maryland Mines Corp. in Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185.

AP# 9-581-09, 10 & 11 and Portion of 9-581-08

PARCEL 2:

THE SURFACE RIGHTS to a depth of seventh-five (75) feet of a portion of the Southwest 1/4 of Section 30, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the said Section 30, Township and Range aforesaid; thence from said point of beginning with True Bearings North 1°18' West along the West line of the Southwest one-quarter of the said Section 30, Township and Range aforesaid, 77.56 feet; thence leaving the said line and running North 52°07' East 20.96 feet to a point in the Southwesterly line of that certain County road known as Brunswick Road; thence along said line South 45°33'55" East 122.57 feet to a point in the South line of the Southwest one-quarter of the said Section 30, thence following said South line, South 87°25'20" West 102.40 feet to the place of beginning.

AP# Portion of 9-581-08

PARCEL 3:

The surface and sub-surface to a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

BEGINNING at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1,125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

AP# 006-441-03

PARCEL 4:

All that certain portion of the Northwest one-quarter (NW 1/4) of Section Thirty One (31), Township Sixteen (16) North, Range Nine (9) East, M.D.M., being more particularly described as follows:

BEGINNING at the Southeast corner of that certain 14.044 acre tract of land as described in Deed dated December 3, 1956, recorded December 10, 1956 in Book "227" of Official Records, page 292, Filed No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book "214" of Official Records, page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

AP# 006-441-04

PARCEL 5:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

BEGINNING at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (Formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East 568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with a radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet, through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

EXCEPTING THEREFROM all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959 in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada corporation.

AP# 006-44[illegible]-05

PARCEL 6:

Lot 8, as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, page 75.

EXCEPTING THEREFROM the following described portion:

BEGINNING at a point on the Southeasterly right-of-way line of Brunswick Road, as described in that certain Deed recorded November 4, 1955 in Book 214, Official Records, at page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right-of-way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right-of-way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the Point of Beginning; as Conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

ALSO EXCEPTING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.

AP# 006-441-29 & 006-441-30

END OF DOCUMENT

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M. D. Emmerson

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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

5

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:$26.00 Transfer tax:$2090.00
Paid: $2116.00
Recorded By:AB

Order No: P-192062 APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

[X] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

[ ] Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

[ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

[ ] Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

[ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

[ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

[ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,090.00 City Transfer Tax: $0.00
(X) Unincorporated Area ( ) City of
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: _____
Name & Title: M.D. Emmerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss.
County of SHASTA)

On May 7, 2018 before me, Susan E. Witherspoon,
Notary Public personally appeared M. D. Emmerson

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 Susan E. Witherspoon

SUSAN E. WITHERSPOON
COMM. NO. 2089237
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
NOVEMBER 21, 2018

Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.
APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmain and Ina V. Balmain at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.
APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erica Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34

SURVEYOR'S CERTIFICATE:

This Final Map for BET ACRES represents a survey which is true and complete as shown, made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinances in January 1987, and the monuments are of a character and occupy the positions as shown and are sufficient to enable the survey to be retraced.

A.W. BEESON L.S. 3224

COUNTY SURVEYOR'S CERTIFICATE:

This Final Map has been examined by me, and the subdivision shown is substantially the same as it appeared on the Tentative Map and any approved alterations thereof and provisions of the Subdivision Map Act and local ordinances applicable at the time of the approval of the Tentative Map have been complied with and I am satisfied that this Final Map is technically correct this 25 day of FEB. 1987

~~WESLEY~~ W. ZECHAR R.C.E. 19284

COUNTY RECORDER'S CERTIFICATE:

I Bruce C. Bolinger, hereby certify that Inter-County Title certificate no. 82246 was filed with this office, and that this plat map was accepted for record, and recorded in Book 7 of Subdivisions at Page 75 Document No 87-04782 at 3:00 P.m. on this 24th day of February 1987

Doc # 87 04782

FEE: $12.00 pd

BRUCE C. BOLINGER

By: Frances Burr
DEPUTY

TAX COLLECTOR'S CERTIFICATE:

I. E. Christina Dabis, the official computing redemptions for the County of Nevada, State of California, do hereby certify that according to the records of my office, there are no liens for unpaid taxes or special assessments collected as taxes against the lands subdivided hereon, except taxes or assessments not yet due and payable, but constituting a lien is paid.

E. CHRISTINA DABIS
NEVADA COUNTY TAX COLLECTOR

BOARD OF SUPERVISOR'S CERTIFICATE:

This is to certify that the Board of Supervisors of the County of Nevada, State of California, by a motion adopted at a meeting held on the 23rd day of February 1987, did approve for filing this map of the BET ACRES property consisting of 4 sheets, and accepted for public use Item 1 offered for dedication above. All provisions of the Subdivision Map Act and local ordinances have been complied with regarding deposits this 23rd day of February 1987

CHAIRMAN OF THE BOARD

CLERK OF THE BOARD

OWNER'S CERTIFICATE:

The undersigned, being the only persons representing any record title interest in the herein subdivided lands, do hereby consent to the preparation and recording of this Final Map and offer for dedication and do hereby dedicate to the County of Nevada the following:

ITEM 1: For any and all Public road and Utility purposes, those areas shown as East Bennett rd. Areas A, B and C, excepting therefrom minerals below 150' with the right to mine without disturbing the surface.

MARY BOUMA

ERICA ERICKSON

WILLIAM TOMS

STATE OF CALIFORNIA } SS.
COUNTY OF _____

On this 5th day of February 1987 Before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Mary Bouma, Erica Erickson and William Toms. Known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

A. RADTKEY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires July 5, 1990

a Notary
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

MY COMMISSION EXPIRES July 5, 1990

EASEMENTS OF RECORD OF WHICH EXACT LOCATION CAN NOT BE DETERMINED

1. Idaho Maryland Mines to Normile, (now Walker) Pipeline Esmt. 224 OR 286
2. Matteson to Central Calif. Electric Co. overhead wires, 100 DEEDS 418 & 96 DEEDS 470

REFERENCE DEEDS:

D1 Bulgrin, 85-14691
D2 Bohemia Inc., 504 OR 129
D3 Bouma, Erickson & Toms 83-20536
D4 "The Cedars" 1074 OR 647
D5 Bohemia (Brunswick Timber) 986 OR 341 & 780 OR 284, 288.

REFERENCE MAPS:

R1 3 Sub. 13, "Cordell Estates" Ingram, R.C.E. 9927 1968

006-441-001, 002
009-580-060, 062, 063, 064
030-080-011, 013

Map 75

FINAL MAP
#85-7
for
BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E 1/4 of Sec. 36 T.16N., R8E., and the N.W. 1/4 of Sec. 31. T.16N. R.9E., M.D.B. & M.

In the unincorporated territory of

THE COUNTY OF NEVADA

January 1987 Scale 1"=100'
A.W. Beeson & Assoc. Inc.

ER-1499

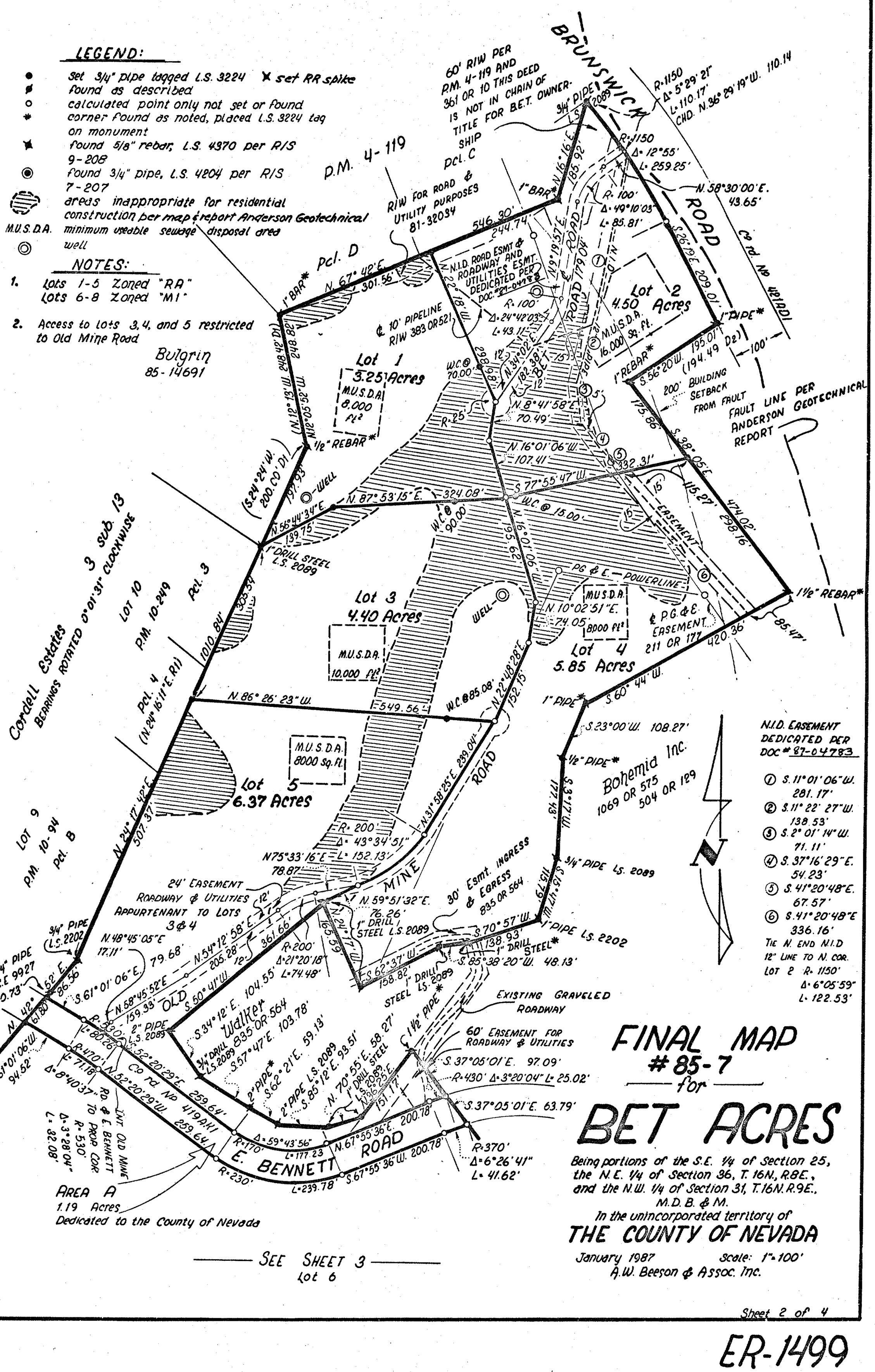
LEGEND:

- ● Set 3/4" pipe tagged L.S. 3224 ✕ set RR spike
- ◙ found as described
- ○ calculated point only not set or found
- ✱ corner found as noted, placed L.S. 3224 tag on monument
- ▣ found 5/8" rebar, L.S. 4370 per R/S 9-208
- ◉ found 3/4" pipe, L.S. 4204 per R/S 7-207
- areas inappropriate for residential construction per map & report Anderson Geotechnical
- M.U.S.D.A. minimum useable sewage disposal area
- ◎ well

NOTES:

1. Lots 1-5 Zoned "RA"
   Lots 6-8 Zoned "M1"
2. Access to lots 3, 4, and 5 restricted to Old Mine Road

Bulgrin
85-14691



N.I.D. EASEMENT DEDICATED PER DOC # 87-04783

① S.11°01'06"W. 281.17'
② S.11°22'27"W. 138.53'
③ S.2°01'14"W. 71.11'
④ S.37°16'29"E. 54.23'
⑤ S.41°20'48"E. 67.57'
⑥ S.41°20'48"E 336.16'

TIE N. END N.I.D 12" LINE TO N. COR. LOT 2 R=1150' Δ=6°05'59" L=122.53'

FINAL MAP #85-7
for
BET ACRES

Being portions of the S.E. 1/4 of Section 25, the N.E. 1/4 of Section 36, T. 16N., R.8E., and the N.W. 1/4 of Section 31, T.16N. R.9E., M.D.B. & M.
In the unincorporated territory of
THE COUNTY OF NEVADA

January 1987 Scale: 1"=100'
A.W. Beeson & Assoc. Inc.

SEE SHEET 3
Lot 6

ER-1499

ER-1499

See Sheet 2

Lot 5

Salera
528 OR 66

McDermiet
679 OR 179

N. 42°52' E.

1" PIPE
L.S. 2202

EAST BENNETT ROAD
Co rd. No 419 AKI

347.47'

S 61°01'06" E.
94.52'

R=470'
Δ=8°40'37"
L=71.18'

S 52°20'29" E. 259.64'

R=230
Δ=59°43'56"
L=239.78'

N. 67°55'36" E. 200.78'

R=370'
Δ=6°26'41"
L=41.62'

N 81°46'51" E.
176.18'

S. 75°33'32" E. 58.81'

S 69°52'04" E. 55.84'

R=730'
Δ=7°35'34"
L=96.74'

EAST BENNETT ROAD
AREA B & C DEDICATED
TO COUNTY OF NEVADA

AREA C.
SEE DETAIL TO
LEFT BELOW

AREA B.
0.048 Acres

N 75°33'32" W.

423.11'

S 77°26'43" E. 251.65'

S. 75°33'32" E. 25.55'

S 74°12'27" E. 23.63'

R=280' Δ=5°44'23" L=28.05'

S. 75°33'32" E. 80.57'

N. 60°00' E. 30.47'

S. 65°15'02" E. 39.82'

N.I.D. ROAD
EASEMENT
DEDICATED PER
DOC # 87-04783

S. 27°04'55" W.
85.00'

S. 79°44'48" W.
88.34'

S. 8°50'02" W.
95.00'

S. 9°42'44" W.
135.62'

N.I.D. EASEMENT DEDICATED
PER DOC # 87-04783

Lot 7

R=970'
Δ=1°08'48"
L=19.42'

R=970' L=10.10
Δ=0°35'48"

15'

15'

S 85°39'06" W.
206.60'

N. 35°37'33" W.
117.64'

S. 37°04'19" E.
35.64'

N. 53°41'54" W.
300.00'

N. 38°28'54" W. 264.05'

S 35°42'54" E.
109.29'

S 44°04'06" W.
43.10

S 63°02'54" E.
194.84'

N 42°55'06" E.
168.26'

720.14'

S. 27°04'55" W.

SEE SHEET 4

M.U.S.D.A.
10,000 ft²

Rogers
965-633

R/S
7-207
ROTATED 0°05'54"
COUNTERCLOCKWISE

S 63°38'54" E.
490.77'

N.I.D SPILL EASEMENT
DEDICATED PER
DOC # 87-04783

Lot 6
21.81 Ac.
(SEE NOTES SHEET 4)

BUILDING

Wolf

(N.I.D SPILL EASEMENT)

100'

100'

BUILDING

N. 47°33'55" W.
(N. 47°21' W.
708.35' D3, D4)
708.93'

1" PIPE
L.S. 2202

N. 66°40' W.

489.96'

"The Cedars"
1074 OR 647

1" PIPE
L.S. 2202

N. 30°00'39" W.

600.83'

SETBACK

Creek

SETBACK

1" PIPE
L.S. 2202

S. 27°04'55" W.

AREA B

S. 75°33'32" E.
25.55'

R=970'
Δ=0°35'48"
L=10.10'

S. 75°33'32" E.

N. 74°12'27" W. 23.63'

S 15°47'33" W

AREA C
28.81 ft²

61.75'

R=280' Δ=5°44'23" L=28.05'

S. 75°33'32" E.

N 15°11'45" E

N 15°47'33" E

N 8°03'10" E.

DETAIL C
Scale 1"=10'

BASIS OF BEARINGS:

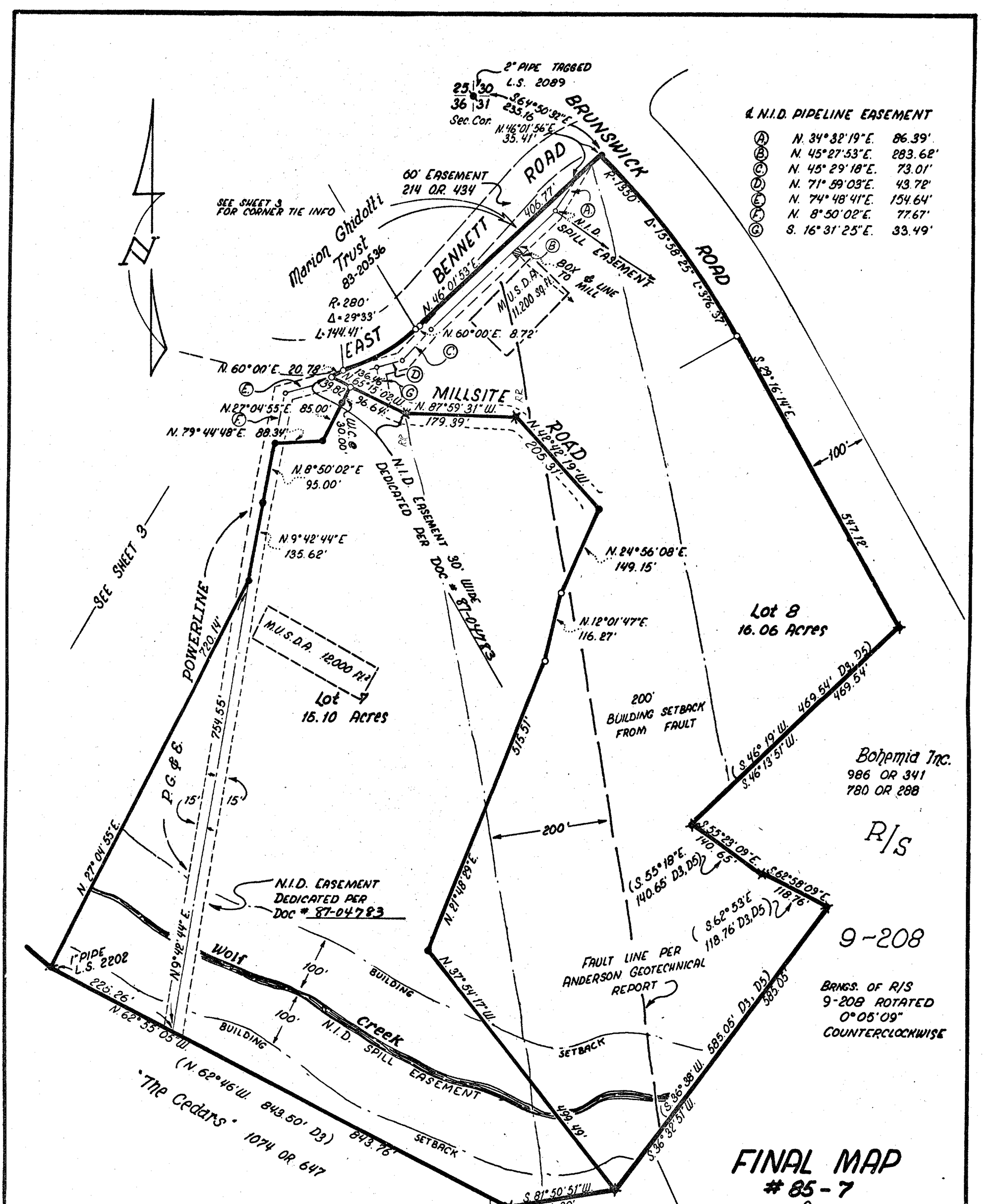
Monuments recovered along the boundary of the Bouma, Erickson and Toms Property as decribed in that Decree of Distribution filed as Doc.# 83-20536

FINAL MAP
85-7
for
BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T.16N., R.8E., and the N.W. 1/4 of Sec. 31, T.16N. R.9E. M.D.B.&M.
In the unincorporated territory of
THE COUNTY OF NEVADA

Jan 1987 Scale: 1"=100'

A.W. Beeson & Assoc. Inc.



℄ N.I.D. PIPELINE EASEMENT

A	N. 34°32'19"E.	86.39'
B	N. 45°27'53"E.	283.62'
C	N. 45°29'18"E.	73.01'
D	N. 71°59'03"E.	43.72'
E	N. 74°48'41"E.	154.64'
F	N. 8°50'02"E.	77.67'
G	S. 16°31'25"E.	33.49'

NOTES

1. Mine shafts may be located within the boundaries of this subdivision. All potential property owners should verify such locations prior to purchase.
2. Access to Lots 6, 7 and 8 restricted to Millsite road.
3. A soils report is required for each of the lots south of East Bennett Road (Lots 6, 7 and 8) prior to obtaining a building permit.

FINAL MAP #85-7

for

BET ACRES

Being portions of the S.E. 1/4 of Sec. 25, the N.E. 1/4 of Sec. 36, T16N., R.8E. and the N.W. 1/4 of Sec. 31 T16N. R.9E. M.D.B. & M.

In the unincorporated territory of

THE COUNTY OF NEVADA

January 1987 Scale 1"=100'

A.W. Beeson & Assoc. Inc.

ER-1499

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4392

GRANT DEED

IDAHO MARYLAND MINES CORPORATION, a Nevada corporation, hereby grants to OLIVER INVESTMENT COMPANY, a Nevada corporation, all its real property, including its real property in the name of Western Title Insurance and Guaranty Company, situated in the County of Nevada, State of California, together with any buildings and improvements thereon and any water and water rights, pipes and pipe lines, ditches and ditch rights and easements appurtenant thereto.

Subject to covenants, conditions, restrictions, and encumbrances of record and to all easements, rights and rights of way now existing on the above-described property, including, without limitation, existing pipes, pipe lines, roads, ditches, aqueducts, flumes, tunnels, reservoirs, poles, pole lines and easements for the same.

EXCEPTING AND RESERVING TO IDAHO MARYLAND MINES CORPORATION and its successors and assigns all minerals, gas, oil, and mineral deposits of every kind and nature located in and under such real property, provided, however, that wherever the surface is granted hereunder, then excepting and reserving only minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same, subject to the express limitation that the foregoing exception and reservation shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land.

FURTHER EXCEPTING AND RESERVING TO IDAHO MARYLAND MINES CORPORATION and its successors and assigns an area for

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mining purposes specifically described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, IDAHO MARYLAND MINES CORPORATION has caused this instrument to be executed by its officers thereunto duly authorized this 3rd day of August, 1959.

IDAHO MARYLAND MINES CORPORATION,
a Corporation

By _____
President

And by _____
Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 3rd day of August, 1959, before me, _____, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared GEORGE J. MORTON, known to me to be the President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Los Angeles, State of California the day and year in this certificate first above written.

_____
NOTARY PUBLIC in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On this 3rd day of August, 1959, before me, _____, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared JOHN N. DICKS known to me to be the Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the

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corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

Colleen J. Cotter

NOTARY PUBLIC in and for the City and County of San Francisco, State of California.

My Commission Expires March 22, 1960

3892

VOL 266 PAGE 185
OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

AUG 12 1959
AT 7 MIN. PAST 4 O'CLOCK P.M.
NEVADA COUNTY, CALIFORNIA
FEE: $1.40 Thos. A. Talbert RECORDER

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EXHIBIT A

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and portions of Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., also being portions of J. M. English Lode, Centennial Lode, Marjorie Lode, Union Hill Lode, Lucky or Agnes Lode, Cambridge Lode, Brunswick Lode, Halphene Lode and Maryland 22-J Lode, being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain county road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with TRUE BEARINGS following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25 a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly, and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 36' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning. Containing 78.531 acres.

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4722

DEED

THIS INDENTURE, made the 24th day of October, A.D., 1955, between IDAHO MARYLAND MINES CORPORATION, a Nevada Corporation, the party of the first part, and the COUNTY OF NEVADA, a political subdivision of the STATE OF CALIFORNIA, the party of the second part;

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Ten Dollars, in lawful money of the United States of America, to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the said party of the second part, its successors and assigns forever, all that certain real property situate in the County of Nevada, State of California, more particularly described as follows, to-wit:

PARCEL NO. 1:

A strip of land 100 feet in width traversing a portion of the East one-half of Section 25, Township 16 North, Range 8 East, M. D. M., the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 65 plus 91.86, a point on the North line of the South one-half of the Northeast one-quarter of said Section 25, from which the Northeast corner of the said South one-half of the Northeast one-quarter bears North 88° 58' East 2298.70 feet distant; thence from said point of commencement with TRUE BEARINGS South 6° 09' 11" East 886.57 feet to Engineer's Station 74 plus 78.43 designating the beginning of a left curve having a radius of 1000.00 feet; thence along said curve in a Southerly and Southeasterly direction, consuming an angle of 50° 40' 49" A distance of 884.54 feet to Engineer's Station 83 plus 62.97 designating the end of said curve; thence South 56° 50' East 902.27 feet to Engineer's

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Station 92 plus 65.24 designating the beginning of a right curve having a radius of 1200.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 30° 31' a distance of 639.14 feet to Engineer's Station 99 plus 04.38 designating the end of said curve; thence South 26° 19' East 867.65 feet to Engineer's Station 107 plus 72.03 equals Engineer's Station 108 plus 02.08 designating the beginning of a left curve having a radius of 1200.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 19° 14' 55" a distance of 403.14 feet to Engineer's Station 112 plus 05.22 designating the end of said curve; thence South 45° 33' 55" East 250.00 feet to Engineer's Station 114 plus 55.22. Containing 11.00 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the Grantors adjacent to the above described parcel of land.

EXCEPTING from the above described strip of land, that portion thereof in conflict with the Southwest one-quarterof Section 30, Township 16 North, Range 9 East, M. D. M.

ALSO EXCEPTING from the above described strip of land, thatcertain parcel of land now or formerly owned by John J. Looser, and being described as follows, to-wit:

A portion of the Southeast one-quarter of Section 25, Township 16 North, Range 8 East, M. D. M., described as follows, to-wit:

Beginning at a point, from which the East one-quarter Section corner of said Section 25 bears North 36° 20' 12" East 1252.86 feet distant; thence from said point of commencement with TRUE BEARINGS South 77° 32' West 68.42 feet to a point in the present center line of that certain county road known as the Brunswick Road; thence along said center line following two successive courses and distances, to-wit: South 30° 32' 18" East 470.97

Best Available

feet, South 30° 51' 10" East 625.06 feet; thence leaving said center line and running North 26° 19' West 758.16 feet to the beginning of a left curve having a radius of 1250.00 feet; thence along said curve in a Northwesterly direction, consuming an angle of 14° 29' 55" a distance of 316.31 feet to the place of beginning. Containing 0.450 acres.

ALSO EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 2:

A strip of land 100 feet in width traversing a portion of Section 31, Township 16 North, Range 9 East, M. D. M., the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 115 plus 17.03, a point on the North line of said Section 31, from which the Northwest corner thereof bears South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS South 45° 33' 55" East 99.27 feet to Engineer's Station 116 plus 16.30 designating the beginning of a right curve having a radius of 1400.00 feet; thence along said curve in a Southeasterly direction, consuming an angle of 16° 17' 41"a distance of 398.15 feet to Engineer's Station 120 plus 14.45 designating the end of said curve; thence South 29° 16' 14" East 2902.70 feet to Engineer's Station 149 plus 17.15 designating the beginning of a right curve having a radius of 800.00 feet; thence along said curve in a Southerly direction, consuming an angle of 38° 50' a distance of 542.22 feet to Engineer's Station 154 plus 59.37 designating the end of said curve; thence South 9° 33' 46" West 534.45 feet to Engineer's Station 159 plus 93.82 designating the beginning of a left curve having a radius of 1000.00 feet; thence along said curve in a Southerly direction, consuming an

Best Available

angle of 24° 04' 11" a distance of 420.09 feet to Engineer's Station 164 plus 13.91 designating the end of said curve; thence South 14° 30' 25" East 222.61 feet to Engineer's Station 166 plus 30.52. Containing 11.752 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said county road, upon the lands of the grantors adjacent to the above described parcel of land.

EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 3:

A strip of land 60 feet in width traversing a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, and a portion of the Northeast one-quarter of Section 36, Township 16 North, Range 8 East, M. D. M. described as follows, to-wit:

Beginning at Engineer's Station 115 plus 96, from which the Northwest corner of said Section 31, identical with the Northeast corner of said Section 36 bears the following two successive courses and distances, to-wit: North 45° 33' 55" West 76.97 feet; thence South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS South 62° 50' West 73.08 feet to the beginning of a left curve having a radius of 264.00 feet; thence along said curve in a Southwesterly direction, consuming an angle of 22° 15' a distance of 102.52 feet to end of said curve; thence South 40° 35' West 271.73 feet to the beginning of a right curve having a radius of 250.00 feet; thence along said curve in a Southwesterly direction, consuming an angle of 63° 12' 33" a distance of 275.80 feet. Containing 1.430 acres.

Best Available

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the granters adjacent to the above described parcel of land.

EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

PARCEL NO. 4:

A strip of land 60 feet in width traversing the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, W. D. M. the center line of which being described as follows, to-wit:

Beginning at Engineer's Station 115 plus 96, from which the Northwest corner of said Section 31, identical with the Northeast corner of said Section 36 bears the following two successive courses and distances, to-wit: North 45° 33' 55" West 78.97 feet, thence South 87° 25' 20" West 170.74 feet distant; thence from said point of commencement with TRUE BEARINGS North 62° 50' East 135.67 feet to the beginning of a right curve having a radius of 214.00 feet; thence along said curve in an easterly direction, consuming an angle of 25° 52' 34" a distance of 96.65 feet to end of said curve; thence North 88° 42' 34" East 570.00 feet. Containing 0.480 acres.

Together with the right to extend culverts and the slopes of cuts and fills, as required for the construction and maintenance of said County Road, upon the lands of the grantors adjacent to the above described parcel of land.

EXCEPTING from the above described strip of land all that portion thereof in conflict with the Southwest one-quarter of Section 30, Township 16 North, Range 9 East, W. D. M.

ALSO EXCEPTING, however, from this grant, conveyance and transfer and reserving to the Grantor, its successors and

Best Available

assigns, the perpetual right and ownership, together with the right to mine for extract and take minerals from beneath the surface of, and the subsurface of that portion of the property lying more than 50 feet beneath the surface thereof.

IDAHO MARYLAND MINES CORPORATION

B. C. Austin
President

C. L. Allan
Secretary

STATE OF CALIFORNIA)
) ss
COUNTY OF Nevada)

On this 24th day of October, 1955, before me Charles G. Brown, a Notary Public in and for said County, personally appeared B. C. AUSTIN and C. L. ALLAN the President and Secretary respectively, of Idaho Maryland Mines Corporation, the Corporation that executed the within and foregoing instrument and also known to me to be the persons who executed it on behalf of the Corporation therein named, and they acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in the said County the day and year in this certificate first above written.

Charles G. Brown
Notary Public

CHARLES G. BROWN, Notary Public
My Commission Expires May 8, 1959
411 So. Auburn St., Grass Valley, Calif.

Best Available

4722

Recorded at Request of
COUNTY OF NEVADA
at 20 min past 8 o'clock A M
[illegible] - 1955
VOL 214 PAGE 431
OFFICIAL RECORDS
NEVADA COUNTY RECORDS
John E. Patrick FEE no fee
RECORDER

RESOLUTION OF ACCEPTANCE

BE IT RESOLVED, that the County of Nevada, acting by and through the Board of Supervisors, hereby consents to the execution and recordation of the within deed, and accepts for public purposes the real property and/or interest therein and/or easement thereon, therein described.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of November, 1955.

John S. Francis
Chairman of the Board of Supervisors

ATTEST:

R. E. Scobble
County Clerk and Ex-Officio Clerk of the Board of Supervisors

4722

RECORDING REQUESTED BY

Inter-County Title Co.
#89593-JRT

AND WHEN RECORDED MAIL TO

County of Nevada
Department of Transporation
950 Maidu Avenue
Nevada City, Ca. 95959-6100

90 17706

INTER-COUNTY TITLE CO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE NF

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ NONE REQUIRED
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

A.P. No. Portion 06-441-29 CORPORATION

Grant Deed

ORDER NO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bohemia Incorporated, an Oregon Corporation

hereby GRANT(S) to

County of Nevada, a political Subdivision of the State of California

the following described real property in the County of Nevada, State of California:

Being a portion of the NW 1/4 of Section 31, T.16 N., R.9 E., M.D.M., and being more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 215 Official Records, at Page 431, Nevada County Records, executed by Idaho Maryland Mines Corporation, a Nevada Corporation, to the County of Nevada, a political subdivision of the State of California, and the most northerly corner of Lot 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75, from which the northwest corner of Section 31, T.16 N., R.9 E., M.D.M., bears N64° 01' 34"W, 235.16 feet; THENCE FROM SAID POINT OF BEGINNING, along the southwesterly right-of-way line of said Brunswick Road in a southeasterly direction along a curve concave to the southwest with a radius of 1,350 feet to which a radial line bears N44° 43' 16"E; thence southeasterly 53.62 feet along said curve through a central angle of 2° 16' 34", to a radial line of said curve which bears N44° 43' 16"E; thence leaving said west right-of-way line S88° 55' 01"W, 60.76 feet; thence S51° 52' 43"W, 120.52 feet to the northwesterly line of said Lot 8 of BET ACRES; thence N46° 01' 53"E, 164.25 feet, along said northwesterly line of said Lot 8 of BET ACRES to the point of beginning.
Containing 2,208 square feet, 0.0507 acres.

EXCEPTING AND RESERVING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises without disturbing the surface thereof.

STATE OF CALIFORNIA
COUNTY OF } SS

On _____ before me the undersigned, a Notary Public in and for said State, personally appeared

_____

personally known to me, or proved to me on the basis of satisfactory evidence, to be the person _____ whose name is subscribed to the within instrument and acknowledged that executed the same

WITNESS my hand and official seal

Signature

Dated May 23, 1989.

BOHEMIA INC.

By _____
Fred J. Kupel, Vice President
Finance and Administration

By _____
Gayle A. Hescock, Assistant
Secretary

By _____
Richard D. Tinney
President and CEO

Mail Tax Statements to Return Address Above

STATE OF OREGON)
COUNTY OF LANE) SS

On May 23, 1989, before me, the undersigned, a notary public in and for said state, personally appeared FRED J. KUPEL, Vice President-Finance and Administration and GAYLE A. HESCOCK, Assistant Secretary of BOHEMIA INC., an Oregon corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same on behalf of the within-named corporation.

WITNESS my hand and official seal.

Notary Public for Oregon
Residing at Eugene, Oregon
My Commission Expires: 7-28-91

STATE OF OREGON

County of Lane

On May 23, 1989, before me, the undersigned, a notary public in and for said state, personally appeared **RICHARD D. TINNEY**, President and CEO of **BOHEMIA INC.**, an Oregon corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of the within-named corporation.

WITNESS my hand and official seal.

Notary Public for Oregon
Residing at Eugene, Oregon
My Commission Expires: 7-25-91

BASIS OF BEARING:

Monuments found are as shown on an Unrecorded Map made by Carlos McGuire, L.S. 2089, a copy of which is on file with the Nevada County Department of Transportation in "Unrecorded Surveys S-266"

96 17706

029.10 002
240.2569 004

RESOLUTION No. 89373

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

BRUNSWICK ROAD LEFT TURN LANE FAST PROJECT
RIGHT-OF-WAY ACQUISITION

WHEREAS, the County desires to construct left turn lanes on Brunswick Road at the Greenhorn/East Bennett intersection, and

WHEREAS, it is necessary to acquire right-of-way from Nevada County Broadcasters, Inc., Bohemia, Inc. and the Rust Trust, and

WHEREAS, with Resolution No. 89-199, the Nevada County Board of Supervisors approved the appraisals for these rights-of-way, and

WHEREAS, the Department has successfully negotiated with the Nevada County Broadcasters, Inc. and Bohemia, Inc. to acquire the necessary right-of-way in the amount of the appraisal, and

WHEREAS, the Department of Transportation has received a right-of-entry for the purpose of construction from the Rush Trust and will continue negotiations.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Supervisors:

1. Authorize the Department of Transportation to enter into purchase agreements with Nevada County Broadcasters, Inc. and Bohemia, Inc. and accept the necessary right-of-way on behalf of Nevada County.

2. Direct the Auditor-Controller to issue a warrant in the amount of $1,110.00 payable to Inter-County Title Company marked Escrow Account Nos. 89595 ($260.00), 89596 ($150.00) and 89593 ($700.00) and charge to Engineering Division's budget (114-894-5000/53070).

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 25th day of July, 19 89, by the following vote of said Board:

Ayes: Supervisors Todd Juvinall, Jim Callaghan, Jim Weir, Bill Schultz, "G" "B" Tucker.

Noes: None

Absent: None

Abstain: None

Chairman

ATTEST;
CATHY R. THOMPSON
Clerk of the Board of Supervisors
By, _____

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST: MAY 23 1990
CATHY R. THOMPSON
Clerk To the Board of Supervisors
COUNTY OF NEVADA
By _____ Deputy

DATE	COPIES SENT TO
7-28-89	DOT (3)
	A-C
	Co. Counsel
	SM: jm

END OF DOCUMENT

RECORDING REQUESTED BY

Inter-County Title Co.

88 07737

INTER-COUNTY TITLE CO.

'88 APR -1 AM 9:00

NEVADA COUNTY RECORDER

Bohemia, Inc.
P.O. Box 1819
Eugene, Oregon 97440-1819

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $330.00 TRANS TAX PD
(XX) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

A.P. No. 6-441-29 & 30

Grant Deed

ORDER NO. 88772-rs

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS, by Decree of Distribution dated August 12, 1983,

hereby GRANT(S) to

BOHEMIA, INC., an Oregon corporation,

the following described real property in the unincorporated area of the County of Nevada, State of California:

Lot 8 as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

EXCEPTING AND RESERVING THEREFROM all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises without disturbing the surface thereof.

RESERVING FROM the above described Lot 8 of "BET ACRES" an easement 40 feet wide for roadway and utility purposes the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of "BET ACRES" and is described as follows:

Beginning at the most westerly corner of said Lot 8 being in the south line of East Bennett Road; thence, South 65° 15' 02" East, 136.46 feet; thence South 87° 59' 31" East, 179.39 feet; thence, South 42° 42' 19" East, 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 20 feet wide for roadway and utility purposes lying within Lots 6 and 7 of "BET ACRES" the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of "BET ACRES" and is described as follows:

Beginning at the most westerly corner of said Lot 8 being in the south line of East Bennett Road; thence, South 65° 15' 02" East, 136.46 feet; thence, South 87° 59' 31" East, 179.39 feet; thence, South 42° 42' 19" East, 205.31 feet to the end of this easement.

COS

STATE OF CALIFORNIA
COUNTY OF Nevada } SS

On March 14, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Bouma, Erica Erickson, and William Toms

personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

Signature Ruth J. Strong

Dated March 10, 1988

Mary Bouma
Mary Bouma

Erica Erickson
Erica Erickson

William Toms
William Toms

OFFICIAL SEAL
RUTH J. STRONG
NOTARY PUBLIC-CALIFORNIA
NEVADA COUNTY
My Commission Expires Dec 08 1989

CT 1D

Mail Tax Statements to Return Address Above

END OF DOCUMENT

Ref.

83 20536

ENDORSED
FILED
AUG 12 1983
BRUCE C. BOLINGER
COUNTY CLERK
JILLIANE HOWARD
Deputy Clerk

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Robert Hawkins
AUG 15 1983
AT 8 MIN. PAST 10 O'CLOCK A.M.
NEVADA COUNTY RECORDS
NEVADA COUNTY, CALIFORNIA
RECORDER
25.00

Richard M. Hawkins
A Professional Corporation
305 Railroad Avenue, Suite 10
Nevada City, California 95959
(916) 265-6908
PORDER-m
Attorney for Executor

SUPERIOR COURT, COUNTY OF NEVADA

In the Matter of the Estate of:

MARIAN GHIDOTTI, aka MARIAN MILDRED GHIDOTTI, aka MARIAN M. GHIDOTTI aka MARIAN ROGERS,

Case No. 9015

Deceased. /

ORDER SETTLING
SECOND AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION FOR SETTLEMENT; PETITION FOR FEES AND EXTRAORDINARY FEES AND FOR FINAL DISTRIBUTION

MARY BOUMA and ERICA ERICKSON, as Executors of the Will of MARIAN GHIDOTTI, deceased, having filed their Second and Final Account and Report of Executor; Petition for Settlement; Petition for Fees and Extraordinary Fees and for Final Distribution coming on regularly this day for hearing, the Court finds:

1. Notice of hearing of the Petition has been regularly given as prescribed by law.

2. All acts and transactions of the Executors of the Will of MARIAN GHIDOTTI, deceased, during the period of the administration of the estate are truly shown and should be approved, and all allegations of the Petition for Settlement and for Final Distribution are true. The report is full, true and correct, and should be settled, allowed and approved as filed.

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
305 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-6908

83 20536

3. MARIAN GHIDOTTI died testate on May 12, 1980 in the County of Nevada, State of California, and was, at the time of death, a resident of Nevada County, California.

4. On June 2, 1980, MARY BOUMA and ERICA ERICKSON were appointed Executors of decedent's Will and qualified as such on June 2, 1980, and since then have been and now are the Executors of the decedent's Will.

5. Notice of Death and of Petition to Administer Estate has been published pursuant to Probate Code Section 333, which Notice pursuant to Probate Code Section 700 constitutes Notice to Creditors. An Affidavit showing due publication of said Notice was filed with the Court on May 28, 1980. More than four months have elapsed since the first issuance of Letters Testamentary on June 2, 1980, and the time for filing or presenting claims has expired.

6. All claims filed or presented against the estate have been allowed by the Executors, approved by this court, and paid.

7. All debts of decedent and of the estate and all expenses of administration have been paid, except the balance of the statutory and ordinary fees of the Executors and the attorney for the Executors, and the extraordinary fees of the Executors and the attorney for the Executors, and the balance of the costs of administration expended by the attorney and the closing expenses.

8. A written report of the Inheritance Tax Referee is on file in the proceeding and an order fixing inheritance tax due the State of California has been made by this court. The tax has

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RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
208 RAILROAD AVENUE
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NEVADA CITY,
CALIFORNIA 95959
(916) 265-5908

been paid in full as evidenced by the receipts of the California State Treasurer.

9. All personal property taxes due and payable by the estate have been paid.

10. A federal estate tax return has been filed for this estate, and the tax shown to be due on the return as adjusted on audit has been paid. The return has been audited and the Executors have been released from personal liability for the federal estate tax.

11. All California and federal income taxes due and payable by the estate will be paid by the Executors prior to discharge as Executors.

12. All assets of the estate are decedent's separate property.

13. The estimated expenses of closing the estate for the attorney are $500.00 and the Executors should be authorized to disburse that sum to him.

14. The estimated expenses of closing the estate including the reserve for payment of any liability that may hereafter be determined to be due from the estate are $100,000.00, and the Executors should be authorized to withhold that sum from distribution.

15. Distribution should be ordered as prayed for.

IT IS ORDERED AND ADJUDGED that:

1. The administration of the estate is brought to a close.

2. The Executors of the Will of MARIAN GHIDOTTI, deceased, have in their possession belonging to the estate, after deducting

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508 RAILROAD AVENUE
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credits to which they are entitled, a balance at the appraised value of $2,555,873.76. The Second and Final Account, Petition and Report of the Executors is settled, allowed, and approved as filed.

3. All acts and transactions of the Executors relating to the matters set forth in the Account, Petition and Report are confirmed and approved.

4. The Executors are authorized and directed to retain $100,000.00 from distribution at this time to defray closing expenses and as a reserve for additional liabilities, and any unexpended portion of such reserve for closing expenses and additional liabilities shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARIAN GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

5. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, their attorney, $15,382.22 which is the unpaid balance of statutory fees for his services rendered in the administration of this estate and the sum of $45,000.00 for his extraordinary fees for the extraordinary services rendered in this estate as set forth in the pleadings previously filed in this estate.

6. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, the sum of $575.00 for costs of administration expended during the

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RICHARD M. HAWKINS
A PROFESSIONAL
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208 RAILROAD AVENUE
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administration of this estate and said sum to include the sum of $500.00 for closing expenses.

7. The Executors are authorized and directed to pay to themselves, the sum of $15,382.22 which is to be split equally between them, as the balance of statutory fees for their services rendered in the administration of this estate, and $20,000.00 which is to be split equally between them, for their compensation for extraordinary services rendered in the administration of the estate, as set forth in the pleadings previously filed herein.

8. Notice to Creditors has been given as required by law.

9. The estate in the possession of the Executors remaining for distribution before payment of the fees and costs consists of the following property which shall be distributed after payment of the fees and costs and the reserve as follows:

(1) To MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS, each as to an undivided one-third (1/3) interest, the real property as more particularly described in attached Exhibit "A" which is incorporated herein by reference.

(2) To ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965, the residue of the estate, consisting of the assets set forth in attached Exhibit "B", which is incorporated herein by reference.

10. Any other property of the estate not now known or discovered that may belong to the estate or which the decedent or

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
105 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-6908

83 20536

the estate may have any interest in, shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

Dated: AUG 17 1983, 1983

[illegible] VOLLMER

JUDGE OF THE SUPERIOR COURT

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: AUG 22 1983

BRUCE C. BOLINGER

County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the COUNTY OF NEVADA

By [illegible] Deputy

LAW OFFICES OF RICHARD M. MAYFIELD A PROFESSIONAL CORPORATION 308 RAILROAD AVENUE SUITE 10 NEVADA CITY, CALIFORNIA 95959 (916) 265-6908

83 20536

EXHIBIT "A"
DESCRIPTION

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

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

EXCEPTING THEREFROM the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the deed from Newmont Exploration Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at page 361, Nevada County Records.

Assessor's Parcel No. 9-560-005
9-560-010

83 20536

EXHIBIT "A"
DESCRIPTION

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

PARCEL NO. 1:

All that portion of the Southwest quarter of the Northeast quarter (SW¼ of NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Eight (8) East, M.D.B. & M., described as follows:

Commencing at the quarter corner on the North line of Section 26, Township 16 North, Range 8 East, M.D.B. & M., thence South 1° 25' East 1362.20 feet to a ½ inch pipe; thence South 75° 25' East 20.49 feet to the Northeast corner of that certain parcel of land described by deed Bennett to Gammon, recorded in Book 168 of Official Records, at Page 399, Nevada County Records, a point on the Southerly line of the Idaho Maryland Road, the Northwest corner of the parcel described hereby, the point of beginning, and running thence along the Easterly line of said Gammon property, South 8° 41' West 94.67 feet to a fence corner on the Northerly bank of Wolf Creek; thence South 79° 07' East 85.98 feet to a ½ inch pipe on the Northerly bank of Wolf Creek; thence North 26° 35' East 32.73 feet to an old fence post; thence North 12° 58' East 16.32 feet to an old fence post; thence North 35° 14' West 13.42 feet to the intersection of the fence and house; thence along fence North 14° 26' West 42.43 feet to the fence intersection on the Southerly side of the Idaho Maryland Road; thence along the Southerly side of said road North 79° 48' West 71.26 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot Three (3), Block Three (3), of the Townsite of East Grass Valley, California, as said lot and block are designated upon the Official Map of the Townsite of East Grass Valley, made by Samuel Alderman, in the year 1890, described as follows:

Beginning at the Northwest corner of the Morehouse Quartz Mine (Lot 53), from which the North quarter section corner of Section 26, Township 16 North, Range 8 East, M.D.B. & M., bears the following three (3) courses and distances South 71° 30' East 132.00 feet, South 87° 08' East 44.00 feet, and North 01° 25' West 1521.20 feet; thence from said point of beginning, South 71° 30' East 132.00 feet along the Northerly line of the said Morehouse Quartz Mine; thence South 87° 08' East 44.00 feet to a point in the East line of the townsite of East Grass Valley; thence North 01° 25' West 59.59 feet along

(continued, Page 2)

83 20536

Description - continued

said East line to a point located South 01° 25' East 1461.61 feet from the said North quarter corner of said Section 26; thence South 78° 17' West 55.69 feet; thence South 86° 03' West 85.00 feet; thence North 76° 52' West to a point in the Northerly extension of the Westerly line of the said Morehouse Quartz Mine (Lot 53) and thence South 18° 30' West along said Northerly extension to the point of beginning.

Assessor's Parcel No. 9-200-008
9-200-014

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EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 85° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

83 20536

Description - continued

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

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Page 3
Description - continued

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

Assessor's Parcel Nos.:
9-200-020
9-200-038
9-550-013
9-550-014
9-560-002
9-560-008

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EXHIBIT "A"
DESCRIPTION

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

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and a portion of Section 31, Township 16 North, Range 9 East, M.D.M., being portions of J. M. English Lode, Union Hill Lode, Centennial Lode, Halphene Lode, Cambridge Lode, Lucky or Agnes Lode, and Maryland No. 24 Lode and also Lots 1, 3 and 5 of the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.M., and the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain County Road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with true bearings following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25" a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain, et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick

(Continued - Page 2)

83 20536

Description - continued

Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile, et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 30' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning.

Assessor's Parcel Nos. 6-441-001 6-441-002
9-580-021 9-580-022
9-580-024 9-580-059
9-580-060 9-630-011
9-630-013

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Along with the net income from said property accruing to the estate after the federal estate tax and California inheritance taxes that were chargeable against that property were paid.

All mineral rights that MARIAN GHIDOTTI owned in connection with the Idaho-Maryland and Brunswick Mine Properties, which properties are more particularly described above in this Exhibit "A", which were acquired by WILLIAM GHIDOTTI and MARIAN GHIDOTTI from Idaho-Maryland Industries, Inc., by a Quitclaim Deed recorded June 12, 1963, which was recorded in Vol. 337 beginning at page 175, Official Records of Nevada County, California, reference to which Deed is made hereby for a more particular description of said mineral rights.

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EXHIBIT "B"

Bank Accounts

1.	Gold Country Bank, Savings Account, #2-53-000912; Nevada City, CA; 5¼% account; Balance	$ 4,767.50
2.	Gold Country Bank, Commercial Account, #53-10167-7; Nevada City, CA; Balance	$240,878.71
3.	Gold Country Bank, Nevada City, CA	
	a. C.D. #153-002117	$100,000.00
	b. C.D. #153-002119	$100,000.00
	c. Checkmate Checking #53-10626-2 Balance	$ 56,682.50
4.	Gold Country Bank, Glenbrook Branch Grass Valley, CA	
	a. C.D. #150-007580	$100,000.00
5.	Security Pacific National Bank Nevada City, CA	
	a. C.D. #709-656	$100,000.00
6.	Nevada County National Bank	
	a. Money Market Checking	$103,736.15
	TOTAL BANK ACCOUNTS (8 items)	$806,064.86

Promissory Notes

7. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : David W. Becker & James K. Becker
Payee (Beneficiary): Marian Ghidotti
Date: January 11, 1979
Principal Amount: $53,000.00
Interest Rate: 8% From 2/15/79
Payable: $400.00 or more per month beginning 3/15/79, and continuing until 2/15/89 when balance due.
Unpaid Balance: $49,371.48

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8. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : James E. Vendley, Dorothy L. Vendley, Oscar Pfanner, Jr., & Donnie M. Pfanner
Payee (Beneficiary): Marian Ghidotti
Date: May 10, 1979
Principal Amount: $85,000.00
Interest Rate: 8% from 7/1/79
Payable: $4,250.00 or more semiannually of principal beginning 1/1/80 plus interest.
Unpaid Balance: $55,250.00

9. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter Edward Bolitho
Assumed by Larry and Linda Keith
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 22, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981.
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981.
Document #81-16861, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,308.76

10. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 17, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981
Document #81-16864, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,294.42

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11. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho and Walter Edward Bolitho.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 11, 1981
Payable: $554.89 or more per month, until September 11, 1991, when balance is due.
Deed of Trust - Recording Date: September 11, 1981
Document #81-24263, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,653.97

12. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Steve L. Castagna, Vernice Castagna, John R. Lenz and Janine M. Lenz.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 9, 1981
Principal Amount: $54,800.00
Interest Rate: 12%
Interest From: July 14, 1981
Payable: $563.69 or more per month, until July 14, 1991, when balance is due.
Deed of Trust - Recording Date: July 14, 1981
Document #81-18501, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$54,437.07

13. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): William L. McCrea and Rebecca Jo Graves.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 10, 1981
Principal Amount: $48,000.00
Interest Rate: 12%
Interest From: July 21, 1981
Payable: $493.74 or more per month, until July 21, 1991, when balance is due.
Deed of Trust - Recording Date: July 21, 1981
Document #81-19168, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$47,646.64

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14. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Paul J. Graham and Carolyn L. Graham. (loan assumed by Glenn & Joyce Garrett)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 28, 1981
Principal Amount: $27,000.00
Interest Rate: 12%
Interest From: September 29, 1981
Payable: $277.73 or more per month, until September 29, 1991, when balance is due.
Deed of Trust - Recording Date: September 29, 1981
Document #81-26093, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$26,829.81

15. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter A. Lindenfelser and Gloria C. Lindenfelser.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 14, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 16, 1981
Payable: $477.29 or more per month, until September 16, 1991, when balance is due.
Deed of Trust - Recording Date: September 16, 1981
Document #81-24845, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$46,091.13

16. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Robert J. Pelton(assumed by Deborah A. Zoellner)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 15, 1981
Principal Amount: $63,600.00
Interest Rate: 12%
Interest From: July 31, 1981
Payable: $654.00 or more per month, until July 31, 1991, when balance is due.
Deed of Trust - Recording Date: July 31, 1981
Document #81-20393, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$62,189.62

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17. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Kristen Ann Pendola
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 4, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 14, 1981
Payable: $477.28 or more per month, until September 14, 1991, when balance is due.
Deed of Trust - Recording Date: September 14, 1981
Document #81-24331, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.40

18. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harry Robert Reeder, Marjorie Eloise Reeder, Elaine Jane Seip and Gertrude B. Fitzgerald.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981 (Note dated 7/3/81)
Principal Amount: $116,000.00
Interest Rate: 12%
Interest From: July 23, 1981
Payable: $1,193.21 or more per month, until July 23, 1991, when balance is due.
Deed of Trust - Recording Date: July 23, 1981
Document #81-19395, re-recorded 8/21/81 #81-22427, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $115,145.94

19. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Michael A. Shirer, Rachel Shirer, Floyd R. McGinnis, Jr., and Nicole Ree McGinnis.
Payee (Beneficiary): *Heirs and Devisees of Marian Ghidotti,* Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 27, 1981
Principal Amount: $192,000.00
Interest Rate: 12%
Interest From: July 28, 1981
Payable: $1,974.97 or more per month, until July 28, 1991, when balance is due.
Deed of Trust - Recording Date: July 28, 1981
Document #81-20084, rerecorded 9/18/81, Document #81-25147,
Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $190,485.02

20. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harvey Allan Sitzer
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 8, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: June 22, 1981
Payable: $432.02 or more per month, until June 22, 1991, when balance is due.
Deed of Trust - Recording Date: June 22, 1981
Document #81-18880, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,675.78

21. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 15, 1981
Payable: $534.89 or more per month, until September 15, 1991, when balance is due.
Deed of Trust - Recording Date: September 15, 1981
Document #81-24523, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,672.49

22. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: July 9, 1981
Payable: $426.50 or more per month, until July 9, 1991, when balance is due.
Deed of Trust - Recording Date: July 9, 1981
Document #81-18071 7/9/81, rerecorded 8/4/81 as Document #81-20680, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,841.10

23. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Guido M. Wycliffe and Edna M. Wycliffe
Note assumed by Bradford and Lynne Kelly.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: September 17, 1981
Document #81-24956, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

45,021.40

24. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Frank and Carol Pendola.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: 9/17/81
Document #81-24958, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$45,102.87

TOTAL PROMISSORY NOTES (18 items) $1,049,108.90

GHIDAC-bo

END OF DOCUMENT

NEVADA COUNTY

RECORDING REQUESTED BY

INTER-COUNTY TITLE CO.

AND WHEN RECORDED MAIL TO

Name Erica Erickson
Street Address P. O. Box 925
City & State Nevada City, Ca. 95959

83 30414

OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

NOV 21 1983
AT 2 MIN. PAST 2 O'CLOCK M.
NEVADA COUNTY, CALIFORNIA
Duane C. Bolinger RECORDER
6.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

AP #9-560-005, 010, 002 & 008
9-200-020, 038 and 9-550-013, 014 and 015

ICTC #80402

Corporation ~~Grant Deed~~ Quitclaim DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LAUSMANN LUMBER & MOULDING COMPANY, a California Corporation

hereby GRANT(S) to

MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS

the following described real property in the unincorporated area of the County of Nevada, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF CALIFORNIA } SS.
COUNTY OF Placer

On November 4 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared H.A. LAUSMANN, known to me to be the President, and STEVE LAUSMANN known to me to be Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Betty Holihan

Dated: November 1, 1983

LAUSMANN LUMBER & MOULDING COMPANY,
a California Corporation

By H.A. Lausmann President

By Steve Lausmann Secretary

OFFICIAL SEAL
BETTY HOLIHAN
NOTARY PUBLIC-CALIFORNIA
COUNTY OF PLACER
My Commission Expires August 26, 1985

ITC—12 (5-77)

Mail Tax Statements to Return Address Above

83 30414

EXHIBIT "A"

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

PARCEL ONE:

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

PARCEL TWO:

All that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 83° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 5' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse Quartz Mine, Lot 53' thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East

83 30414

EXHIBIT "A"
Continued

34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Maryland road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.

2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

RESERVING FROM PARCEL TWO ABOVE the following:

Right of way 12.50 feet in width for roadway purposes, the Easterly line of which being described as follows: Beginning at a corner of the parcel of land executed by Idaho Maryland Mining Corporation to Gladys M. Perkins, a widow and Edward H. Bruning and Wenona E. Bruning, his wife, recorded October 22, 1957, in Book "238" of Official Records, at page 209, from which the most Easterly corner of said parcel bears the following three successive courses and distances, to-wit: North 78° 30' East 308.76 feet; thence North 4° 38' West 129.73 feet; thence North 81° 41' East 710.28 feet; thence from said point of commencement with true bearings North 7° 20' 44" West 298.71 feet; thence North 48° 35' West 64.89 feet.

A RIGHT OF WAY for roadway purposes twelve and one-half feet in width, the easterly line of which being described as follows, to-wit: Beginning at a corner of the parcel of land hereinabove described, from which the northeast corner thereof bears the following three successive courses and distances, to-wit: N. 78° 30' E. 308.76 feet; thence N. 4° 38' W. 129.73 feet; thence N. 81° 41' E. 710.28 feet distant; thence from said point of commencement with true bearings S. 13° 36' E. 332.70 feet; thence S. 6° 10' E. 376.53 feet.

"Said easements are to be appurtenant to the property owned by the Grantor herein."

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State:
Mary Bouma et al.
P.O.Box 925
Nevada City, CA 95959

87 09897 OFFICIAL RECORDS
REQUESTED BY
DEPT. OF TRANSPORTATION

1987 APR 15 PM 2:24

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ none
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

A.P. No. 9-550-13-00, 9-200-38-05, 9-550-14-09, 9-200-20-05, 9-550-15-08, 9-560-02-01, 9-560-08-05

ORDER NO.

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NEVADA COUNTY COMMUNITY WORKSHOP, INC.

do/does hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS,

the following described real property in the unincorporated area of the County of Nevada State of California:

All that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., as described on the attached marked Exhibit "A", which is incorporated herein by reference hereto and made a part hereof.

TO 1946 CA (6-74)

(Corporation)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF Nevada } SS.

On August 18, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared J. E. McPherson known to me to be the President, and James J. Kirby known to me to be the Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [signature]

(This area for official notarial seal)

STAPLE HERE

COS

STATE OF CALIFORNIA
COUNTY OF _____ } SS.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me, or proved to me on the basis of satisfactory evidence, to be the person ____ whose name ____ subscribed to the within instrument and acknowledged that ____ executed the same.

WITNESS my hand and official seal.

Signature _____

Dated July 28, 1986

NEVADA COUNTY COMMUNITY WORKSHOP, INC.

By [signature] President

By [signature] Secretary

ITC-24-11-83

Mail Tax Statements to Return Address Above

EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 83° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

(continued, Page 3)

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.

2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc.; by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

3) All that portion of the Northeast quarter (NE¼) of Section 26, Township 16 North, Range 8 East, M.D.M., described as follows:

Beginning at a point from which the northeast corner of said Section 26 bears the following three courses, South 84° 07' East 98.97 feet, North 66° 25'' East 88.97 feet and North 21° 06' 24" East 1796.05 feet; THENCE FROM SAID POINT OF BEGINNING, South 40° 43' East 143.94 feet; thence South 44° 32' West 30.10 feet; thence North 40° 43' West 187.80 feet; thence South 84° 07' East 43.66 to the point of beginning.

END OF DOCUMENT

99013088

7

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name B.E.T.

Address P.O. Box 2403

City & State Grass Valley, California 95945

Recorded in Official Records, County of Nevada, Lorraine Jewett-Burdick, Clerk/Recorder

[redacted] 25.00

099013088 2:42pm 04/14/99

004 10023247 01 04
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN # 09-550-17 & 23, 09-560-02 & 08

The undersigned grantor(s) declare(s).
Documentary transfer tax is $.....0.....

COS

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary Bouma, a widow, Erica Erickson, a married woman dealing with her sole and separate property, and William Toms, an unmarried man,
(GRANTOR-GRANTORS)

Do Hereby Grant To Mary Bouma, a widow, Erica Erickson, a married woman dealing with her sole and separate property, and William Toms, an unmarried man, as tenants in common, each as to an undivided 1/3 interest, the real property in the County of Nevada, State of California, described as follows:

SEE COMPLETE LEGAL DESCRIPTION AND EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

APRIL 14, 199.
Date

Mary Bouma
MARY BOUMA

Erica Erickson
ERICA ERICKSON

William Toms
WILLIAM TOMS

GENERAL ACKNOWLEDGMENT

State of CA

County of Nevada

On this the 14th day of April 1999, before me, Kim Hill
the undersigned Notary Public, personally appeared Mary Bouma, Erica Erickson and William Toms,
☐ personally known to me-OR-☒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/ heir/ authorized capacity(ies), and that by his/her/their signature(s) on the instrument are the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kim Hill
Signature of Notary

KIM HILL
Commission #1173126
NOTARY PUBLIC - CALIFORNIA
NEVADA COUNTY
MY COMMISSION EXPIRES
FEBRUARY 9, 2002

"EXHIBIT A"

Bouma, Erickso[illegible] ma[illegible] for line adjustment descriptions.

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

PARCEL ONE, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following 16 consecutive courses, to wit; N77°48'41"W 93.93', S15°00'35"W 38.79', S80°39'00"W 3.17', S76°40'00"W 36.53', S70°57'09"W 57.96', S58°38'00"W 51.33', S78°50'00"W 46.34', N89°52'00"W 34.11, N78° 30'00"W 32.18', S85°38'00"W 21.28', S83°21'00"W 12.18', N80°00'00"W 110.50', S71°30'00"E 137.90', S18°30'00"W 990.00', N71°3200"W 58.68' and S01°27'25"E, 146.05', and running thence from said point of commencement leaving the southerly right-of-way-line of Idaho Maryland Road S12°18'32"E 214.91', S74°00'00"E 400.00', N66°02'41"E 441.69' to a point on the westerly right-of-way line of Centennial Drive, hence N08°45'00"W 256.52' to a curb return to the left of a radius of [illegible].00', thence along said curve through an arc of 95°56'21" for a distance of 33.49' to a point on the southerly right-of-way line of Idaho Maryland Road, thence along said right-of-way line S75°18'39"W 536.80' to a point on a curve concave to the north of a radius of 532.00' with a radial bearing of N14°51'35"W, thence along said curve through an arc of 27°03'37" for a distance of 251.26' to the point of beginning, containing 5.50 acres as near as may be.

PARCEL TWO, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to wit; S18°30'00"W 86.11, N71°32'00"W 58.68' and S01°27'25"E, 146.05', and running thence from said point of commencement S43°16'11"E 352.42', S84°17'01"E 478.48',S77°24'58"E 1,289.51', N39°14'00"E 325.43', N05°58'19"W 376.18', N13° 36'00"W 332.70', [illegible]C'44"W 304.52', S41°02'00"W 321.69', N48°58'16"W 60.00' to a curb [illegible] concave to the west of a radius of 20.00'with a radial bearing of [illegible]°41'27"E, thence along said curve northerly through an arc of 94°16'49" for a distance of 32.91' to the end thereof, thence along Centennial Drive N48°58'16"W 278.88" to the beginning of a curve to the right of a radius of 235.00', thence along said curve through an arc of 40° 13'16" for a distance of 164.97', thence leaving said Centennial Drive S66° 02'41"W 441.69', N74°00'00"W 400.00', N12°18'32"W 214.91' to a point on Idaho Maryland Road, thence along said Road N77°48'41"W 93.93', thence leaving said road S15°00'35"W 38.79', S80°39'00"W 3.17', S76°40'00"W 36.53', S70°57'00"W 57.96', S58°38'00"W 51.33', S78°50'00"W 46.34', N89°52'00"W 34.11, N78°30'00"W 32.18', S85°38'00"W 21.28', S83°21'00"W 12.18', N80°00' 00"W 110.50', S71°30'00"E 137.90', S18°30'00"W 903.89' to the point of beginning, containing 50.84 acres as near as may be.

"EXHIBIT A"

Bouma, Erickson and Toms lot line adjustment descriptions. Page Two.

PARCEL THREE, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to wit; N75°38'04"W 830.00', N10°18'28"W 384.60', N88°33'40"E 549.94', and running thence from said point of commencement N00°10'33"W 550.00', S84°17'01"E 478.48', S12°49'28"W 607.15', S77°58'18"E 177.14", S64°39'40"E 303.86', S72°27'35"E 294.09', S76°02'35"E 288.68, S83°49'46"E 259.59', N70°39'55E"129.72, N47°19'37"E 131.51, S73°38'51"E 60.69' to a point on the northerly right-of way line of Idaho Maryland Road, a point on a curve concave to the northwest of a radius of 170.00' with a radial bearing of N63°06'03"W, thence along said curve in a westerly direction through an arc of 33°34'56" for a distance of 99.64' to a point with a radial bearing of N29°26'03"W, thence S60°31'09"W 49.58' to a point on a curve concave to the northwest of a radius of 470.00' with a radial bearing of N29°26'59"W, thence along said curve in westerly direction through an arc of 16°42'50" for a distance of 137.38' to a point with a radial bearing of N12°34'45"W. thence S77°21'54"W 256.23' to a point on a curve concave to the northwest of a radius of 470.00' with a radial bearing of N12°38'45W", thence along said curve through an arc of 00°21'48" for a distance of 2.98' to a point with a radial bearing of N12°16'53"W, thence leaving said right-of-way line N43°49'52"W 77.32', N76°01'32"W 292.79', N72°32'07"W 300.23, N64°39'37"W 300.95', N77°57'43"W 170.19', S79°38'04"W 91.11', S65°33'50"W 189.97' to a point on a curve concave to the northwest of a radius of 330.00'with a radial bearing of N24°27'09"W, thence along said curve through an arc of 11°44'24' for a distance of 67.62', thence N00°10'33"W 264.79'to the point of beginning containing 8.88 acres as near as may be.

Parcel Four, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following two consecutive courses, to wit; N10°18'28"W 384.60' and N88°33'40"E 549.94' and running thence from said point of beginning S75°38'04"E 830.00', S00°10'33"E 264.79' to a point on a curve concave to the north of a radius of 330.00' with a radial bearing of N17°53'28"E, thence along said curve in an westerly direction through an arc of 42°20'37" for a distance of 243.97' to a point with a radial bearing of N29°37'48"E, thence N60°10'51"W 276.67' to a point on a curve concave to the south of a radius of 400.00' with a radial bearing of S29°41'50"W, thence along said curve in a westerly direction through an arc of 41°54'10" for a distance of 292.54', thence leaving said curve N10°18'28"W 258.76' to the point of beginning and containing 4.50 acres as near as may be.

"EXHIBIT A"

Bouma, Erickson and Toms lot line adjustment descriptions. Page Three.

Parcel Five, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears N88°33'40"E 549.94', and running thence from said point of beginning S10°18'28"E 643.36' to a point on a curve of a radius of 400.00' with a radial bearing of S12°12'20", thence along said curve in a westerly direction through an arc of 36°53'43" for a distance of 257.57' to a point with a radial bearing of S49°06'02"E, thence leaving said curve S41°07'48"W 188.37', N06°08'34"E [illegible] to a point on a curve concave to the northwest with a radius of 459.93' with a radial bearing of N42°58'51"W, thence along said curve through an arc of 27°59'56" for a distance of 224.76' to a point with a radial bearing of N14°58'54"W, thence leaving said curve S74°56'39"W 193.88', N04°33'16"W 271.74', N05°37'24"W 182.87', S83°31'31"W 108.56', N01°24'26"W 250.22', S88°01'35"E 139.41', N84°41'47"E 156.91, N52°12'19"E 27.95', N57°56'01"E 40.53', N16°00'24"W 66.36', N11°06'30E 64.80', N16°54'23"W 23.23', N41°00'52"W 61.23', N23°12'13"W 48.77', N03°57'50"W 51.69', N88°33'40"E 485.09' to the point of beginning and containing 13.07 acres as near as may be.

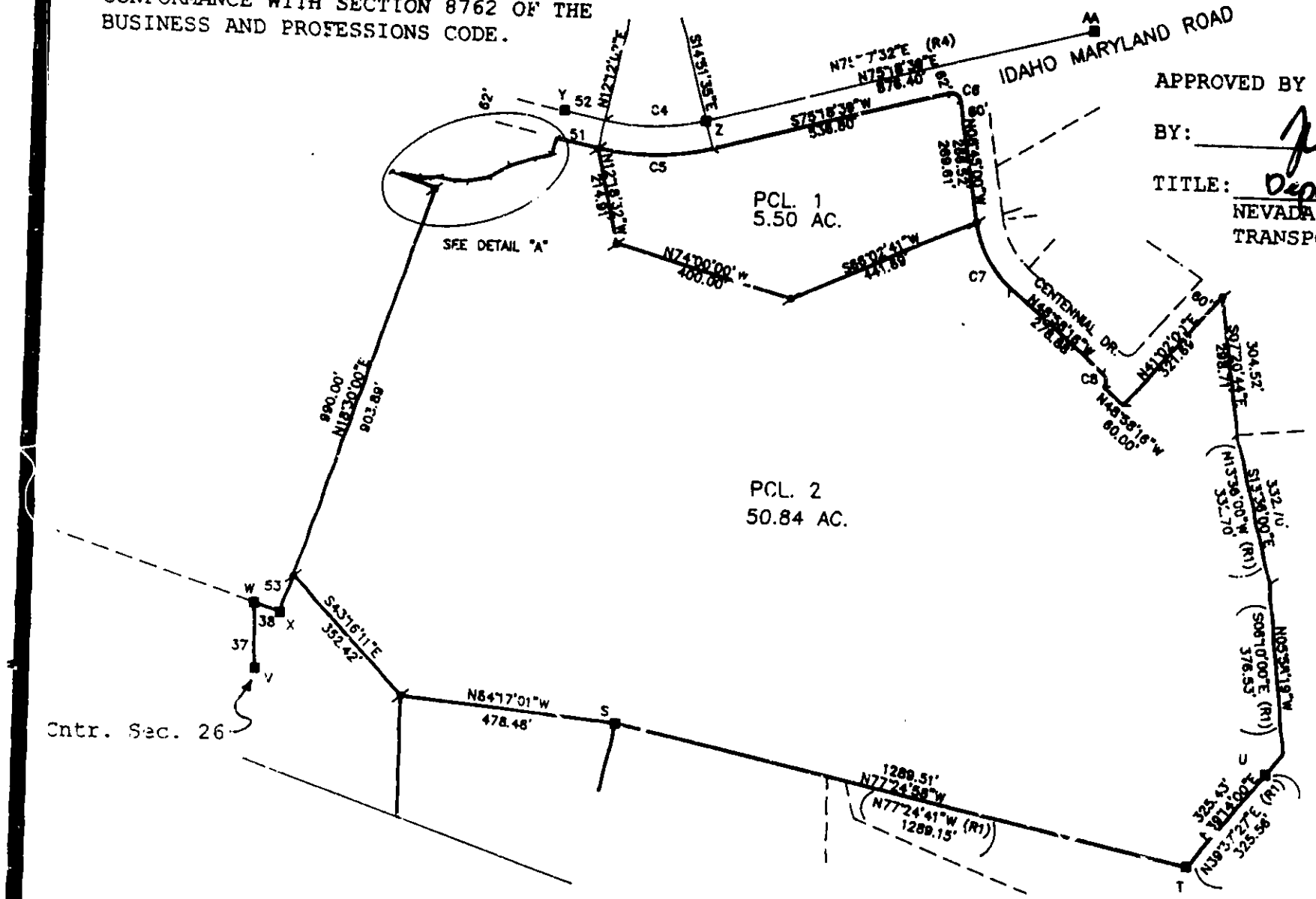
Parcel Six, commencing at the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202 and running thence N01°27'25"W 146.05', S71°32'00"E 58.68', N18°30'00"E 86.11', S43°16'11"E 353.27', S00°10'33E 550.00', N75°38'04"W 830.00', N10°18'28"W 384.60', thence N88°33'40"E 549.94' to the point of beginning and containing 10.08 acres as near as may be, as represented in LLA 98-037.

Description Prepared By:

Jim B. Cranmer, C.E. 13,309, (expires 3/31/01).

REGISTERED PROFESSIONAL ENGINEER
JIM B. CRANMER
No. 13309
Exp 3/31/01
CIVIL
STATE OF CALIFORNIA

NOTE: NO RECORD OF SURVEY IS REQUIRED IN CONFORMANCE WITH SECTION 8762 OF THE BUSINESS AND PROFESSIONS CODE.



APPROVED BY NEVADA COUNTY April 19, 1999
DATE

BY: Joann P. Martin

TITLE: Deputy County Surveyor
NEVADA COUNTY DEPARTMENT OF
TRANSPORTATION/SANITATION

REGISTERED PROFESSIONAL ENGINEER
JIM B. CRANMER
No. 6309
Exp 3/31/01
CIVIL
STATE OF CALIFORNIA

EXHIBIT "B"
LLA 98-037
B.E.T.
Ptn Section 26
T.16N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

Page 1 of 3

99-13088

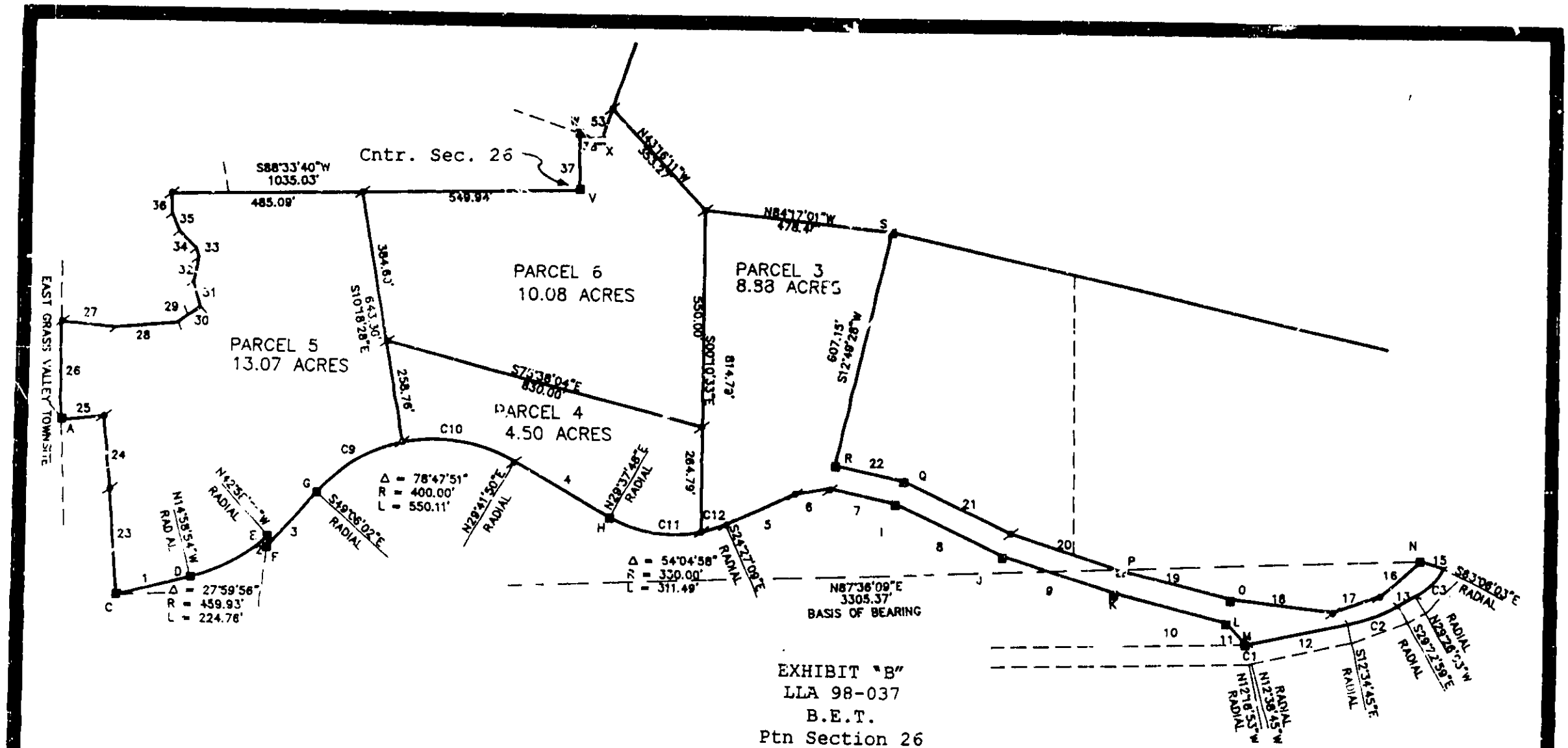


EXHIBIT "B"
LLA 98-037
B.E.T.
Ptn Section 26
T.16N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

99013088

LINE TABLE
MEASURED

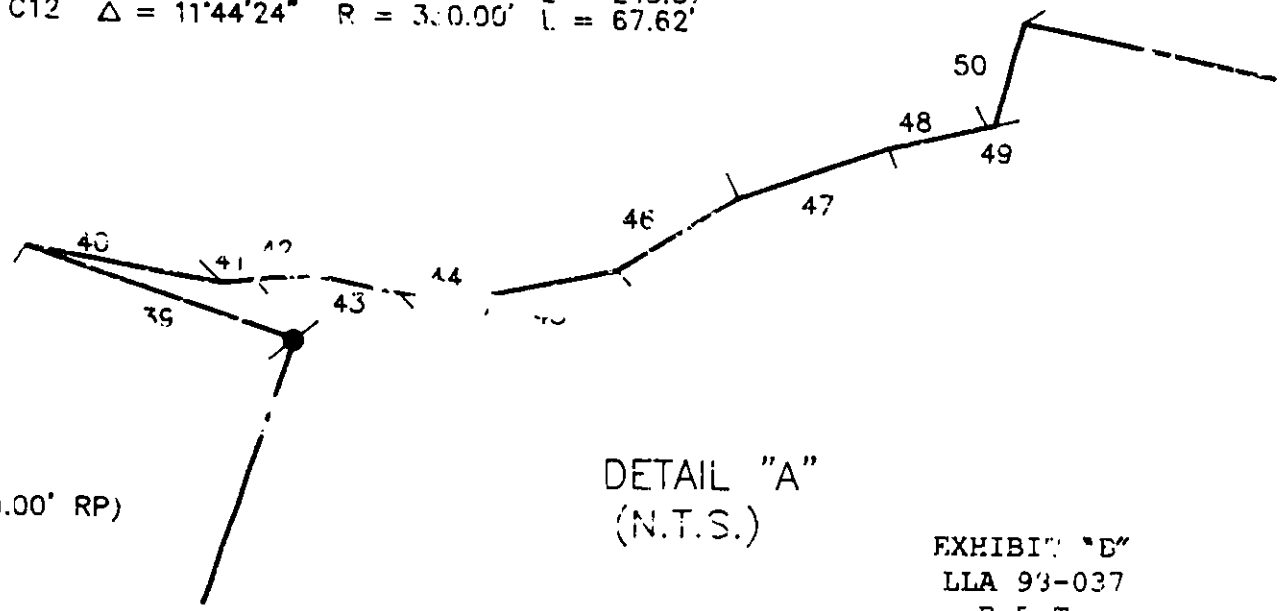
1	S7?°56'39"W	193.88'
2	S08°08'34"W	29.10'
3	N41°07'48"E	188.37'
4	S60°10'51"E	276.69'
5	N65°33'50"E	189.97'
6	N79°38'04"E	91.01'
7	S77°57'43"E	170.19'
8	S64°39'37"E	300.95'
9	S72°32'07"E	300.23'
10	N76°01'32"W	292.79'
11	N43°49'5?"W	77.32'
12	N77°21'54"E	56.23'
13	N60°31'09"E	49.58'
15	N73°38'51"W	60.69'
16	S47°19'37"W	131.51'
17	N70°39'55"E	129.72'
18	N83°49'40"W	259.59'
19	N76°02'35"W	288.68'
20	S72°27'35"E	294.09'
21	S64°39'40"E	305.86'
22	S77°58'18"E	177.14'
23	N04°33'16"W	271.74'
24	N05°37'24"W	182.87'
25	S83°31'31"W	108.56'
26	S21°24'26"E	250.22'
27	N85°01'35"W	139.41'
28	S84°41'47"W	176.91'
29	S52°12'19"W	27.95'
30	N57°56'01"E	40.53'
31	S16°00'24"E	66.36'
32	N11°06'30"E	64.80'
33	N16°54'23"W	23.25'
34	S45°09'52"E	61.23'
35	N23°12'13"W	45.77'
36	S03°57'50"E	51.69'
37	N01°27'25"W	146.05'
38	N71°32'00"W	58.68'
39	N71°30'00"W	137.90'
40	N80°00'00"W	110.50'
41	S83°21'00"W	12.18'
42	N35°38'00"E	21.28'
43	N78°30'00"W	32.18'
44	N89°52'00"W	34.11'
45	S78°50'00"W	46.34'
46	S58°38'00"W	51.33'
47	S70°57'00"W	57.96'
48	S76°40'00"W	36.53'
49	S80°39'00"W	3.17'
50	S15°00'35"W	38.79'
51	N77°48'41"W	93.93'
52	S77°48'41"E	93.93'
53	S18°30'00"W	86.11'

MONUMENT TABLE

A	1 1/2" IP LS 2202
C	3/4" IP LS 2202
D	DRILL STEEL
E	DRILL STEEL
F	3/4" IP LS 2202
G	3/4" IP LS 2202
H	3/4" IP LS 2202
I	3/4" IP LS 2202
J	3/4" IP LS 2202
K	3/4" IP LS 2202
S	3/4" IP LS 2202
T	5/8" REB LS 4415
U	5/8" REB LS 4415 (60.00' RP)
V	3/4" IP LS 2202
W	3/4" IP LS 2202
X	3/4" IP OPEN
Y	5/8" REB RCE 19660
Z	3/4" IP LS 3959
AA	3/4" IP LS 3959
L	3/4" IP LS 2089
M	3/4" IP LS 2202
N	DRILL LS 2089
O	DRILL STEEL
P	5/8" REB LS 4415
Q	5/8" REB LS 4415
R	3/4" IP LS 2202
V	3/4" IP LS 2202
W	3/4" IP LS 2202
X	3/4" IP OPEN

CURVE TABLE
MEASURED

C1	Δ = 00°21'48"	R = 470.00'	L = 2.98'
C2	Δ = 16°44'50"	R = 470.00'	L = 137.36'
C3	Δ = 33°34'56"	R = 170.00'	L = 99.64'
C4	Δ = 27°03'37"	R = 470.00'	L = 221.98'
C5	Δ = 27°03'37"	R = 532.00'	L = 251.26'
C6	Δ = 95°56'21"	R = 20.00'	L = 33.49'
C7	Δ = 40°13'16"	R = 235.00'	L = 164.97'
C8	Δ = 94°16'49"	R = 20.00'	L = 32.91'
C9	Δ = 36°53'43"	R = 400.00'	L = 257.57'
C10	Δ = 41°54'10"	R = 400.00'	L = 292.54'
C11	Δ = 42°20'37"	R = 330.00'	L = 243.87'
C12	Δ = 11°44'24"	R = 330.00'	L = 67.62'



DETAIL "A"
(N.T.S.)

EXHIBIT "B"
LLA 98-037
B.L.T.
Ptn Section 26
T.15N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

END OF DOCUMENT

9913088

6

Recording Requested By:

Augustine C. Tassone

Mail Tax Statements and
When Recorded, Return To:

Erica Erickson
353 Clay Street
Nevada City, CA 95959

Nevada County Recorder
Gregory J. Diaz
DOC- 2008-0025372-00
Check Number 13591
Tuesday, OCT 21, 2008 08:40:00
REC $10.00 SBS $5.00 SSR $1.00
MIC $1.00 AUT $6.00
Ttl Pd $23.00 Nbr-0000566555
VJR/JR/1-6

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is:
(X) No Consideration - R & T 11930.
( ) Based upon full value conveyed; or,
( ) Full value less liens and encumbrances thereon.
(X) Unincorporated Area, or City of _____.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ERICA ERICKSON, *a widow*, dealing with her sole and separate property,

hereby GRANT(S) to:

ERICA ERICKSON, as Trustee of the Survivor's Trust created under the EARL C. ERICKSON and ERICA ERICKSON Trust dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended, those certain parcels of real property situated in the unincorporated area of the County of Nevada, State of California, described as follows:

An UNDIVIDED ONE-THIRD (1/3RD) INTEREST in and to those real certain properties located in the County of Nevada, State of California, consisting of 93 acres, more or less, and more particularly described in EXHIBIT A, which is attached hereto and made a part hereof, and which is incorporated herein by this reference, and being Assessor's Parcels Number 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-37-000, and 09-630-39-000.

Dated: September 26, 2008.

Erica Erickson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA)
COUNTY OF NEVADA)

Augustine C. Tassone

On Sept. 26, 2008, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared ERICA ERICKSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or entity upon behalf of which the person 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.

(SEAL)

Augustine C. Tassone

Augustine C. Tassone, Notary

ESI1 AUGUSTINE C. TASSONE COMM. #1595396 Notary Public-California NEVADA COUNTY My Comm. Exp. Aug 13, 2009 ESI1

My Commission expires: 08/13/2009
Commission No. 1595396
Seal Mfg. No. ESI 1

Notarization for Grant Deed, Erica Erickson to Erica Erickson, Trustee - APNs 09-550-32-000, etc., 93 acres ±.

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

16

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20100008372
Tuesday April 13 2010, at 09:16:41 AM
Rec Fee:$59.00
Paid: $59.00
Recorded By:EM

Amended Order Approving Waiver of Final Account and Report of Co-Executors, for Final Distribution and for Allowance of Attorney Fees & Costs

Subject Property: APN: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Mail Tax Statements to:

Leslie Toms
1215 43rd Street
Sacramento, CA 95819

2/26

CERTIFIED COPY

Mark S. Drobny, SB#95487
Colin T. Smith, SB#249402
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Ste. 100
Sacramento, CA 95834
Telephone (916) 419-2100
Facsimile (916) 419-1222

Attorney for Co-Executors, LESLIE HAUGH & GAIL PALEN

EL DORADO CO. SUPERIOR CT.
FILED MAR 05 2010
BY Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF EL DORADO

In re the Estate of: WILLIAM TOMS, Deceased.	**Case No. PP20080126** **AMENDED ORDER APPROVING WAIVER OF FINAL ACCOUNT AND REPORT OF CO-EXECUTORS; FOR FINAL DISTRIBUTION & FOR ALLOWANCE OF ATTORNEY FEES & COSTS** **Date:** **Time:** **Dept: 9**

Petitioners, LESLIE HAUGH and GAIL PALEN, Co-Executors of the Estate of WILLIAM TOMS, Decedent, having filed their Waiver of Final Account and Report of Co-Executors and Petition for Final Distribution and for Allowance of Attorney Fees and Costs, and the same coming on regularly for hearing on October 16, 2009, the Court finds that:

1. Notice of the time and place of this hearing has been given as required by law.

2. All acts and transactions of Petitioner, as Executor of the Estate, during the period of the report, are truly shown and should be approved, and all allegations of the petition are true.

3. WILLIAM TOMS died testate on August 13, 2008, in El Dorado County, and was resident thereof at the time of his death.

4. Petitioners were appointed as Co-Executors of the Decedent's Estate on September 19, 2008, and Letters Testamentary were issued to Petitioners on the same date. At all times since then,

C. DeRenne

Petitioners have been and now are the duly qualified Co-Executors of the Decedent's Estate.

5. On September 19, 2008, Petitioners were granted full authority by Order of this Court to administer the Estate without Court supervision under the Independent Administration of Estates Act. This authority has not been revoked. Petitioners took the following action under the Independent Administration of Estates Act powers granted to them on September 19, 2008:

a) Petitioners retained a realtor and listed the Decedent's residence for sale at $295,000.00, based on sales of comparable properties. The property was appraised by the California Probate Referee as having a value of $305,000.00 on August 13, 2008, the decedent's date of death.

b) Due to the decline in the real estate market and widespread credit crisis the Petitioners accepted an offer for purchase of the residence for $260,000.00. Petitioners executed all necessary documents and completed the sale of the residence on or about January 29, 2009. The Petitioners are the sole beneficiaries of the Estate and waived the requirement of Notice of Proposed Action.

6. Notice of Petition to Administer Estate has been duly given, published and filed, together with an Affidavit showing its due publication. The Co-Executors have made a diligent search and inquiry as to all known or reasonably ascertainable creditors of the Decedent pursuant to Probate Code §9050. Reasonable efforts were made to identify known or reasonably ascertainable creditors of the Decedent and the Estate, and Notice of Administration has been sent to all known or reasonably ascertainable creditors of the Decedent and the Estate. The time for filing and presenting Creditor's Claims expired on January 20, 2009.

7. A creditor claim was filed against the estate by Estate Recoveries, Inc. A Satisfaction and Release of Claim was issued by Estate Recoveries Inc. with respect to the Creditor Claim and said Satisfaction and Release of Claim was filed with the above entitled court on June 17, 2009.

A creditor's claim was filed against the estate by Bank of the West for the balance of a loan entered into by the Decedent and Jimmie Lou Brown and secured by a 2006 Sunova Motor Home which was owned in **joint tenancy** between the Decedent and Jimmie Lou Brown.

The 2006 Sunova Motor Home was surrendered to Bank of the West on or about November 21, 2008, by Jimmie Lou Brown as payment in full and satisfaction of the loan. Bank of the West sold the 2006 Sunova Motor Home for approximately $34,173.51. Petitioners' attorneys contacted Bank of the West to obtain a Satisfaction of Claim with respect to the Creditor Claim filed in this matter. Bank of the West indicated that they would only provide a satisfaction of claim upon receipt of an additional $38,173.51, the difference between the loan balance and the sale price of the motor home. As of September 24, 2009, Bank of the West had not amended their creditor claim of $73,048.41 to reflect their receipt of proceeds from the sale of the 2006 Sunova Motor Home.

Despite Bank of the West's earlier contentions that the surrender of the 2006 Sunova Motor Home would satisfy the loan and despite the fact that Bank of the West did not provide notice to the Petitioners of their intent to sell the motor home for such a reduced value, the Petitioners continued to try to settle this issue. On June 19, 2009, the Petitioners' attorneys sent a duly executed Rejection of Creditor Claim to Bank of the West with correspondence outlining the reasons for rejecting the claim of $73,048.41 and offering to settle the balance of the loan that was entered into by the Decedent and Jimmie Lou Brown for a lump sum payment of $5,000.00. As of September 24, 2009, Bank of the West had failed to respond to Petitioners' settlement offer and had failed to take any action on the Rejection of Creditor Claim that was served on June 19, 2009. Bank of the West is hereby barred from any further action against the Estate for their claim pertaining to the Consumer Security Agreement (Loan Account No. 362420811) entered into by the Decedent and Jimmie Lou Brown and secured by the 2006 Sunova Motor Home identified by VIN: 1F6MF53Y560A08539.

8. Petitioners know of no public entity to which notice is required under Probate Code §9201(a), and no notice is required under Probate Code §9202, since the Decedent received no Medi-Cal benefits during his lifetime and the Decedent did not have a predeceased spouse.

No notice was given to the Director of the California Victim Compensation and Government Claims Board pursuant to Probate Code §9202(b) because the Petitioners, LESLIE HAUGH and GAIL PALEN, the beneficiaries of the Estate, are not now nor ever have been confined in a prison or facility under the jurisdiction of the Department of Corrections and Rehabilitation or any other correctional

facility.

9. A Partial Inventory and Appraisal of the Estate was filed on January 23, 2009, showing estate assets with a value of $305,000.00. A Final Inventory and Appraisal of the Estate was filed on August 21, 2009, showing estate assets with a value of $1,366,086.76. Petitioners allege that such Inventories contain all of the assets of the Estate that have come to Petitioners' knowledge or into their possession.

10. LESLIE HAUGH & GAIL PALEN, the beneficiaries of the Decedent, waived the requirement of a final account by themselves, as Co-Executors of the Estate.

11. During the period of this report, Petitioners kept all cash of the Estate, other than such amounts as were reasonably necessary for the Estate's administration, invested in interest-bearing accounts or other investments authorized by law.

12. No Federal or California Estate Tax Return has been or will be filed, because the estate is of insufficient size to require such filing.

13. All California and Federal Income Taxes due and payable by the Estate have been paid or are adequately secured.

14. There are no personal property taxes due or payable by the Estate.

15 All real property taxes due and owing by the Estate have been paid.

16. Petitioners have performed all required duties as Co-Executors of the Decedent's Estate. All debts of the Decedent and of the Estate and all expenses of administration, have been paid, except for statutory attorney's fees. The Estate is in a condition to be closed.

17. The Estate consists entirely of the Decedent's separate property.

18. A request for special notice was filed in this matter by Attorney Richard Thurn and by Christopher Toms.

THEREFORE IT IS ORDERED that:

A. The administration of this Estate is brought to a close, without the requirement of an accounting;

B. The Report and Petition of Petitioners, as Co-Executors, is allowed and approved as filed;

C. All reported acts and proceedings of Petitioners, as Co-Executors of the Decedent's Estate, are confirmed, ratified and approved;

D. Petitioners are directed and authorized to pay to their attorneys, DROBNY LAW OFFICES, INC. the sum of $24,000.00 for statutory compensation, the sum of $1,815.00 for extraordinary compensation and the sum of $32.82 for costs advanced on behalf of the Estate;

E. Petitioners are directed and authorized to pay to GRAY & THURN, INC. the sum of $3,218.70 for statutory compensation;

F. Final distribution of the Estate of the Decedent in Petitioners's possession is made as follows:

TO GAIL PALEN:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

TO LESLIE TOMS, formerly known as Leslie J. Haugh:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

G. Final distribution of any property of the Estate of the Decedent whether or not now known or hereafter discovered be made to LESLIE TOMS, formerly known as Leslie J. Haugh and GAIL E. PALEN, in equal shares.

Dated: 3/5/10

Brian D. Wolf

JUDGE OF THE SUPERIOR COURT

BRIAN D. WOLF
Judge Pro Tem

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, the date of issuance and an original signature.

Dated: 4-2-10

Superior Court of California
County of El Dorado

By _____
Deputy

Nevada County Recorder
Gregory J. Diaz
Document#: 20100014426
Tuesday June 22 2010, at 10:53:12 AM
Rec Fee:$44.00
Paid: $44.00
Recorded By:JR

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GAIL PALEN, one-half interest in an undivided one-third interest and LESLIE TOMS, one-half interest in an undivided one-third interest,

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company, as to a one-third interest,

all of their right, title and interest in and to the following described real property in the County of **NEVADA**, State of **CALIFORNIA** :

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

A.P.N.: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000;09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000;09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; AND 09-560-39-000

DATED: 5/17/10

Gail Palen
GAIL PALEN

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

Leslie Toms
LESLIE TOMS

On 5-17-10, before me, Amanda Alvarez, a notary public, personally appeared GAIL PALEN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Amanda M Alvarez (Seal).

OFFICIAL SEAL
AMANDA M ALVAREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 448299
MY COMMISSION EXPIRES APRIL 13, 2014

MAIL TAX STATEMENTS TO: TANGOLD, LLC - 1215 43rd Street, Sacramento, CA 95819

DATED: 5-3-10

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

LESLIE TOMS

On 5-3-10, before me, Manmeet Walia a notary public, personally appeared LESLIE TOMS who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that ~~they~~ she executed the same in ~~their~~ her authorized capacities, and that by ~~their~~ her signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.

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

(Seal)

MANMEET WALIA
COMM. #1695483
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. SEPT. 23, 2010

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000839
Wednesday January 11 2017, at 02:09:28 PM
Rec Fee:$50.00
Paid: $50.00
Recorded By:KP

13

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

CORRECTORY QUITCLAIM DEED

This document is being recorded to correct the Grantors vesting which was incorrect on that certain Quitclaim Deed recorded on June 22, 2010, Document #20100014426, Official Records of Nevada County

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

SPACE DIRECTLY ABOVE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR NO CONSIDERATION,

GAIL PALEN and LESLIE TOMS

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company,

all of their right, title and interest in and to the following described real property in the County of **Nevada**, State of **California**:

LEGAL DESCRIPTION:	SEE EXHIBIT "B" ATTACHED HERETO
A.P.N.	09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Dated: January 5, 2017

SEE ATTACHED EXHIBIT "A" FOR SIGNATURES OF GRANTORS AND NOTARY CERTIFICATES

EXHIBIT "A"

Gail Palen
GAIL PALEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho)
)
County of Bannock)

On 5TH January, 2017, before me, Renee McBride, a notary public, personally appeared GAIL PALEN, 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 Renee McBride
Exp May 31. 2018

(Seal)

RENEE McBRIDE
NOTARY
PUBLIC
STATE OF IDAHO

LESLIE TOMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sacramento)

On January 5th, 2017, before me, Daniel Patrick Kelly, a notary public, personally appeared LESLIE TOMS, 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. (Seal)

Signature

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

EXHIBIT B

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT B

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT B

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The (M) minerals and mineral rights as described in Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

12

Recording requested by,
When recorded, please mail to,
and Mail tax statements to:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY, CA 95959

Nevada County Recorder
Gregory J. Diaz
Document#: 20160030164
Thursday December 29 2016, at 08:44:58 AM
Rec Fee:$47.00 CCF:$1.00
Paid: $48.00
Recorded By:KP

AFFIDAVIT of DEATH OF TRUSTEE

[Probate Code Section 18100.5]

EARLENE M. JOHNSON, Successor Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST, also referred to as the EARL C. AND ERICA ERICKSON REVOCABLE TRUST, of legal age, being first duly sworn, deposes and says:

1. ERICA ERICKSON, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as ERICA ERICKSON, Trustee named in those certain Quitclaim Deeds dated September 26, 2008, executed by ERICA ERICKSON to ERICA ERICKSON, TRUSTEE of the **Survivor's Trust created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended**, which Deeds were recorded on 10-21-2008, as follows:

a. Document no. 2008-25370 (property description on *Exhibit A*)
b. Document no. 2008-25371 (property description on *Exhibit B*), and
c. Document no. 2008-25372 (property description on *Exhibit C*),

in the Official Records of Nevada County, California, covering the properties situated in the County of Nevada, State of California described in the above-referenced *Exhibits A, B and C* attached hereto.

MAIL TAX STATEMENTS TO: same as above

2. The Trust provides that upon the death of the initial Trustee, **EARLENE M. JOHNSON and CAROL A. FROST** shall serve as Successor Co-Trustees. I therefore certify that the acting Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST asre as shown below, and that all assets held by such Trust, including the property described on *Exhibits A, B and C*, should be titled as follows:

"EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST"

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that this declaration was executed in Grass Valley, California.

Dated: 12-7, 2016

Earlene M Johnson Co-Trustee

EARLENE M. JOHNSON, Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

Subscribed and sworn to (or affirmed) before me on this 7 day of December, 2016 by **EARLENE M. JOHNSON**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MEGAN SHAFER
COMM. #2094340
Notary Public · California
Nevada County
My Comm. Expires Dec. 20, 2018

Signature
Notary Public

[dlb:11/28/16:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed-Aff death Tee-mining prop.wpd]

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF NEVADA

GRASS VALLEY, CALIFORNIA 95945

CERTIFICATE OF DEATH

STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11(REV 3/06)

STATE FILE NUMBER

3201629000850
LOCAL REGISTRATION NUMBER

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT- FIRST (Given)	2. MIDDLE	3. LAST (Family)
ERICA	-	ERICKSON

AKA. ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months	IF UNDER ONE YEAR Days	IF UNDER 24 HOURS Hours	IF UNDER 24 HOURS Minutes	6. SEX
04/10/1924	92					F

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP* (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]4036	☐ YES ☒ NO ☐ UNK	WIDOWED	11/08/2016	1011

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
ASSOCIATE	☐ YES ☒ NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
ESCROW OFFICER	INTER COUNTY TITLE	30

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 353 CLAY STREET

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
NEVADA CITY	NEVADA	95959	92	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
EARLENE JOHNSON, DAUGHTER	12316 HILLCREST DRIVE, NEVADA CITY, CA 95959

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP*–FIRST	29. MIDDLE	30. LAST (BIRTH NAME)	
-	-	-	
31. NAME OF FATHER/PARENT–FIRST	**32. MIDDLE**	**33. LAST**	**34. BIRTH STATE**
LODOVICO	-	BENUZZI	AUSTRIA
35. NAME OF MOTHER/PARENT–FIRST	**36. MIDDLE**	**37. LAST (BIRTH NAME)**	**38. BIRTH STATE**
MARIA	JOSEPINA	GASPEROTTI	AUSTRIA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION
11/19/2016	SIERRA MEMORIAL LAWN 459 HOLLOW WAY, NEVADA CITY, CA 95959

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
BU	▶ NOT EMBALMED	-
44. NAME OF FUNERAL ESTABLISHMENT	**45. LICENSE NUMBER**	**46. SIGNATURE OF LOCAL REGISTRAR** / **47. DATE mm/dd/ccyy**
HOOPER & WEAVER MORTUARY INC	FD411	▶ KENNETH CUTLER, MD / 11/15/2016

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
OWN RESIDENCE	☐ IP ☐ ER/OP ☐ DOA	☐ Hospice ☐ Nursing Home/LTC ☒ Decedent's Home ☐ Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
NEVADA	353 CLAY STREET	NEVADA CITY

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) CARDIAC ARREST	(AT) IMMED
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) ARRHYTHMIA	(BT) IMMED
	(C) EXACERBATION OF CHRONIC OBSTRUCTIVE PULMONARY DISEASE	(CT) DAYS
	(D) CHRONIC ASTHMATIC BRONCHITIS	(DT) YRS

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☐ NO
REFERRAL NUMBER 287			

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107
PULMONARY EMBOLISM

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. IF FEMALE, PREGNANT IN LAST YEAR?
NO	☐ YES ☒ NO ☐ UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. (A) Decedent Attended Since mm/dd/ccyy	(B) Decedent Last Seen Alive mm/dd/ccyy	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
12/01/1980	11/07/2016	▶ JEFFREY BRIAN FROST M.D.	G29711	11/14/2016

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: JEFFREY BRIAN FROST M.D. 136 GLASSON WAY, GRASS VALLEY, CA 95945

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH	120. INJURED AT WORK?	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)
☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined	☐ YES ☐ NO ☐ UNK		

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER
▶		

STATE REGISTRAR	A	B	C	D	E		FAX AUTH.#	CENSUS TRACT
						010001003391338		

CANEVADA01

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF NEVADA

000150452

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Nevada County Health Department.

DATE ISSUED NOV 16 2016

K Cutler MD
KENNETH CUTLER, MD
COUNTY HEALTH OFFICER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "A"

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

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Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

****

EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

****

EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

Recording Requested By and When Recorded Mail To:

G. Braiden Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661

Nevada County Recorder
Gregory J. Diaz
Document#: 20170001985
Thursday January 26 2017, at 03:44:03 PM
Rec Fee:$44.00 Transfer tax:$2200.00
Paid: $2244.00
Recorded By:KP

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

APNs: 09-550-32; 09-550-37; 09-550-38; 09-550-39; 09-550-40; 09-560-36; 09-630-37; 09-630-39

The Undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX is $ 2,200
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[x] Unincorporated Area of Nevada County or [ ] City of

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Rica Kids, LLC, a California limited liability company, Tangold, LLC, a California limited liability company, the Estate of Erica Erickson, and the Estate of Mary Bouma, (collectively "Grantors") hereby remise, release, relinquish, surrender and forever quitclaim to Rise Grass Valley Inc., a Nevada Corporation, (hereinafter referred to as "Grantee") any and all right, title and interest that Grantors may have in that certain real property in Nevada County, State of California, as set forth in Exhibit A to this Quitclaim Deed.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the date affixed to its signature. This Quitclaim Deed may be signed in counterparts, which taken together, shall constitute one original.

Rica Kids, LLC
A California limited liability company

Earlene M. Johnson Date: 1/18/17
Name: Earlene M. Johnson
Title: Member

Carol A Frost Date: 1/18/17
Name: Carol A. Frost
Title: Member

{00028289;1 }

**Mail Tax Statement To: Mitchell Chadwick LLP, 3001 Lava Ridge Court, ste. 120
Roseville, CA 95661

Tangold, LLC

Gail Palen
Name: Gail Palen
Title: Member

Date: 1-17-2017

Name: Leslie Toms
Title: Member

Date:

The Estate of Mary A. Bouma

Name: Sandra J. Brislane
Title: Executor

Date:

The Estate of Erica Erickson

Name: Earlene M. Johnson
Title: Executor

Date:

Name: Carol A. Frost
Title: Executor

Date:

AG GP

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

Leslie Toms Date: Jan. 18, 2017
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

Sandra J. Brislane Date: January 24, 2017
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

Earlene M. Johnson Date: 1/16/17
Name: Earlene M. Johnson
Title: Executor

Carol A. Frost Date: 1/18/17
Name: Carol A. Frost
Title: Executor

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of OREGON)
)ss.
County of Hood River)

On this 17 day of January, 2017, personally appeared before me Gail Palen who stated that (s)he is the Member of Tangold LLC, a corporation, and that the instrument was signed in behalf of the said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

Sheri L Proebstel
Notary Public for Oregon
My Commission Expires: July 8, 2019.

Official Stamp

OFFICIAL STAMP
SHERI L PROEBSTEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 939893
MY COMMISSION EXPIRES JULY 8, 2019

Document Description
This certificate is attached to page 4 of a Quitclaim Deed, dated Jan 17, 2017, consisting of 4 pages.
{00028634;1 }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On Jan 18th, 2017 before me, Daniel Patrick Kelly, a Notary Public, personally appeared Leslie Toms, 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.

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On January 29, 2017, before me, LINDA Lee Hawkins, a Notary Public, personally appeared Sandra J. Brisland, 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.

Linda Lee Hawkins
NOTARY PUBLIC (Seal)

LINDA LEE HAWKINS
Commission # 2131368
Notary Public - California
Nevada County
My Comm. Expires Nov 20, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

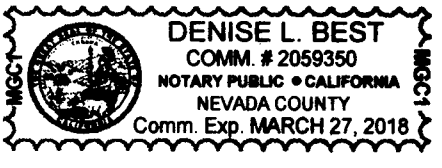
STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On Jan. 18, 2017, before me, Denise L. Best, a Notary Public, personally appeared Earlene M. Johnson + Carol A. Frost, 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.

Denise L. Best
NOTARY PUBLIC (Seal)



NEVADA COUNTY

Ret.

83 20536

Richard M. Hawkins
A Professional Corporation
305 Railroad Avenue, Suite 10
Nevada City, California 95959
(916) 265-6908
PORDER-m
Attorney for Executor

ENDORSED
FILED
AUG 12 1983
BRUCE C. BOLINGER
COUNTY CLERK
LILLIAN HOWARD
Deputy Clerk

OFFICIAL RECORDS
RECORDED AT REQUEST OF Richard Hawkins
AUG 15 1983
AT 2 MIN. PAST 10 O'CLOCK A.M.
NEVADA COUNTY, CALIFORNIA
Bruce C. Bolinger RECORDER
25.00

SUPERIOR COURT, COUNTY OF NEVADA

In the Matter of the Estate of:

MARIAN GHIDOTTI, aka MARIAN MILDRED GHIDOTTI, aka MARIAN M. GHIDOTTI aka MARIAN ROGERS,

Deceased. /

Case No. 9015

ORDER SETTLING
SECOND AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION FOR SETTLEMENT; PETITION FOR FEES AND EXTRAORDINARY FEES AND FOR FINAL DISTRIBUTION

MARY BOUMA and ERICA ERICKSON, as Executors of the Will of MARIAN GHIDOTTI, deceased, having filed their Second and Final Account and Report of Executor; Petition for Settlement; Petition for Fees and Extraordinary Fees and for Final Distribution coming on regularly this day for hearing, the Court finds:

1. Notice of hearing of the Petition has been regularly given as prescribed by law.

2. All acts and transactions of the Executors of the Will of MARIAN GHIDOTTI, deceased, during the period of the administration of the estate are truly shown and should be approved, and all allegations of the Petition for Settlement and for Final Distribution are true. The report is full, true and correct, and should be settled, allowed and approved as filed.

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
305 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-6908

83 20536

3. MARIAN GHIDOTTI died testate on May 12, 1980 in the County of Nevada, State of California, and was, at the time of death, a resident of Nevada County, California.

4. On June 2, 1980, MARY BOUMA and ERICA ERICKSON were appointed Executors of decedent's Will and qualified as such on June 2, 1980, and since then have been and now are the Executors of the decedent's Will.

5. Notice of Death and of Petition to Administer Estate has been published pursuant to Probate Code Section 333, which Notice pursuant to Probate Code Section 700 constitutes Notice to Creditors. An Affidavit showing due publication of said Notice was filed with the Court on May 28, 1980. More than four months have elapsed since the first issuance of Letters Testamentary on June 2, 1980, and the time for filing or presenting claims has expired.

6. All claims filed or presented against the estate have been allowed by the Executors, approved by this court, and paid.

7. All debts of decedent and of the estate and all expenses of administration have been paid, except the balance of the statutory and ordinary fees of the Executors and the attorney for the Executors, and the extraordinary fees of the Executors and the attorney for the Executors, and the balance of the costs of administration expended by the attorney and the closing expenses.

8. A written report of the Inheritance Tax Referee is on file in the proceeding and an order fixing inheritance tax due the State of California has been made by this court. The tax has

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been paid in full as evidenced by the receipts of the California State Treasurer.

9. All personal property taxes due and payable by the estate have been paid.

10. A federal estate tax return has been filed for this estate, and the tax shown to be due on the return as adjusted on audit has been paid. The return has been audited and the Executors have been released from personal liability for the federal estate tax.

11. All California and federal income taxes due and payable by the estate will be paid by the Executors prior to discharge as Executors.

12. All assets of the estate are decedent's separate property.

13. The estimated expenses of closing the estate for the attorney are $500.00 and the Executors should be authorized to disburse that sum to him.

14. The estimated expenses of closing the estate including the reserve for payment of any liability that may hereafter be determined to be due from the estate are $100,000.00, and the Executors should be authorized to withhold that sum from distribution.

15. Distribution should be ordered as prayed for.

IT IS ORDERED AND ADJUDGED that:

1. The administration of the estate is brought to a close.

2. The Executors of the Will of MARIAN GHIDOTTI, deceased, have in their possession belonging to the estate, after deducting

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credits to which they are entitled, a balance at the appraised value of $2,555,873.76. The Second and Final Account, Petition and Report of the Executors is settled, allowed, and approved as filed.

3. All acts and transactions of the Executors relating to the matters set forth in the Account, Petition and Report are confirmed and approved.

4. The Executors are authorized and directed to retain $100,000.00 from distribution at this time to defray closing expenses and as a reserve for additional liabilities, and any unexpended portion of such reserve for closing expenses and additional liabilities shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARIAN GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

5. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, their attorney, $15,382.22 which is the unpaid balance of statutory fees for his services rendered in the administration of this estate and the sum of $45,000.00 for his extraordinary fees for the extraordinary services rendered in this estate as set forth in the pleadings previously filed in this estate.

6. The Executors are authorized and directed to pay to Richard M. Hawkins, A Professional Corporation, the sum of $575.00 for costs of administration expended during the

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administration of this estate and said sum to include the sum of $500.00 for closing expenses.

7. The Executors are authorized and directed to pay to themselves, the sum of $15,382.22 which is to be split equally between them, as the balance of statutory fees for their services rendered in the administration of this estate, and $20,000.00 which is to be split equally between them, for their compensation for extraordinary services rendered in the administration of the estate, as set forth in the pleadings previously filed herein.

8. Notice to Creditors has been given as required by law.

9. The estate in the possession of the Executors remaining for distribution before payment of the fees and costs consists of the following property which shall be distributed after payment of the fees and costs and the reserve as follows:

(1) To MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS, each as to an undivided one-third (1/3) interest, the real property as more particularly described in attached Exhibit "A" which is incorporated herein by reference.

(2) To ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965, the residue of the estate, consisting of the assets set forth in attached Exhibit "B", which is incorporated herein by reference.

10. Any other property of the estate not now known or discovered that may belong to the estate or which the decedent or

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the estate may have any interest in, shall be distributed to the ERICA ERICKSON, MARY BOUMA, WILLIAM TOMS, STANLEY HALLS, FRANK D. FRANCIS, and BANK OF AMERICA, N.T.&S.A., as Trustees of the WILLIAM AND MARY GHIDOTTI FOUNDATION, or their successors in trust, under that certain Trust Agreement dated April 1, 1965.

Dated: AUG 17 1983, 1983

[illegible] VOLKERS

JUDGE OF THE SUPERIOR COURT

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: AUG 22 1983

BRUCE C. BOLINGER

County Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the COUNTY OF NEVADA

By [illegible] Deputy

LAW OFFICES OF
RICHARD M. HAWKINS
A PROFESSIONAL
CORPORATION
208 RAILROAD AVENUE
SUITE 10
NEVADA CITY,
CALIFORNIA 95959
(916) 265-6908

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EXHIBIT "A"
DESCRIPTION

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

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

EXCEPTING THEREFROM the perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the deed from Newmont Exploration Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at page 361, Nevada County Records.

Assessor's Parcel No. 9-560-005
9-560-010

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EXHIBIT "A"
DESCRIPTION

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

PARCEL NO. 1:

All that portion of the Southwest quarter of the Northeast quarter (SW¼ of NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Eight (8) East, M.D.B. & M., described as follows:

Commencing at the quarter corner on the North line of Section 26, Township 16 North, Range 8 East, M.D.B. & M., thence South 1° 25' East 1362.20 feet to a ½ inch pipe; thence South 75° 25' East 20.49 feet to the Northeast corner of that certain parcel of land described by deed Bennett to Gammon, recorded in Book 168 of Official Records, at Page 399, Nevada County Records, a point on the Southerly line of the Idaho Maryland Road, the Northwest corner of the parcel described hereby, the point of beginning, and running thence along the Easterly line of said Gammon property, South 8° 41' West 94.67 feet to a fence corner on the Northerly bank of Wolf Creek; thence South 79° 07' East 85.98 feet to a ½ inch pipe on the Northerly bank of Wolf Creek; thence North 26° 35' East 32.73 feet to an old fence post; thence North 12° 58' East 16.32 feet to an old fence post; thence North 35° 14' West 13.42 feet to the intersection of the fence and house; thence along fence North 14° 26' West 42.43 feet to the fence intersection on the Southerly side of the Idaho Maryland Road; thence along the Southerly side of said road North 79° 48' West 71.26 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot Three (3), Block Three (3), of the Townsite of East Grass Valley, California, as said lot and block are designated upon the Official Map of the Townsite of East Grass Valley, made by Samuel Alderman, in the year 1890, described as follows:

Beginning at the Northwest corner of the Morehouse Quartz Mine (Lot 53), from which the North quarter section corner of Section 26, Township 16 North, Range 8 East, M.D.B. & M., bears the following three (3) courses and distances South 71° 30' East 132.00 feet, South 87° 08' East 44.00 feet, and North 01° 25' West 1521.20 feet; thence from said point of beginning, South 71° 30' East 132.00 feet along the Northerly line of the said Morehouse Quartz Mine; thence South 87° 08' East 44.00 feet to a point in the East line of the townsite of East Grass Valley; thence North 01° 25' West 59.59 feet along

(continued, Page 2)

83 20536

Description - continued

said East line to a point located South 01° 25' East 1461.61 feet from the said North quarter corner of said Section 26; thence South 78° 17' West 55.69 feet; thence South 86° 03' West 85.00 feet; thence North 76° 52' West to a point in the Northerly extension of the Westerly line of the said Morehouse Quartz Mine (Lot 53) and thence South 18° 30' West along said Northerly extension to the point of beginning.

Assessor's Parcel No. 9-200-008
9-200-014

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EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 85° 58' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

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Description - continued

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

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Description - continued

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

Assessor's Parcel Nos.: 9-200-020
9-200-038
9-550-013
9-550-014
9-560-002
9-560-008

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EXHIBIT "A"
DESCRIPTION

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

Portions of Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., and a portion of Section 31, Township 16 North, Range 9 East, M.D.M., being portions of J. M. English Lode, Union Hill Lode, Centennial Lode, Halphene Lode, Cambridge Lode, Lucky or Agnes Lode, and Maryland No. 24 Lode and also Lots 1, 3 and 5 of the Northeast quarter of Section 36, Township 16 North, Range 8 East, M.D.M., and the Northwest quarter of Section 31, Township 16 North, Range 9 East, M.D.M., being more particularly described as follows, to-wit:

Beginning at the point of intersection of a Southeasterly line of that certain County Road known as Union Hill Road with a right curve having a radius of 1350 feet and marking a Southwesterly line of that certain County Road known as Brunswick Road, from which point of beginning, the section corner common to Sections 30 and 31, Township 16 North, Range 9 East, M.D.M., Sections 25 and 36, Township 16 North, Range 8 East, M.D.M., bears North 64° 27' 08" West 234.52 feet distant; thence from said point of beginning with true bearings following the said right curve in a Southeasterly direction, consuming an angle of 15° 58' 25" a distance of 376.04 feet to the end of said curve; thence continuing along the Southwesterly line of the said County Road, South 29° 16' 14" East 547.12 feet to the most Northerly corner of that certain parcel of land now or formerly owned by M. A. Balmain, et ux; thence leaving the said Southwesterly line and following the Northwesterly, Southwesterly, Northwesterly and Northwesterly lines extended of said Balmain property the following successive courses and distances, to-wit: South 46° 19' West 469.54 feet, South 55° 18' East 140.65 feet, South 62° 53' East 118.76 feet, South 36° 38' West 585.05 feet, South 81° 56' West 176.00 feet, North 62° 46' West 843.50 feet; thence North 50° 00' 39" West 600.53 feet; thence North 66° 40' West 489.96 feet; thence North 47° 21' West 708.35 feet; thence North 42° 52' East 495.83 feet; thence North 24° 24' East 1006.95 feet; thence North 12° 13' West 248.42 feet; thence North 67° 42' East 546.30 feet; thence North 16° 16' East 185.92 feet to a point on a right curve having a radius of 1150.00 feet and being situate on a Southwesterly line of the said Brunswick

(Continued - Page 2)

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Description - continued

Road; thence along said curve in a Southeasterly direction, consuming an angle of 12° 55' a distance of 259.25 feet to the end of said curve; thence continuing along the said Southwesterly line South 26° 19' East 209.01 feet; thence leaving the said Southwesterly line and running South 56° 20' West 194.20 feet; thence South 38° 05' East 473.28 feet; thence South 60° 44' West 420.36 feet; thence South 23° 00' West 108.27 feet; thence South 3° 17' West 177.43 feet; thence South 15° 47' West 115.79 feet; thence South 70° 57' West 138.93 feet; thence South 85° 38' 20" West along a Northerly line of that certain parcel of land now or formerly owned by F. Normile, et ux, 48.13 feet; thence following the Northwesterly, Northeasterly, Northwesterly, Southwesterly and Southeasterly lines of the said Normile property, the following successive courses and distances, to-wit: South 62° 37' West 158.82 feet, North 24° 17' West 165.59 feet, South 50° 41' West 361.66 feet, South 34° 12' East 104.55 feet, South 57° 47' East 103.78 feet, South 62° 21' East 59.13 feet, South 85° 12' East 93.51 feet, North 70° 55' East 58.27 feet, North 36° 25' East 151.17 feet; thence leaving the Southeasterly line of the said Normile property and running South 37° 16' 41" East 193.50 feet; thence South 35° 39' West 206.60 feet; thence South 65° 33' East 490.77 feet; thence South 35° 37' East 109.29 feet; thence South 44° 10' West 43.10 feet; thence South 62° 57' East 194.84 feet; thence North 43° 01' East 168.26 feet; thence North 38° 23' West 264.05 feet; thence North 53° 30' West 300.00 feet; thence North 35° 31' 39" West 117.64 feet to a point on a Southwesterly line of the said Union Hill Road; thence along the said line and along the Southeasterly lines of the said Union Hill Road, the following successive courses and distances, to-wit: South 75° 22' East 650.36 feet, North 60° 00' East 202.78 feet, North 46° 03' East 405.68 feet to the place of beginning.

Assessor's Parcel Nos. 6-441-001 6-441-002
9-580-021 9-580-022
9-580-024 9-580-059
9-580-060 9-630-011
9-630-013

Along with the net income from said property accruing to the estate after the federal estate tax and California inheritance taxes that were chargeable against that property were paid.

All mineral rights that MARIAN GHIDOTTI owned in connection with the Idaho-Maryland and Brunswick Mine Properties, which properties are more particularly described above in this Exhibit "A", which were acquired by WILLIAM GHIDOTTI and MARIAN GHIDOTTI from Idaho-Maryland Industries, Inc., by a Quitclaim Deed recorded June 12, 1963, which was recorded in Vol. 337 beginning at page 175, Official Records of Nevada County, California, reference to which Deed is made hereby for a more particular description of said mineral rights.

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EXHIBIT "B"

Bank Accounts

1.	Gold Country Bank, Savings Account, #2-53-000912; Nevada City, CA; 5¼% account; Balance	$ 4,767.50
2.	Gold Country Bank, Commercial Account, #53-10167-7; Nevada City, CA; Balance	$240,878.71
3.	Gold Country Bank, Nevada City, CA	
	a. C.D. #153-002117	$100,000.00
	b. C.D. #153-002119	$100,000.00
	c. Checkmate Checking #53-10626-2 Balance	$ 56,682.50
4.	Gold Country Bank, Glenbrook Branch Grass Valley, CA	
	a. C.D. #150-007580	$100,000.00
5.	Security Pacific National Bank Nevada City, CA	
	a. C.D. #709-656	$100,000.00
6.	Nevada County National Bank	
	a. Money Market Checking	$103,736.15
	TOTAL BANK ACCOUNTS (8 items)	$806,064.86

Promissory Notes

7. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : David W. Becker & James K. Becker
Payee (Beneficiary): Marian Ghidotti
Date: January 11, 1979
Principal Amount: $53,000.00
Interest Rate: 8% From 2/15/79
Payable: $400.00 or more per month beginning 3/15/79, and continuing until 2/15/89 when balance due.
Unpaid Balance: $49,371.48

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8. Promissory Note Secured by Deed of Trust:
Payor(s) (Trustor) : James E. Vendley, Dorothy L. Vendley, Oscar Pfanner, Jr., & Donnie M. Pfanner
Payee (Beneficiary): Marian Ghidotti
Date: May 10, 1979
Principal Amount: $85,000.00
Interest Rate: 8% from 7/1/79
Payable: $4,250.00 or more semiannually of principal beginning 1/1/80 plus interest.
Unpaid Balance: $55,250.00

9. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter Edward Bolitho
Assumed by Larry and Linda Keith
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 22, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981.
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981.
Document #81-16861, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,308.76

10. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 17, 1981
Principal Amount: $39,600.00
Interest Rate: 12%
Interest From: June 26, 1981
Payable: $407.33 or more per month, until June 26, 1991, when balance is due.
Deed of Trust - Recording Date: June 26, 1981
Document #81-16864, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $39,294.42

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11. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Rex L. Bolitho and Walter Edward Bolitho.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 11, 1981
Payable: $554.89 or more per month, until September 11, 1991, when balance is due.
Deed of Trust - Recording Date: September 11, 1981
Document #81-24263, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$51,653.97

12. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Steve L. Castagna, Vernice Castagna, John R. Lenz and Janine M. Lenz.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 9, 1981
Principal Amount: $54,800.00
Interest Rate: 12%
Interest From: July 14, 1981
Payable: $563.69 or more per month, until July 14, 1991, when balance is due.
Deed of Trust - Recording Date: July 14, 1981
Document #81-18501, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$54,437.07

13. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): William L. McCrea and Rebecca Jo Graves.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 10, 1981
Principal Amount: $48,000.00
Interest Rate: 12%
Interest From: July 21, 1981
Payable: $493.74 or more per month, until July 21, 1991, when balance is due.
Deed of Trust - Recording Date: July 21, 1981
Document #81-19168, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:
$47,646.64

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14. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Paul J. Graham and Carolyn L. Graham. (loan assumed by Glenn & Joyce Garrett)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 28, 1981
Principal Amount: $27,000.00
Interest Rate: 12%
Interest From: September 29, 1981
Payable: $277.73 or more per month, until September 29, 1991, when balance is due.
Deed of Trust - Recording Date: September 29, 1981
Document #81-26093, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $26,829.81

15. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Walter A. Lindenfelser and Gloria C. Lindenfelser.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 14, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 16, 1981
Payable: $477.29 or more per month, until September 16, 1991, when balance is due.
Deed of Trust - Recording Date: September 16, 1981
Document #81-24845, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.13

16. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Robert J. Pelton(assumed by Deborah A. Zoellner)
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 15, 1981
Principal Amount: $63,600.00
Interest Rate: 12%
Interest From: July 31, 1981
Payable: $654.00 or more per month, until July 31, 1991, when balance is due.
Deed of Trust - Recording Date: July 31, 1981
Document #81-20393, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $62,189.62

83 20536

17. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Kristen Ann Pendola
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: September 4, 1981
Principal Amount: $46,400.00
Interest Rate: 12%
Interest From: September 14, 1981
Payable: $477.28 or more per month, until September 14, 1991, when balance is due.
Deed of Trust - Recording Date: September 14, 1981
Document #81-24331, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $46,091.40

18. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harry Robert Reeder, Marjorie Eloise Reeder, Elaine Jane Seip and Gertrude B. Fitzgerald.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981 (Note dated 7/3/81)
Principal Amount: $116,000.00
Interest Rate: 12%
Interest From: July 23, 1981
Payable: $1,193.21 or more per month, until July 23, 1991, when balance is due.
Deed of Trust - Recording Date: July 23, 1981
Document #81-19395, re-recorded 8/21/81 #81-22427, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $115,145.94

19. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Michael A. Shirer, Rachel Shirer, Floyd R. McGinnis, Jr., and Nicole Ree McGinnis.
Payee (Beneficiary): *Heirs and Devisees of Marian Ghidotti,* Deceased, Subject to Administration of the Estate of Said Decedent.
Date: July 27, 1981
Principal Amount: $192,000.00
Interest Rate: 12%
Interest From: July 28, 1981
Payable: $1,974.97 or more per month, until July 28, 1991, when balance is due.
Deed of Trust - Recording Date: July 28, 1981
Document #81-20084, rerecorded 9/18/81, Document #81-25147, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance: $190,485.02

20. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Harvey Allan Sitzer
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 8, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: June 22, 1981
Payable: $432.02 or more per month, until June 22, 1991, when balance is due.
Deed of Trust - Recording Date: June 22, 1981
Document #81-18880, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,675.78

21. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: August 31, 1981
Principal Amount: $52,000.00
Interest Rate: 12%
Interest From: September 15, 1981
Payable: $534.89 or more per month, until September 15, 1991, when balance is due.
Deed of Trust - Recording Date: September 15, 1981
Document #81-24523, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$51,672.49

22. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Lloyd D. Wilson and Carol D. Wilson
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: June 24, 1981
Principal Amount: $42,000.00
Interest Rate: 12%
Interest From: July 9, 1981
Payable: $426.50 or more per month, until July 9, 1991, when balance is due.
Deed of Trust - Recording Date: July 9, 1981
Document #81-18071 7/9/81, rerecorded 8/4/81 as Document #81-20680, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$41,841.10

23. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Guido M. Wycliffe and Edna M. Wycliffe
Note assumed by Bradford and Lynne Kelly.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: September 17, 1981
Document #81-24956, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

45,021.40

24. Promissory Note Secured by Deed of Trust.
Payor(s) (Trustor): Frank and Carol Pendola.
Payee (Beneficiary): Heirs and Devisees of Marian Ghidotti, Deceased, Subject to Administration of the Estate of Said Decedent.
Date: 9/1/81
Principal Amount: $46,455.84
Interest Rate: 10%
Interest From: 9/1/81
Payable: $450.00 or more per month, until 2/15/87, when balance is due.
Deed of Trust - Recording Date: 9/17/81
Document #81-24958, Nevada County Official Records.
Encumbering property as described in said Deed of Trust.
Current Balance:

$45,102.87

TOTAL PROMISSORY NOTES (18 items) $1,049,108.90

GHIDAC-bo

END OF DOCUMENT

NEVADA COUNTY

RECORDING REQUESTED BY

INTER-COUNTY TITLE CO.

AND WHEN RECORDED MAIL TO

Name Erica Erickson
Street Address P. O. Box 925
City & State Nevada City, Ca. 95959

83 30414

OFFICIAL RECORDS
RECORDED AT REQUEST OF
INTER-COUNTY TITLE CO.

NOV 21 1983
AT MIN. PAST 2 O'CLOCK A M
NEVADA COUNTY, CALIFORNIA
Duane C. Bolinger RECORDER
6.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

AP #9-560-005, 010, 002 & 008
9-200-020, 038 and 9-550-013, 014 and 015

ICTC #80402

Corporation ~~Grant Deed~~ Quitclaim DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LAUSMANN LUMBER & MOULDING COMPANY, a California Corporation

hereby GRANT(S) to

MARY BOUMA, ERICA ERICKSON, and WILLIAM TOMS

the following described real property in the unincorporated area of the County of Nevada, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF CALIFORNIA } ss.
COUNTY OF Placer }

On November 4 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared H.A. LAUSMANN, known to me to be the President, and STEVE LAUSMANN known to me to be Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Betty Holihan

Dated: November 1, 1983

LAUSMANN LUMBER & MOULDING COMPANY, a California Corporation

By H.A. Lausmann President

By Steve Lausmann Secretary

OFFICIAL SEAL
BETTY HOLIHAN
NOTARY PUBLIC-CALIFORNIA
COUNTY OF PLACER
My Commission Expires August 26, 1985

ITC—12 (5-77)

Mail Tax Statements to Return Address Above

83 30414

EXHIBIT "A"

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

PARCEL ONE:

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the Office of the County Recorder of the County of Nevada, State of California, on January 11, 1977 in Book 11, of Parcel Maps at page 17.

PARCEL TWO:

All that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 83° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 5' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse Quartz Mine, Lot 53' thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East

83 30414

EXHIBIT "A"
Continued

34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Maryland road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.
2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc., by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

RESERVING FROM PARCEL TWO ABOVE the following:

Right of way 12.50 feet in width for roadway purposes, the Easterly line of which being described as follows: Beginning at a corner of the parcel of land executed by Idaho Maryland Mining Corporation to Gladys M. Perkins, a widow and Edward H. Bruning and Wenona E. Bruning, his wife, recorded October 22, 1957, in Book "238" of Official Records, at page 209, from which the most Easterly corner of said parcel bears the following three successive courses and distances, to-wit: North 78° 30' East 308.76 feet; thence North 4° 38' West 129.73 feet; thence North 81° 41' East 710.28 feet; thence from said point of commencement with true bearings North 7° 20' 44" West 298.71 feet; thence North 48° 35' West 64.89 feet.

A RIGHT OF WAY for roadway purposes twelve and one-half feet in width, the easterly line of which being described as follows, to-wit: Beginning at a corner of the parcel of land hereinabove described, from which the northeast corner thereof bears the following three successive courses and distances, to-wit: N. 78° 30' E. 308.76 feet; thence N. 4° 38' W. 129.73 feet; thence N. 81° 41' E. 710.28 feet distant; thence from said point of commencement with true bearings S. 13° 36' E. 332.70 feet; thence S. 6° 10' E. 376.53 feet.

"Said easements are to be appurtenant to the property owned by the Grantor herein."

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State

Mary Bouma et al.
P.O.Box 925
Nevada City, CA 95959

87 09897 OFFICIAL RECORDS
REQUESTED BY
DEPT. OF TRANSPORTATION

1987 APR 15 PM 2:24

BRUCE C. BOLINGER
NEVADA COUNTY
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ none
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

A.P. No. 9-550-13-00, 9-200-38-05, 9-550-14-09, 9-200-20-05, 9-550-15-08, 9-560-02-01, 9-560-08-05

Quitclaim Deed

ORDER NO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NEVADA COUNTY COMMUNITY WORKSHOP, INC.

do/does hereby remise, release and forever Quitclaim to MARY BOUMA, ERICA ERICKSON and WILLIAM TOMS,

the following described real property in the unincorporated area of the County of Nevada State of California:

All that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., as described on the attached marked Exhibit "A", which is incorporated herein by reference hereto and made a part hereof.

TO 1946 CA (6-74)

(Corporation)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF Nevada } ss.

On August 18, 1986 before me, the undersigned, a Notary Public in and for said State, personally appeared J. E. McPherson

known to me to be the President, and James J. Kirby

known to me to be the Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

(This area for official notarial seal)

STAPLE HERE

STATE OF CALIFORNIA
COUNTY OF } ss.

On before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Signature

Dated July 28, 1986

NEVADA COUNTY COMMUNITY WORKSHOP, INC.

By J. E. McPherson, President

By James J. Kirby (Sec)

ITC—24—11—83

Mail Tax Statements to Return Address Above

COS

87 09897

EXHIBIT "A"
DESCRIPTION

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

All that portion of Section 26, Township 16 North Range 8, East, M.D.B.&M., described as follows:

Beginning at a point in the southeasterly line of Union Hill Road from which the southeast corner of the northeast 1/4 of the southeast 1/4 of said Section 26 bears South 48° 52' East 468.28 feet; thence from said point of beginning, along the southeasterly line of Union Hill Road the following four courses, South 40° 15' West 107.39 feet; thence South 60° 18' 10" West 228.75 feet; thence South 83° 35' West 143.01 feet; thence South 82° 34' West 109.90 feet; thence leaving southeasterly line of Union Hill Road North 45° 05' West 134.98 feet; thence North 75° 52' West 292.89 feet; thence North 72° 19' West 300.02 feet; thence North 64° 31' West 300.97 feet; thence North 77° 48' 41" West 170.27 feet; thence South 79° 47' West 90.96 feet; thence South 65° 42' West 189.74 feet; thence along a curve to the right with radius of 330 feet, through an angle of 54° 05' for a distance of 311.50 feet; thence North 60° 13' West 276.85 feet; thence along a curve to the left with radius of 400 feet, through an angle of 78° 39' for a distance of 549.08 feet; thence South 41° 08' West 188.78 feet to a point in the easterly line of the Alpha Hardware Company property; thence North 8° 00' East 29.80 feet; thence along a curve to the right with radius of 459.93 feet, through an angle of 28° 00' 53" for a distance of 224.88 feet; thence South 75° 02' West 193.58 feet; thence North 4° 26' West 272.27 feet; thence North 5° 30' West 183.22 feet to the northeast corner of the Roudebush property; thence South 83° 38' West 108.32 feet; thence North 1° 26' 30" West 250.05 feet along the easterly line of East Grass Valley Townsite to a point in Idaho Ditch; thence along the Idaho Ditch the following ten courses, South 84° 59' East 139.34 feet; thence North 84° 44' East 156.81 feet; thence North 52° 13' East 27.93 feet; thence North 57° 57' East 40.50 feet; thence North 16° 03' West 66.33 feet; thence North 11° 05' East 64.75 feet; thence North 16° 57' West 23.22 feet; thence North 45° 04' West 61.23 feet; thence North 23° 15' West 48.72 feet; thence North 4° 00' West 51.66 feet; thence North 88° 36' 02" East 1034.41 feet along the southerly line of East Grass Valley Townsite to the center of Section 26; thence North 1° 25' West 146.09 feet along the Easterly line of East Grass Valley Townsite to a point in the southerly line of the Morehouse

(continued, Page 2)

Quartz Mine, Lot 53; thence North 71° 30' West 491.10 feet to the most Westerly corner of the Morehouse Quartz Mine, Lot 53; thence North 18° 30' East 869.88 feet along the westerly line of the Morehouse Quartz Mine, Lot 53; thence south 71° 30' East 132.00 feet; thence South 87° 08' East 44.00 feet; thence North 1° 25' West 61.33 feet along the easterly line of East Grass Valley Townsite to a point in the northerly bank of Wolf Creek; thence along the Northerly bank of Wolf Creek the following two courses, North 78° 17' East 2.52 feet; thence South 79° 07' East 85.98 feet; thence North 26° 35' East 32.73 feet; thence North 12° 58' East 16.32 feet; thence North 35° 14' West 13.42 feet; thence North 14° 26' West 54.43 feet to a point in Idaho Maryland Road; thence North 85° 50' East 186.13 feet along Idaho Maryland Road; thence South 10° 28' West 57.29 feet; thence South 23° 50' West 89.35 feet to a point in the Northerly line of Wolf Creek; thence along said northerly line the following ten courses, South 80° 00' East 144.38 feet; thence North 83° 21' East 12.18 feet; thence North 85° 38' East 21.28 feet; thence South 78° 30' East 32.18 feet; thence South 89° 52' East 34.11 feet; thence North 78° 50' East 46.34 feet; thence North 58° 38' East 51.33 feet; thence North 70° 57' East 57.96 feet; thence North 76° 40' East 36.53 feet; thence North 80° 39' East 3.17 feet to the southeast corner of the Nannery Property; thence North 15° 00' 35" East 72.44 feet to a point in the centerline of Idaho Mary land road thence along said centerline the following four courses, South 77° 39' 48" East 153.99 feet; thence North 87° 42' East 129.69 feet; thence North 76° 23' East 220.80 feet; thence North 75° 11' East 445.57 feet to the northwest corner of the Flatland property; thence South 8° 45' East 221.96 feet; thence South 81° 15' West 30.00 feet; thence South 10° 08' East 99.01 feet along the centerline of private road; thence South 69° 57' West 32.91 feet; thence South 1° 57' West 21.12 feet; thence South 86° 42' East 141.56 feet to a point in the centerline of private road; thence along said centerline the following eight courses, South 40° 43' East 221.15 feet; thence South 71° 18' East 66.24 feet; thence North 89° 17' East 60.90 feet; thence North 41° 02' East 140.11 feet; thence South 48° 35' East 64.89 feet; thence South 7° 20' 44" East 298.71 feet; thence South 13° 36' East 332.70 feet; thence South 6° 10' East 376.53 feet; thence South 39° 14' West 325.43 feet; thence North 77° 24' 41" West 1289.15 feet; thence South 12° 48' West 609.91 feet; thence South 77° 48' 41" East 177.26 feet; thence South 64° 31' East 303.87 feet; thence South 72° 19' East 294.00 feet; thence South 75° 52' East 286.64 feet; thence South 84° 21' East 259.65 feet; thence North 70° 12' East 130.25 feet; thence North 46° 59' 31" East 132.43 feet; thence South 73° 18' 30" East 132.23 feet to the point of beginning.

(continued, Page 3)

EXCEPTING THEREFROM 1) All that portion of the above described parcel of land as was conveyed to County of Nevada by deed recorded January 11, 1977, in Book 835, Official Records, at page 107, Nevada County Records.

2) All that portion of the above described parcel of land as was conveyed to Nevada County Rehabilitations Facility, Inc.; by deed recorded December 20, 1978, in Book 1006, Page 644, Nevada County Records.

3) All that portion of the Northeast quarter (NE¼) of Section 26, Township 16 North, Range 8 East, M.D.M., described as follows:

Beginning at a point from which the northeast corner of said Section 26 bears the following three courses, South 84° 07' East 98.97 feet, North 66° 25'' East 88.97 feet and North 21° 06' 24" East 1796.05 feet; THENCE FROM SAID POINT OF BEGINNING, South 40° 43' East 143.94 feet; thence South 44° 32' West 30.10 feet; thence North 40° 43' West 187.80 feet; thence South 84° 07' East 43.66 to the point of beginning.

END OF DOCUMENT

99013088

7

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name B.E.T.

Address P.O. Box 2403

City & State Grass Valley, California 95945

Recorded in Official Records, County of Nevada, Lorraine Jewett-Burdick, Clerk/Recorder

[redacted] 25.00

099013688 2:42pm 04/14/99

004 10023247 01 04
E01 7 UN 7.00 18.00 0.00 0.00 0.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN # 09-550-17 & 23, 09-560-02 & 08

The undersigned grantor(s) declare(s).
Documentary transfer tax is $.....0.....

COS

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mary Bouma, a widow, Erica Erickson, a married woman dealing with her sole and separate property, and William Toms, an unmarried man, (GRANTOR-GRANTORS)

Do Hereby Grant To Mary Bouma, a widow, Erica Erickson, a married woman dealing with her sole and separate property, and William Toms, an unmarried man, as tenants in common, each as to an undivided 1/3 interest, the real property in the County of Nevada, State of California, described as follows:

SEE COMPLETE LEGAL DESCRIPTION AND EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

APRIL 14, 19[illegible]
Date

Mary Bouma
MARY BOUMA

Erica Erickson
ERICA ERICKSON

William Toms
WILLIAM TOMS

GENERAL ACKNOWLEDGMENT

State of CA

County of Nevada

On this the 14th day of April 1999, before me, Kim Hill the undersigned Notary Public, personally appeared Mary Bouma, Erica Erickson and William Toms, ☐ personally known to me-OR-☒ 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/ heir/ authorized capacity(ies), and that by his/her/their signature(s) on the instrument are the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kim Hill
Signature of Notary

KIM HILL
Commission #1173126
NOTARY PUBLIC - CALIFORNIA
NEVADA COUNTY
MY COMMISSION EXPIRES
FEBRUARY 9, 2002

890 3088

"EXHIBIT A"

Bouma, Erickso[illegible] for line adjustment descriptions.

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

PARCEL ONE, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following 16 consecutive courses, to wit; N77°48'41"W 93.93', S15°00'35"W 38.79', S80°39'00"W 3.17', S76°40'00"W 36.53', S70°57'00"W 57.96', S58°38'00"W 51.33', S78°50'00"W 46.34', N89°52'00"W 34.11, N78° 30'00"W 32.18', S85°38'00"W 21.28', S83°21'00"W 12.18', N80°00'00"W 110.50', S71°30'00"E 137.90', S18°30'00"W 990.00', N71°3200"W 58.68' and SO1°27'25"E, 146.05', and running thence from said point of commencement leaving the southerly right-of-way-line of Idaho Maryland Road S12°18'32"E 214.91', S74°00'00"E 400.00', N66°02'41"E 441.69' to a point on the westerly right-of-way line of Centennial Drive, hence N08°45'00"W 266.52' to a curb return to the left of a radius of [illegible].00', thence along said curve through an arc of 95°56'21" for a distance of 33.49' to a point on the southerly right-of-way line of Idaho Maryland Road, thence along said right-of-way line S75°18'39"W 536.80' to a point on a curve concave to the north of a radius of 532.00' with a radial bearing of N14°51'35"W, thence along said curve through an arc of 27°03'37" for a distance of 251.26' to the point of beginning, containing 5.50 acres as near as may be.

PARCEL TWO, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to wit; S18°30'00"W 86.11, N71°32'00"W 58.68' and SO1°27'25"E, 146.05', and running thence from said point of commencement S43°16'11"E 352.42', S84°17'01"E 478.48',S77°24'58"E 1,289.51', N39°14'00"E 325.43', N05°58'19"W 376.18', N13° 36'00"W 332.70', N[illegible]°C'44"W 304.52', S41°02'00"W 321.69', N48°58'16"W 60.00' to a curb [illegible] concave to the west of a radius of 20.00'with a radial bearing of [illegible]°41'27"E, thence along said curve northerly through an arc of 94°16'49" for a distance of 32.91' to the end thereof, thence along Centennial Drive N48°58'16"W 278.88" to the beginning of a curve to the right of a radius of 235.00', thence along said curve through an arc of 40° 13'16" for a distance of 164.97', thence leaving said Centennial Drive S66° 02'[illegible]"W 441.69', N74°00'00"W 400.00', N12°18'32"W 214.91' to a point on Idaho Maryland Road, thence along said Road N77°48'41"W 9[illegible] 93', thence leaving said road S15°00'35"W 38.79', S80°39'00"W 3.17', S76°40'00"W 36.53', S70°57'00"W 57.96', S58°38'00"W [illegible].33', S78°50'00"W 46.34', N89°52'00"W 34.11, N78°30'00"W 32.18', S85°38'00"W 21.28', S83°21'00"W 12.18', N80°00' 00"W 110.50', S71°30'00"E 137.90', S18°30'00"W 903.89' to the point of beginning, containing 50.84 acres as near as may be.

"EXHIBIT A"

Bouma, Erickson and Toms lot line adjustment descriptions. Page Two.

PARCEL THREE, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to wit; N75°38'04"W 830.00', N10°18'28"W 384.60', N88°33'40"E 549.94', and running thence from said point of commencement N00°10'33"W 550.00',S84°17'01"E 478.48', S12°49'28"W 607.15', S77°58'18"E 177.14", S64°39'40"E 303.86', S72°27'35"E 294.09',S76°02'35"E 288.68, S83°49'46"E 259.59', N70°39'55E"129.72, N47°19'37"E 131.51, S73°38'51"E 60.69' to a point on the northerly right-of way line of Idaho Maryland Road, a point on a curve concave to the northwest of a radius of 170.00' with a radial bearing of N63°06'03"W, thence along said curve in a westerly direction through an arc of 33°34'56" for a distance of 99.64' to a point with a radial bearing of N29°26'03"W, thence S60°31'09"W 49.58' to a point on a curve concave to the northwest of a radius of 470.00' with a radial bearing of N29°26'59"W, thence along said curve in westerly direction through an arc of 16°42'50" for a distance of 137.38' to a point with a radial bearing of N12°34'45"W. thence S77°21'54"W 256.23'to a point on a curve concave to the northwest of a radius of 470.00 with a radial bearing of N12°38'45W", thence along said curve through an arc of 00°21'48" for a distance of 2.98' to a point with a radial bearing of N12°16'53"W, thence leaving said right-of-way line N43°49'52"W 77.32', N76°01'32"W 292.79', N72°32'07"W 300.23, N64°39'37"W 300.95', N77°57'43"W 170.19', S79°38'04"W 91.11', S65°33'50"W 189.97' to a point on a curve concave to the northwest of a radius of 330.00'with a radial bearing of N24°27'09"W, thence along said curve through an arc of 11°44'24' for a distance of 67.62', thence N00°10'33"W 264.79'to the point of beginning containing 8.88 acres as near as may be.

Parcel Four, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked L.S. 2202, bears the following two consecutive courses, to wit; N10°18'28"W 384.60' and N88°33'40"E 549.94' and running thence from said point of beginning S75°38'04"E 830.00', S00°10'33"E 264.79' to a point on a curve concave to the north of a radius of 330.00' with a radial bearing of N17°53'28"E, thence along said curve in an westerly direction through an arc of 42°20'37" for a distance of 243.97' to a point with a radial bearing of N29°37'48"E, thence N60°10'51"W 276.67' to a point on a curve concave to the south of a radius of 400.00' with a radial bearing of S29°41'50"W, thence along said curve in a westerly direction through an arc of 41°54'10" for a distance of 292.54', thence leaving said curve N10°18'28"W 258.76' to the point of beginning and containing 4.50 acres as near as may be.

99013088

"EXHIBIT A"

Bouma, Erickson and Toms lot line adjustment descriptions. Page Three.

Parcel Five, commencing at a point from which the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked U.S. 2202, bears N88°33'40"E 549.94', and running thence from said point of beginning S10°18'28"E 643.36' to a point on a curve of a radius of 400.00' with a radial bearing of S12°12'20", thence along said curve in a westerly direction through an arc of 36°53'43" for a distance of 257.57' to a point with a radial bearing of S49°06'02"E, thence leaving said curve S41°07'48"W 188.37', N08°08'34"E [illegible] to a point on a curve concave to the northwest with a radius of 459.93' with a radial bearing of N42°58'51"W, thence along said curve through an arc of 27°59'56" for a distance of 224.76' to a point with a radial bearing of N14°58'54"W, thence leaving said curve S74°56'39"W 193.88', N04°33'16"W 271.74', N05°37'24"W 182.87', S83°31'31"W 108.56', N01°24'26"W 250.22', S85°01'35"E 139.41', N84°41'47"E 156.91, N52°12'19"E 27.95', N57°56'01"E 40.53', N16°00'24"W 66.36', N11°06'30E 64.80', N16°54'23"W 23.23', N4[illegible]°00'52"W 61.23', N23°12'13"W 48.77', N03°57'50"W 51.69', N88°33'40"E 485.09' to the point of beginning and containing 13.07 acres as near as may be.

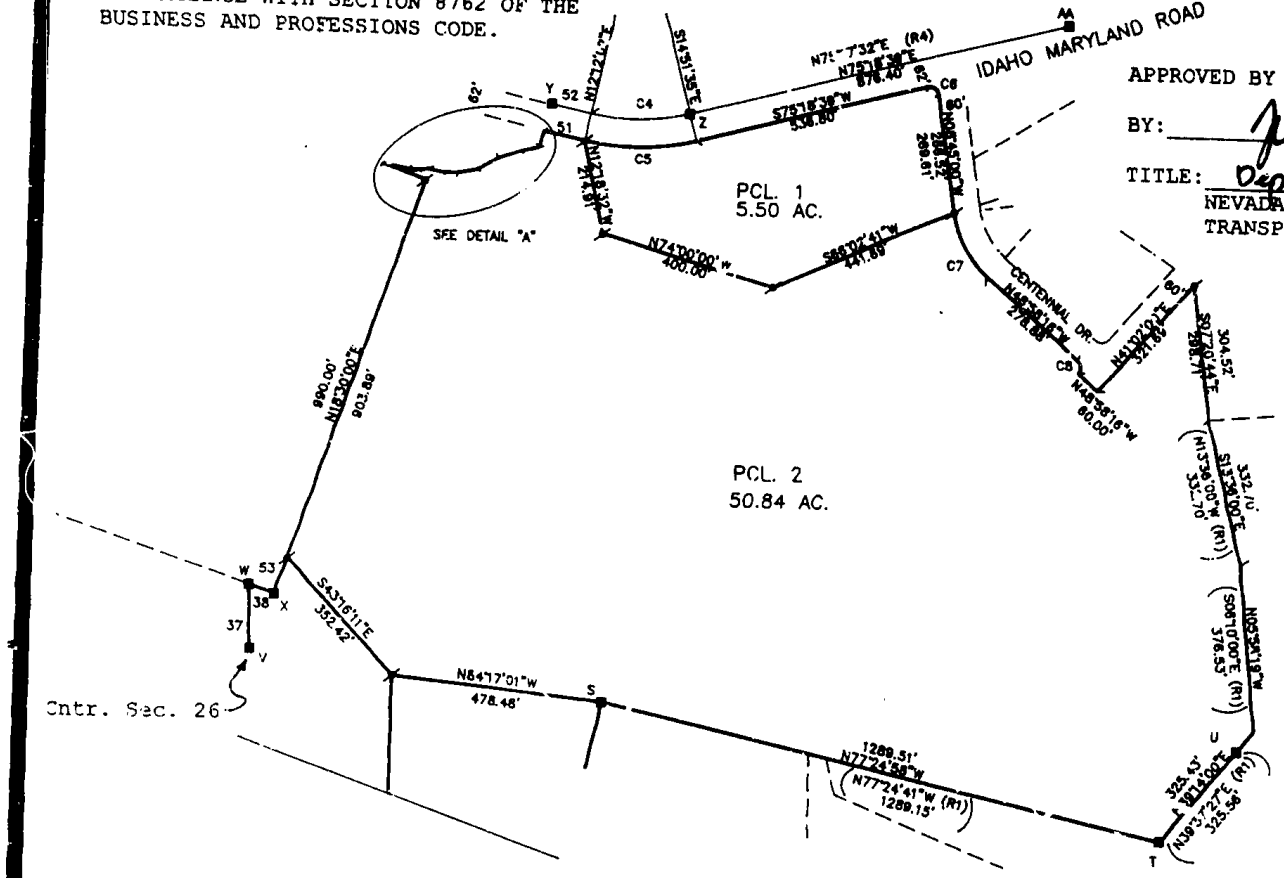
Parcel Six, commencing at the center section corner of said Section 26, as marked by a ¾ inch diameter iron pipe marked U.S. 2202 and running thence N01°27'25"W 146.05', S71°32'00"E 58.68', N18°30'00"E 86.11', S43°16'11"E 353.27', S00°10'33E 550.00', N75°38'04"W 830.00', N10°18'28"W 384.60', thence N88°33'40"E 549.94' to the point of beginning and containing 10.08 acres as near as may be, as represented in LLA 98-037.

Description Prepared By:

Jim B. Cranmer, C.E. 13,309, (expires 3/31/01).

REGISTERED PROFESSIONAL ENGINEER
JIM B. CRANMER
No. 13309
Exp 3/31/01
CIVIL
STATE OF CALIFORNIA

NOTE: NO RECORD OF SURVEY IS REQUIRED IN CONFORMANCE WITH SECTION 8762 OF THE BUSINESS AND PROFESSIONS CODE.



APPROVED BY NEVADA COUNTY April 19, 1999
DATE

BY: Jerome P. Martin

TITLE: Deputy County Surveyor
NEVADA COUNTY DEPARTMENT OF TRANSPORTATION/SANITATION

REGISTERED PROFESSIONAL ENGINEER
JIM B. CRANMER
No. 4339
Exp. 3/31/01
CIVIL
STATE OF CALIFORNIA

EXHIBIT "B"
LLA 98-037
B.E.T.
Ptn Section 26
T.16N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

99-13088

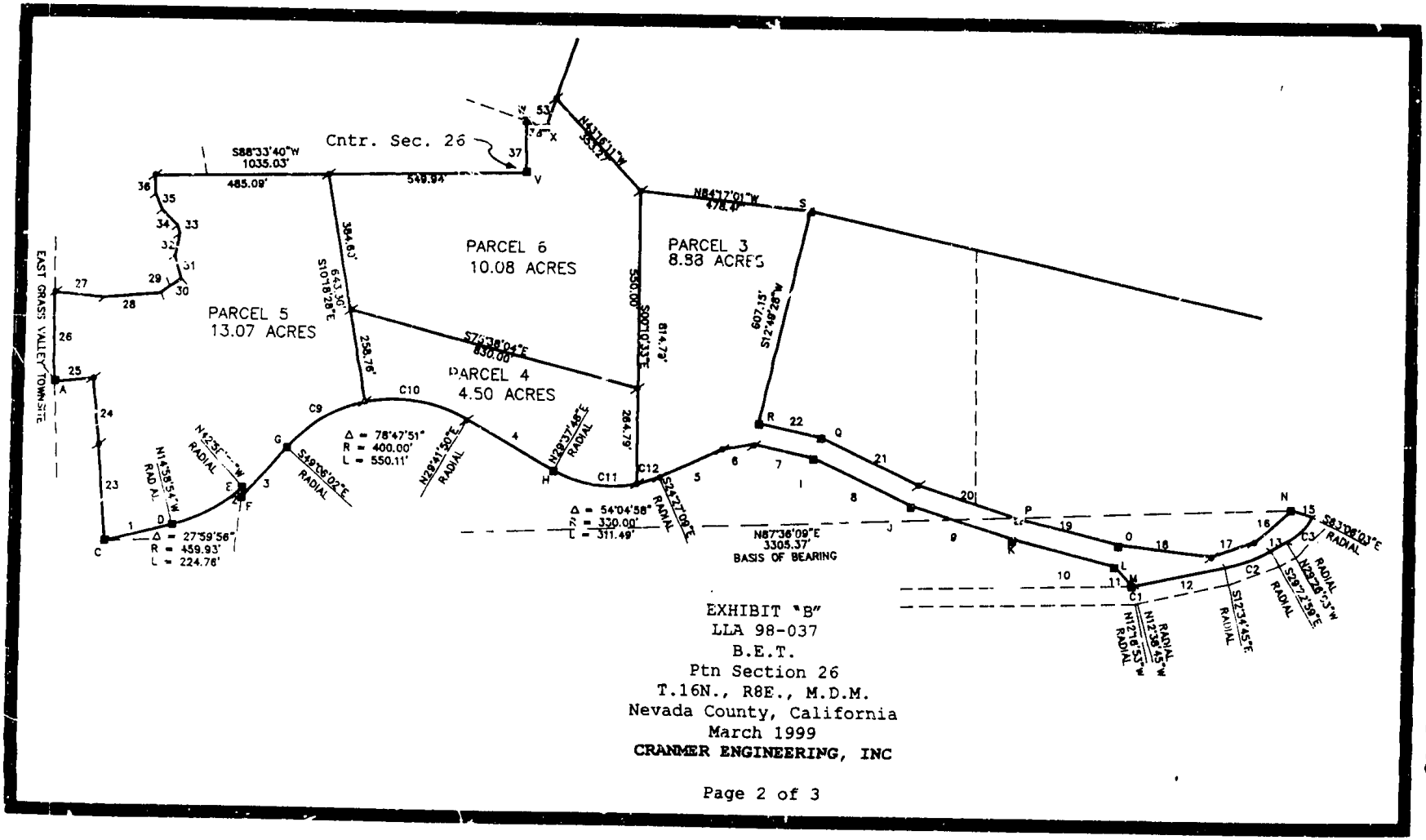


EXHIBIT "B"
LLA 98-037
B.E.T.
Ptn Section 26
T.16N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

99013088

LINE TABLE
MEASURED

1	S7+°56'39"W	193.88'
2	S08°08'34"W	29.10'
3	N41°07'48"E	188.37'
4	S60°10'51"E	276.69'
5	N55°33'50"E	189.97'
6	N79°38'04"E	91.01'
7	S77°57'43"E	170.19'
8	S64°39'37"E	300.95'
9	S72°32'07"E	300.23'
10	N76°01'32"W	292.79'
11	N43°49'5[illegible]"W	77.32'
12	N77°21'54"E	56.23'
13	N60°31'09"E	49.58'
15	N73°38'51"W	60.69'
16	S47°19'37"W	131.51'
17	N70°39'55"E	129.72'
18	N83°49'40"W	259.59'
19	N76°02'35"W	288.68'
20	S72°27'35"E	294.09'
21	S64°39'40"E	300.86'
22	S77°58'18"E	177.14'
23	N04°33'16"W	271.74'
24	N05°37'24"W	182.87'
25	S83°31'31"W	108.56'
26	S21°24'26"E	250.22'
27	N85°01'35"W	139.41'
28	S84°41'47"W	146.91'
29	S52°12'19"W	27.95'
30	N57°56'01"E	40.53'
31	S16°00'24"E	66.36'
32	N11°06'30"E	64.80'
33	N16°54'03"W	23.25'
34	S45°00'52"E	61.23'
35	N23°12'13"W	45.77'
36	S03°57'50"E	51.69'
37	N01°27'25"W	146.05'
38	N71°32'00"W	58.68'
53	S18°30'00"W	86.11'
37	N01°27'25"W	146.05'
38	N71°32'00"W	58.68'
39	N71°30'00"W	137.90'
40	N80°00'00"W	110.50'

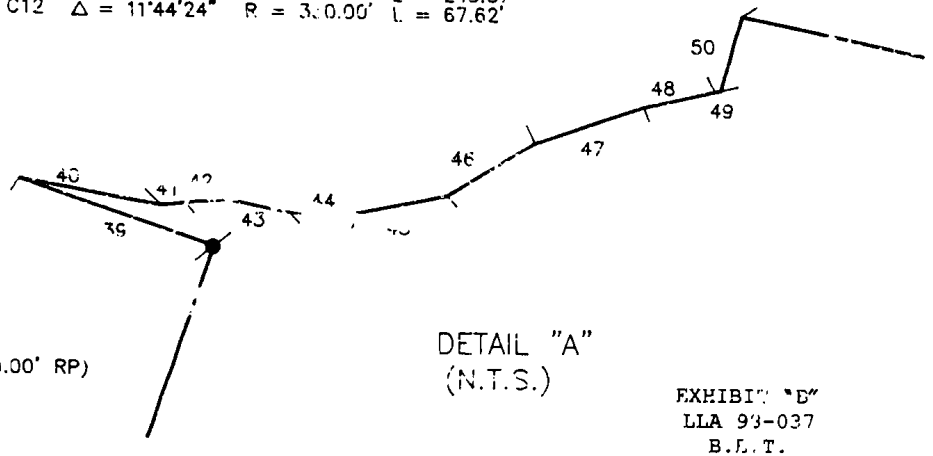
41	S83°21'00"W	12.18'
42	N85°38'00"E	21.28'
43	N78°30'00"W	32.18'
44	N89°52'00"W	34.11'
45	S78°50'00"W	46.34'
46	S58°38'00"W	51.33'
47	S70°57'00"W	57.96'
48	S76°40'00"W	36.53'
49	S80°39'00"W	3.17'
50	S15°00'35"W	38.79'
51	N77°48'41"W	93.93'
52	S77°48'41"E	93.93'
53	S18°30'00"W	86.11'

CURVE TABLE
MEASURED

C1	Δ = 00°21'48"	R = 470.00'	L = 2.98'
C2	Δ = 16°44'50"	R = 470.00'	L = 137.36'
C3	Δ = 33°34'56"	R = 170.00'	L = 99.64'
C4	Δ = 27°03'37"	R = 470.00'	L = 221.98'
C5	Δ = 27°03'37"	R = 532.00'	L = 251.26'
C6	Δ = 95°56'21"	R = 20.00'	L = 33.49'
C7	Δ = 40°13'16"	R = 235.00'	L = 164.97'
C8	Δ = 94°16'49"	R = 20.00'	L = 32.91'
C9	Δ = 36°53'43"	R = 400.00'	L = 257.57'
C10	Δ = 41°54'10"	R = 400.00'	L = 292.54'
C11	Δ = 42°20'37"	R = 330.00'	L = 243.87'
C12	Δ = 11°44'24"	R = 330.00'	L = 67.62'

MONUMENT TABLE

A	1 1/2" IP LS 2202
C	3/4" IP LS 2202
D	DRILL STEEL
E	DRILL STEEL
F	3/4" IP LS 2202
G	3/4" IP LS 2202
H	3/4" IP LS 2202
I	3/4" IP LS 2202
J	3/4" IP LS 2202
K	3/4" IP LS 2202
S	3/4" IP LS 2202
T	5/8" REB LS 4415
U	5/8" REB LS 4415 (60.00' RP)
V	3/4" IP LS 2202
W	3/4" IP LS 2202
X	3/4" IP OPEN
Y	5/8" REB RCE 19660
Z	3/4" IP LS 3959
AA	3/4" IP LS 3959
L	3/4" IP LS 2088
M	3/4" IP LS 2202
N	DRILL LS 2089
O	DRILL STEEL
P	5/8" REB LS 4415
Q	5/8" REB LS 4415
R	3/4" IP LS 2202
V	3/4" IP LS 2202
W	3/4" IP LS 2202
X	3/4" IP OPEN



DETAIL "A"
(N.T.S.)

EXHIBIT "B"
LLA 98-037
B.L.T.
Ptn Section 26
T.16N., R8E., M.D.M.
Nevada County, California
March 1999
CRANMER ENGINEERING, INC

Page 3 of 3

END OF DOCUMENT

99013088

Recording Requested By:
Augustine C. Tassone

Mail Tax Statements and
When Recorded, Return To:

Erica Erickson
353 Clay Street
Nevada City, CA 95959

Nevada County Recorder
Gregory J. Diaz
DOC- 2008-0025372-00
Check Number 13591
Tuesday, OCT 21, 2008 08:40:00
REC $10.00 SBS $5.00 SSR $1.00
MIC $1.00 AUT $6.00
Ttl Pd $23.00 Nbr-0000566555
VJR/JR/1-6

6

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is:
(X) No Consideration - R & T 11930.
( ) Based upon full value conveyed; or,
( ) Full value less liens and encumbrances thereon.
(X) Unincorporated Area, or City of _____.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ERICA ERICKSON, a widow, dealing with her sole and separate property,

hereby GRANT(S) to:

ERICA ERICKSON, as Trustee of the Survivor's Trust created under the EARL C. ERICKSON and ERICA ERICKSON Trust dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended, those certain parcels of real property situated in the unincorporated area of the County of Nevada, State of California, described as follows:

An UNDIVIDED ONE-THIRD (1/3RD) INTEREST in and to those real certain properties located in the County of Nevada, State of California, consisting of 93 acres, more or less, and more particularly described in EXHIBIT A, which is attached hereto and made a part hereof, and which is incorporated herein by this reference, and being Assessor's Parcels Number 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-37-000, and 09-630-39-000.

Dated: September 26, 2008.

Erica Erickson

Erica Erickson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA)
COUNTY OF NEVADA)

Augustine C. Tassone

On Sept. 26, 2008, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared ERICA ERICKSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or entity upon behalf of which the person 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.

(SEAL)

Augustine C. Tassone

Augustine C. Tassone, Notary

ESI1 AUGUSTINE C. TASSONE COMM. #1595396 Notary Public-California NEVADA COUNTY My Comm. Exp. Aug 13, 2009 ESI1

My Commission expires: 08/13/2009
Commission No. 1595396
Seal Mfg. No. ESI 1

Notarization for Grant Deed, Erica Erickson to Erica Erickson, Trustee - APNs 09-550-32-000, etc., 93 acres ±.

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

GRANT DEED - ERICA ERICKSON to ERICA ERICKSON, Trustee

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

16

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20100008372
Tuesday April 13 2010, at 09:16:41 AM
Rec Fee:$59.00
Paid: $59.00
Recorded By:EM

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Amended Order Approving Waiver of Final Account and Report of Co-Executors, for Final Distribution and for Allowance of Attorney Fees & Costs

Subject Property: APN: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Mail Tax Statements to:

Leslie Toms
1215 43rd Street
Sacramento, CA 95819

CERTIFIED COPY

Mark S. Drobny, SB#95487
Colin T. Smith, SB#249402
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Ste. 100
Sacramento, CA 95834
Telephone (916) 419-2100
Facsimile (916) 419-1222

Attorney for Co-Executors, LESLIE HAUGH & GAIL PALEN

EL DORADO CO. SUPERIOR CT.
FILED MAR 05 2010
BY Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF EL DORADO

In re the Estate of:	**Case No. PP20080126**
WILLIAM TOMS,	**AMENDED ORDER APPROVING WAIVER OF FINAL ACCOUNT AND REPORT OF CO-EXECUTORS; FOR FINAL DISTRIBUTION & FOR ALLOWANCE OF ATTORNEY FEES & COSTS**
Deceased.	**Date:** **Time:** **Dept: 9**

Petitioners, LESLIE HAUGH and GAIL PALEN, Co-Executors of the Estate of WILLIAM TOMS, Decedent, having filed their Waiver of Final Account and Report of Co-Executors and Petition for Final Distribution and for Allowance of Attorney Fees and Costs, and the same coming on regularly for hearing on October 16, 2009, the Court finds that:

1. Notice of the time and place of this hearing has been given as required by law.

2. All acts and transactions of Petitioner, as Executor of the Estate, during the period of the report, are truly shown and should be approved, and all allegations of the petition are true.

3. WILLIAM TOMS died testate on August 13, 2008, in El Dorado County, and was resident thereof at the time of his death.

4. Petitioners were appointed as Co-Executors of the Decedent's Estate on September 19, 2008, and Letters Testamentary were issued to Petitioners on the same date. At all times since then,

C. DeRenne

Petitioners have been and now are the duly qualified Co-Executors of the Decedent's Estate.

5. On September 19, 2008, Petitioners were granted full authority by Order of this Court to administer the Estate without Court supervision under the Independent Administration of Estates Act. This authority has not been revoked. Petitioners took the following action under the Independent Administration of Estates Act powers granted to them on September 19, 2008:

a) Petitioners retained a realtor and listed the Decedent's residence for sale at $295,000.00, based on sales of comparable properties. The property was appraised by the California Probate Referee as having a value of $305,000.00 on August 13, 2008, the decedent's date of death.

b) Due to the decline in the real estate market and widespread credit crisis the Petitioners accepted an offer for purchase of the residence for $260,000.00. Petitioners executed all necessary documents and completed the sale of the residence on or about January 29, 2009. The Petitioners are the sole beneficiaries of the Estate and waived the requirement of Notice of Proposed Action.

6. Notice of Petition to Administer Estate has been duly given, published and filed, together with an Affidavit showing its due publication. The Co-Executors have made a diligent search and inquiry as to all known or reasonably ascertainable creditors of the Decedent pursuant to Probate Code §9050. Reasonable efforts were made to identify known or reasonably ascertainable creditors of the Decedent and the Estate, and Notice of Administration has been sent to all known or reasonably ascertainable creditors of the Decedent and the Estate. The time for filing and presenting Creditor's Claims expired on January 20, 2009.

7. A creditor claim was filed against the estate by Estate Recoveries, Inc. A Satisfaction and Release of Claim was issued by Estate Recoveries Inc. with respect to the Creditor Claim and said Satisfaction and Release of Claim was filed with the above entitled court on June 17, 2009.

A creditor's claim was filed against the estate by Bank of the West for the balance of a loan entered into by the Decedent and Jimmie Lou Brown and secured by a 2006 Sunova Motor Home which was owned in **joint tenancy** between the Decedent and Jimmie Lou Brown.

The 2006 Sunova Motor Home was surrendered to Bank of the West on or about November 21, 2008, by Jimmie Lou Brown as payment in full and satisfaction of the loan. Bank of the West sold the 2006 Sunova Motor Home for approximately $34,173.51. Petitioners' attorneys contacted Bank of the West to obtain a Satisfaction of Claim with respect to the Creditor Claim filed in this matter. Bank of the West indicated that they would only provide a satisfaction of claim upon receipt of an additional $38,173.51, the difference between the loan balance and the sale price of the motor home. As of September 24, 2009, Bank of the West had not amended their creditor claim of $73,048.41 to reflect their receipt of proceeds from the sale of the 2006 Sunova Motor Home.

Despite Bank of the West's earlier contentions that the surrender of the 2006 Sunova Motor Home would satisfy the loan and despite the fact that Bank of the West did not provide notice to the Petitioners of their intent to sell the motor home for such a reduced value, the Petitioners continued to try to settle this issue. On June 19, 2009, the Petitioners' attorneys sent a duly executed Rejection of Creditor Claim to Bank of the West with correspondence outlining the reasons for rejecting the claim of $73,048.41 and offering to settle the balance of the loan that was entered into by the Decedent and Jimmie Lou Brown for a lump sum payment of $5,000.00. As of September 24, 2009, Bank of the West had failed to respond to Petitioners' settlement offer and had failed to take any action on the Rejection of Creditor Claim that was served on June 19, 2009. Bank of the West is hereby barred from any further action against the Estate for their claim pertaining to the Consumer Security Agreement (Loan Account No. 362420811) entered into by the Decedent and Jimmie Lou Brown and secured by the 2006 Sunova Motor Home identified by VIN: 1F6MF53Y560A08539.

8. Petitioners know of no public entity to which notice is required under Probate Code §9201(a), and no notice is required under Probate Code §9202, since the Decedent received no Medi-Cal benefits during his lifetime and the Decedent did not have a predeceased spouse.

No notice was given to the Director of the California Victim Compensation and Government Claims Board pursuant to Probate Code §9202(b) because the Petitioners, LESLIE HAUGH and GAIL PALEN, the beneficiaries of the Estate, are not now nor ever have been confined in a prison or facility under the jurisdiction of the Department of Corrections and Rehabilitation or any other correctional

facility.

9. A Partial Inventory and Appraisal of the Estate was filed on January 23, 2009, showing estate assets with a value of $305,000.00. A Final Inventory and Appraisal of the Estate was filed on August 21, 2009, showing estate assets with a value of $1,366,086.76. Petitioners allege that such Inventories contain all of the assets of the Estate that have come to Petitioners' knowledge or into their possession.

10. LESLIE HAUGH & GAIL PALEN, the beneficiaries of the Decedent, waived the requirement of a final account by themselves, as Co-Executors of the Estate.

11. During the period of this report, Petitioners kept all cash of the Estate, other than such amounts as were reasonably necessary for the Estate's administration, invested in interest-bearing accounts or other investments authorized by law.

12. No Federal or California Estate Tax Return has been or will be filed, because the estate is of insufficient size to require such filing.

13. All California and Federal Income Taxes due and payable by the Estate have been paid or are adequately secured.

14. There are no personal property taxes due or payable by the Estate.

15 All real property taxes due and owing by the Estate have been paid.

16. Petitioners have performed all required duties as Co-Executors of the Decedent's Estate. All debts of the Decedent and of the Estate and all expenses of administration, have been paid, except for statutory attorney's fees. The Estate is in a condition to be closed.

17. The Estate consists entirely of the Decedent's separate property.

18. A request for special notice was filed in this matter by Attorney Richard Thurn and by Christopher Toms.

THEREFORE IT IS ORDERED that:

A. The administration of this Estate is brought to a close, without the requirement of an accounting;

B. The Report and Petition of Petitioners, as Co-Executors, is allowed and approved as filed;

C. All reported acts and proceedings of Petitioners, as Co-Executors of the Decedent's Estate, are confirmed, ratified and approved;

D. Petitioners are directed and authorized to pay to their attorneys, DROBNY LAW OFFICES, INC. the sum of $24,000.00 for statutory compensation, the sum of $1,815.00 for extraordinary compensation and the sum of $32.82 for costs advanced on behalf of the Estate;

E. Petitioners are directed and authorized to pay to GRAY & THURN, INC. the sum of $3,218.70 for statutory compensation;

F. Final distribution of the Estate of the Decedent in Petitioners's possession is made as follows:

TO GAIL PALEN:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

TO LESLIE TOMS, formerly known as Leslie J. Haugh:

a) One-half thereof of the balance of Wachovia Account (ending in No. 943);

b) One-half interest in the decedent's undivided one-third interest in that certain real property located in Grass Valley, CA and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The decedent's interest includes some underlying mineral rights and a lease option with the Idaho Maryland Mining Corporation for a portion of said real property.

G. Final distribution of any property of the Estate of the Decedent whether or not now known or hereafter discovered be made to LESLIE TOMS, formerly known as Leslie J. Haugh and GAIL E. PALEN, in equal shares.

Dated: 3/5/10

Brian D. Wolf

JUDGE OF THE SUPERIOR COURT

BRIAN D. WOLF
Judge Pro Tem

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, the date of issuance and an original signature.

Dated: 4-2-10

Superior Court of California
County of El Dorado

By _____
Deputy

11

Nevada County Recorder
Gregory J. Diaz
Document#: 20100014426
Tuesday June 22 2010, at 10:53:12 AM
Rec Fee:$44.00
Paid: $44.00
Recorded By:JR

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GAIL PALEN, one-half interest in an undivided one-third interest and LESLIE TOMS, one-half interest in an undivided one-third interest,

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company, as to a one-third interest,

all of their right, title and interest in and to the following described real property in the County of **NEVADA**, State of **CALIFORNIA** :

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO

A.P.N.: 09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000;09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000;09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; AND 09-560-39-000

DATED: 5/17/10

Gail Palen
GAIL PALEN

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

Leslie Toms
LESLIE TOMS

On 5-17-10, before me, Amanda Alvarez, a notary public, personally appeared GAIL PALEN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Amanda M Alvarez (Seal).

OFFICIAL SEAL
AMANDA M ALVAREZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 448299
MY COMMISSION EXPIRES APRIL 13, 2014

MAIL TAX STATEMENTS TO: TANGOLD, LLC - 1215 43rd Street, Sacramento, CA 95819

DATED: 5-3-10

STATE OF CALIFORNIA)
)ss.
COUNTY OF Sacramento

LESLIE TOMS

On 5-3-10, before me, Manmeet Walia, a notary public, personally appeared LESLIE TOMS who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose names are subscribed to the within instrument and acknowledged to me that ~~they~~ she executed the same in ~~their~~ her authorized capacities, and that by ~~their~~ her signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the within instrument. WITNESS my hand and official seal.

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

(Seal)

MANMEET WALIA
COMM. #1695483
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. SEPT. 23, 2010

EXHIBIT A

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT A

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT A

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT A

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

RECORDING REQUESTED BY

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000839
Wednesday January 11 2017, at 02:09:28 PM
Rec Fee:$50.00
Paid: $50.00
Recorded By:KP

13

WHEN RECORDED MAIL TO:

DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

CORRECTORY QUITCLAIM DEED

This document is being recorded to correct the Grantors vesting which was incorrect on that certain Quitclaim Deed recorded on June 22, 2010, Document #20100014426, Official Records of Nevada County

RECORDING REQUESTED BY
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

WHEN RECORDED, MAIL TO:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento CA 95834

SPACE DIRECTLY ABOVE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantors declare: "This is a transfer between individuals/legal entity in which proportional ownership interest remains the same."
(X) Documentary transfer tax is $-0-. **R&T 11925(d).**
() Unincorporated area: () City of _, and
FOR NO CONSIDERATION,

GAIL PALEN and LESLIE TOMS

hereby REMISE, RELEASE, and QUITCLAIM to TANGOLD, LLC, a California limited liability company,

all of their right, title and interest in and to the following described real property in the County of **Nevada**, State of **California**:

LEGAL DESCRIPTION:	SEE EXHIBIT "B" ATTACHED HERETO
A.P.N.	09-550-32-000; 09-550-37-000; 09-550-38-000; 09-550-39-000; 09-550-40-000; 09-560-36-000; 09-630-037-000; 09-630-39-000; 09-560-05-000; 09-560-10-000; 09-560-31-000; 09-560-32-000; 09-560-33-000; 09-560-34-000; 09-560-35-000; 09-560-37-000; 09-560-38-000; 09-560-39-000

Dated: January 5, 2017

SEE ATTACHED EXHIBIT "A" FOR SIGNATURES OF GRANTORS AND NOTARY CERTIFICATES

EXHIBIT "A"

Gail Palen
GAIL PALEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho)
)
County of Bannock)

On 5TH January, 2017, before me, Renee McBride, a notary public, personally appeared GAIL PALEN, 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.

(Seal)

RENEE MCBRIDE NOTARY PUBLIC STATE OF IDAHO

Signature Renee McBride

Exp May 31. 2018

LESLIE TOMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sacramento)

On January 5th, 2017, before me, Daniel Patrick Kelly, a notary public, personally appeared LESLIE TOMS, 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. (Seal)

Signature

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

EXHIBIT B

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

EXHIBIT B

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT B

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

EXHIBIT B

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

12

Nevada County Recorder
Gregory J. Diaz
Document#: 20160030164
Thursday December 29 2016, at 08:44:58 AM
Rec Fee:$47.00 CCF:$1.00
Paid: $48.00
Recorded By:KP

Recording requested by,
When recorded, please mail to,
and Mail tax statements to:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY, CA 95959

AFFIDAVIT of DEATH OF TRUSTEE

[Probate Code Section 18100.5]

EARLENE M. JOHNSON, Successor Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST, also referred to as the EARL C. AND ERICA ERICKSON REVOCABLE TRUST, of legal age, being first duly sworn, deposes and says:

1. ERICA ERICKSON, the decedent mentioned in the attached certified copy of Certificate of Death is the same person as ERICA ERICKSON, Trustee named in those certain Quitclaim Deeds dated September 26, 2008, executed by ERICA ERICKSON to ERICA ERICKSON, TRUSTEE of the **Survivor's Trust created under the EARL C. ERICKSON AND ERICA ERICKSON TRUST dated July 20, 1995, as amended and entirely restated on March 15, 1999, as amended**, which Deeds were recorded on 10-21-2008, as follows:

   a. Document no. 2008-25370 (property description on *Exhibit A*)
   b. Document no. 2008-25371 (property description on *Exhibit B*), and
   c. Document no. 2008-25372 (property description on *Exhibit C*),

in the Official Records of Nevada County, California, covering the properties situated in the County of Nevada, State of California described in the above-referenced *Exhibits A, B and C* attached hereto.

MAIL TAX STATEMENTS TO: same as above

2. The Trust provides that upon the death of the initial Trustee, **EARLENE M. JOHNSON and CAROL A. FROST** shall serve as Successor Co-Trustees. I therefore certify that the acting Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST asre as shown below, and that all assets held by such Trust, including the property described on *Exhibits A, B and C*, should be titled as follows:

"EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST"

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct and that this declaration was executed in Grass Valley, California.

Dated: 12-7, 2016

Earlene M Johnson Co-Trustee

EARLENE M. JOHNSON, Co-Trustee of the ERICA ERICKSON SURVIVOR'S TRUST

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

Subscribed and sworn to (or affirmed) before me on this 7 day of December, 2016 by **EARLENE M. JOHNSON**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MEGAN SHAFER
COMM. #2094340
Notary Public - California
Nevada County
My Comm. Expires Dec. 20, 2018

Signature
Notary Public

[dlb:11/28/16:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed-Aff death Tee-mining prop.wpd]

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF NEVADA
GRASS VALLEY, CALIFORNIA 95945

CERTIFICATE OF DEATH
STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11(REV 3/06)

STATE FILE NUMBER | 3201629000850 LOCAL REGISTRATION NUMBER

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT - FIRST (Given)	2. MIDDLE	3. LAST (Family)
ERICA	-	ERICKSON

AKA. ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months / Days	IF UNDER 24 HOURS Hours / Minutes	6. SEX
04/10/1924	92			F

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP* (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]4036	☐ YES ☒ NO ☐ UNK	WIDOWED	11/08/2016	1011

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO/A/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
ASSOCIATE	☐ YES ☒ NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
ESCROW OFFICER	INTER COUNTY TITLE	30

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 353 CLAY STREET

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
NEVADA CITY	NEVADA	95959	92	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
EARLENE JOHNSON, DAUGHTER	12316 HILLCREST DRIVE, NEVADA CITY, CA 95959

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP* – FIRST	29. MIDDLE	30. LAST (BIRTH NAME)	
-	-	-	
31. NAME OF FATHER/PARENT – FIRST	**32. MIDDLE**	**33. LAST**	**34. BIRTH STATE**
LODOVICO	-	BENUZZI	AUSTRIA
35. NAME OF MOTHER/PARENT – FIRST	**36. MIDDLE**	**37. LAST (BIRTH NAME)**	**38. BIRTH STATE**
MARIA	JOSEPINA	GASPEROTTI	AUSTRIA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION
11/19/2016	SIERRA MEMORIAL LAWN 459 HOLLOW WAY, NEVADA CITY, CA 95959

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
BU	▸ NOT EMBALMED	-

44. NAME OF FUNERAL ESTABLISHMENT	45. LICENSE NUMBER	46. SIGNATURE OF LOCAL REGISTRAR	47. DATE mm/dd/ccyy
HOOPER & WEAVER MORTUARY INC	FD411	▸ KENNETH CUTLER, MD	11/15/2016

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
OWN RESIDENCE	☐ IP ☐ ER/OP ☐ DOA	☐ Hospice ☐ Nursing Home/LTC ☒ Decedent's Home ☐ Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
NEVADA	353 CLAY STREET	NEVADA CITY

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) CARDIAC ARREST	(AT) IMMED.
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) ARRHYTHMIA	(BT) IMMED.
	(C) EXACERBATION OF CHRONIC OBSTRUCTIVE PULMONARY DISEASE	(CT) DAYS
	(D) CHRONIC ASTHMATIC BRONCHITIS	(DT) YRS

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
☒ YES ☐ NO REFERRAL NUMBER: 287	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☐ NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: PULMONARY EMBOLISM

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. IF FEMALE, PREGNANT IN LAST YEAR?
NO	☐ YES ☒ NO ☐ UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since (A) mm/dd/ccyy	Decedent Last Seen Alive (B) mm/dd/ccyy	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
12/01/1980	11/07/2016	▸ JEFFREY BRIAN FROST M.D.	G29711	11/14/2016

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: JEFFREY BRIAN FROST M.D. 136 GLASSON WAY, GRASS VALLEY, CA 95945

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH	120. INJURED AT WORK?	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)
☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined	☐ YES ☐ NO ☐ UNK		

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER
▸		

STATE REGISTRAR	A	B	C	D	E	*010001003391338*	FAX AUTH.#	CENSUS TRACT

CANEVADA01

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF NEVADA

000150452

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Nevada County Health Department.

DATE ISSUED NOV 16 2016

K Cutler MD
KENNETH CUTLER, MD
COUNTY HEALTH OFFICER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "A"

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

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13

Nevada County Recorder
Gregory J. Diaz
Document#: 20170000185
Wednesday January 04 2017, at 02:01:59 PM
Rec Fee:$50.00 CCF:$1.00
Paid: $51.00
Recorded By:KP

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

EARLENE M. JOHNSON, Co-Trustee
12316 HILLCREST DRIVE
NEVADA CITY CA 95959

Documentary Transfer Tax $0.00

n/a Computed on Full Value of Property Conveyed
n/a Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale
XXX transfer at death, no consideration RT11930

The undersigned Grantor declares
Signature of Declarant or Agent determining tax

QUITCLAIM DEED

EARLENE M. JOHNSON and CAROL A. FROST as Successor Co-Trustees of the ERICA ERICKSON SURVIVOR'S TRUST, without warranty or covenant of any kind, express or implied, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

RICA KIDS, LLC, a California limited liability company,

as a distribution to the Trust beneficiary upon the death of the Surviving Settlor, the real property located in the County of **Nevada**, State of California, described more particularly on *Exhibits A, B and C* attached hereto.

Dated: 12-16-2016

Earlene M Johnson Co-Trustee
EARLENE M. JOHNSON, Co-Trustee

Dated: 12-16-2016

Carol A. Frost, Co-trustee
CAROL A. FROST , Co-Trustee

MAIL TAX STATEMENTS TO: same as above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Nevada)

On 12.16.2016, before me, Jennifer L. Wilkerson Notary Public, personally appeared **EARLENE M. JOHNSON** and **CAROL A. FROST**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 of Notary Public

JENNIFER L. WILKERSON
COMM. # 2025201
NOTARY PUBLIC • CALIFORNIA
NEVADA COUNTY
Comm. Exp. MAY 19, 2017

[jlw:1/4/17:Z:\Wordperfect\Clients Open\Erice21-22 60550\Deed QC to LLC 1.wpd]

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

Exhibit "A" (continued)

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

EXHIBIT "A" (continued)

REAL PROPERTY DESCRIPTION: Mineral interests.

AN UNDIVIDED ONE-THIRD (1/3RD) INTEREST IN MINERAL INTERESTS UNDERNEATH VARIOUS PARCELS OF REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, SAID MINERAL INTEREST BEING DESCRIBED AS FOLLOWS:

PARCEL NO. 1: The minerals and mineral rights as described in Parcel 1, 2, 3, 4, 6, 7, 8, 9 and 10 of that certain QUIT CLAIM DEED dated June 10, 1963, recorded June 12, 1963, in Book 337, at Page 175 et seq., Official Records of Nevada County, California.

EXPRESSLY EXCEPTING THEREFROM all property and rights described or referred to in the last two paragraphs on page 21 of the above mentioned Quit Claim Deed. (No surface rights whatever, and no personal property or improvements, if any, located upon the surface, are included in the above described Parcel No. 1).

ALSO EXCEPTING THEREFROM (without limiting the generality of the provisions set forth in the description of Parcel 1 as contained in the above mentioned Quit Claim Deed) the surface to a depth of 200 feet of all that portion of Section 26, Twp. 16 N, R 8 E, M.D.M., as described in the deed dated October 2, 1964, executed by Sum-Gold Corporation, Inc. to William Ghidotti et ux., recorded October 5, 1964, in Book 366, at Page 212 et seq., Official Records of Nevada County, California.

Parcel No. 2: All mineral, metal matter and rock located below a depth of 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface, without disturbing the surface, of Lots 1, 2, 3, 4, 5 and 8 as shown upon the Subdivison Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder of Nevada County, California on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

EXCEPTING THEREFROM the right of the surface owners of Lots 1 through 5, inclusive, of said BET ACRES, to take water from existing or future wells below 200 feet.

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EXHIBIT "B"

REAL PROPERTY DESCRIPTIONS:

(ASSESSOR'S PARCEL NUMBERS 09-560-05-000, 09-560-10-000, 09-560-31-000, 09-560-32-000, 09-560-33-000, 09-560-34-000, 09-560-35-000, 09-560-37-000, 09-560-38-000, 09-560-39-000)

An undivided one-third (1/3rd) interest in unimproved real property consisting of 53 acres, more or less, located in the unincorporated area of the County of Nevada, State of California, and particularly described as follows:

Parcel No. 1: (APNs 09-560-05 and 10)

Parcel 1, as shown upon the Parcel Map No. 76-276 for Marian Ghidotti, being a portion of Section 26, Township 16 North, Range 8 East, M.D.M., filed in the office of the County Recorder of the County of Nevada, State of California, on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

Parcel No. 2: (APNs 09-560-31, 34 and 39)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202 and running thence North 01° 27' 25" West 146.05 feet, South 71° 32' 00" East 58.68 feet, North 18° 30' 00" East 86.11 feet, South 43° 16' 11" East 353.27 feet, South 00° 10' 33" East 550.00 feet, North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet; thence North 88° 33' 40" East 549.94 feet to the point of beginning.

Parcel No. 3: (APNs 09-560-32-000 & 38)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following two consecutive courses,to-wit: North 10° 18' 28" West 384.60 feet and North 88° 33' 40" East 549.94 feet and running thence from said point of beginning South 75° 38' 04" East 830.00 feet, South 00° 10' 33"

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-560-32 & 38 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

East 264.79 feet to a point on a curve concave to the North of a radius of 330.00 feet with a radial bearing of North 17° 53' 28" East; thence along said curve in a westerly direction through an arc of 42° 20' 37" for a distance of 243.87 feet to a point with a radial bearing of North 29° 37' 48" East; thence North 60° 10' 51" West 276.67 feet to a point on a curve concave to the South of a radius of 400.00 feet with a radial bearing of South 29° 41' 50" West; thence along said curve in a westerly direction through an arc of 41° 54' 10" for a distance of 292.54 feet; thence leaving said curve North 10° 18' 28" West 258.76 feet to the point of beginning.

Parcel No. 4: (APN 09-560-33-000)

The surface to a depth of 200 feet of a portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4-inch diameter iron pipe marked L.S. 2202, bears North 88° 33' 40" East 549.94 feet, and running thence from said point of beginning South 10° 18' 28" East 643.36 feet a point on a curve of a radius of 400.00 feet with a radial bearing of South 12° 12' 20"; thence along said curve in a westerly direction through an arc of 36° 53' 43" for a distance of 257.57 feet to a point with a radial bearing of South 49° 06' 02" East; thence leaving said curve South 41° 07' 48" West 188.37 feet, North 08° 08' 34" East 29.10 feet to a point on a curve concave to the Northwest with a radius of 459.93 feet with a radial bearing of North 42° 58' 51" West; thence along said curve through an arc of 27° 59' 56" for a distance of 224.76 feet to a point with a radial bearing of North 14° 58' 54" West; thence leaving said curve South 74° 56' 39" West 193.88 feet, North 04° 33' 16" West 271.74 feet, North 05° 37' 24" West 182.87 feet, South 83° 31' 31" West 108.56 feet, North 01° 24' 26 " West 250.22 feet, South 85° 01' 35" East 139.41 feet, North 84° 41' 47" East 156.91 feet, North 52° 12' 19" East 27.95 feet, North 57° 56' 01" East 40.53 feet, North 16° 00' 24" West 66.36 feet, North 11° 06' 30" East 64.80 feet, North 16° 54' 23" West 23.23 feet

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 4, APN 09-560-33 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

North 45° 00' 52" West 61.23 feet, North 23° 12' 13" West 48.77 feet, North 03° 57' 50" West 51.69 feet, North 88° 33' 40" East 485.09 feet to the point of beginning.

Parcel No. 5: (APN 09-560-35)

All that portion of the Globe Mining Claim, Survey No. 5357,as described in the Patent recorded January 27, 1950, in Book 146, Page 389, Official Records, as said portion is designated "Portion Remainder" on sheet 1 of the Parcel Map No. 76-276 for Marian Ghidotti, as filed in the office of the Recorder of the County of Nevada on January 11, 1977, in Book 11 of Parcel Maps, at Page 17.

PARCEL NO. 6: (APN 09-560-37-000)

The surface to a depth of 200 feet of that portion of Section 26, Township 16 North, Range 8 East, M.D.B.&M., described as follows:

Commencing at a point from which the center section corner of Section 26, as marked by a 3/4-inch diameter iron pipe marked L. S. 2202, bears the following three consecutive courses, to-wit: North 75° 38' 04" West 830.00 feet, North 10° 18' 28" West 384.60 feet, North 88° 33' 40" East 549.94 feet, and running thence from said point of commencement North 00° 10' 33" West 550.00 feet, South 84° 17' 01" East 478.48 feet, South 12° 49' 28" West 607.15 feet, South 77° 58' 18" East 177.14 feet, South 64° 39' 40" East 303.86 feet, South 72° 27' 35" East 294.09 feet, South 76° 02' 35" East 288.68 feet, South 83° 49' 46" East 259.59 feet, North 70° 39' 55" East 129.72 feet, North 47° 19' 37" East 131.51 feet, South 73° 38' 51" East 60.69 feet to a point on the northerly right-of-way line of Idaho Maryland Road, a point on a curve concave to the Northwest of a radius of 170.00 feet with a radial bearing of North 63° 06' 03" West; thence along said curve in a westerly direction through an arc of 33° 34' 56" for a distance of 99.64 feet to a point with a radial bearing of North 29° 26' 03' West; thence South 60° 31' 09" West 49.58 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with

EXHIBIT "B" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 6, APN 09-560-37 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 53 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-560-05, 10, 31, 32, 33, 34, 35, 37, 38 & 39, particularly described as follows:

a radial bearing of North 29° 22' 59" West; thence along said curve in a westerly direction through an arc of 16° 42' 50" for a distance of 137.38 feet to a point with a radial bearing of North 12° 34' 45" West; thence South 77° 21' 54" West 256.33 feet to a point on a curve concave to the Northwest of a radius of 470.00 feet with a radial bearing of North 12° 38' 45" West; thence along said curve through an arc of 00° 21' 48"" for a distance of 2.98 feet to a point with a radial bearing of North 12° 16' 53" West; thence leaving said right of way line North 43° 49' 52" West 77.32 feet, North 76° 01' 32" West 292.79 feet, North 72° 32' 07" West 300.23 feet, North 64° 39' 37" West 300.95 feet, North 77° 57' 43" West 170.19 feet, South 79° 38' 04" West 91.01 feet, South 65° 33' 50" West 189.97 feet to a point on a curve concave to the Northwest of a radius of 330.00 feet with a radial bearing of North 24° 27' 09" West; thence along said curve through an arc of 11° 44' 24" for a distance of 67.62 feet; thence North 00° 10' 33" West 264.79 feet to the point of beginning.

EXCEPTING FROM PARCELS 1 and 5 above: The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of the said property lying more than 100 feet beneath the surface thereof, provided that no mining operations shall be conducted by said Grantor, its successors or assigns, on the surface of the real property hereby conveyed, or at any point within 100 feet below the surface thereof, as reserved by the Deed from Newmont Explorations Limited to Marian Ghidotti, recorded December 1, 1976, in Book 827, Official Records, at Page 361, Nevada County Records.

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EXHIBIT "C"

REAL PROPERTY DESCRIPTION: ASSESSOR'S PARCEL NUMBERS 09-550-32-000, 09-550-37-000, 09-550-38-000, 09-550-39-000, 09-550-40-000, 09-560-36-000, 09-630-037-000 & 09-630-39-000.

An undivided one-third (1/3rd) interest in unimproved real property consisting of 93 acres, more or less, located in the unincorporated area of Nevada County, California, particularly described as follows:

Parcel No. 1: APNs 09-630-37-000 & 09-630-39-000)

Lots 6 and 7, as shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Recorder, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

RESERVING THEREFROM a non-exclusive easement 20 feet wide for roadway and utility purposes, lying within Lots 6 and 7 of BET ACRES, the northerly and northeasterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot A, being in the south line of East Bennett Road; thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet; thence South 42° 42' 19" East 205.31 feet to the end of this easement.

TOGETHER WITH a non-exclusive easement 40 feet wide for roadway and utility purposes, lying within Lot 8 of BET ACRES, the southerly and southwesterly line of which is identical to the line common to Lots 6, 7 and 8 of BET ACRES and is described as follows:

Beginning at the most westerly corner of Lot 8, being in the south line of East Bennett Road, thence South 65° 15' 02" East 136.46 feet; thence South 87° 59' 31" East 179.39 feet, thence South 42° 42' 19" East 205.31 feet to the end of this easement.

ALSO RESERVING THEREFROM a non-exclusive right of way for ingress, egress and utility purposes described as beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at Page 173, Official Records of Nevada County, bears S 42° 52' West, 274.32 feet; thence from said point of beginning, N 42° 52' East 109.38 feet to a point in Union Hill

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 1, APN 09-630-37 & 39 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

Road; thence S 47° 08' East, 60.00 feet along Union Hill Road; thence S 42° 52' W 57.40 feet; thence N 88° 02', 79.38 feet to the point of beginning, as granted in the deed executed by William Ghidotti et ux to Grass Valley Investment Company, a limited partnership, and James A. Hunt, recorded Nov. 18, 1966, in Book 411, at Page 495, Nevada County Records.

ALSO TOGETHER WITH a non-exclusive right of way, for ingress, egress and utility purposes, described as follows:

Beginning at a point from which the most westerly corner of that certain parcel of land conveyed to William Ghidotti and Marian Ghidotti, recorded in Book 337 at page 173, Official Records of Nevada County, bears South 42° 52' West 353.70 feet; thence North 62° 57' West 62.36 feet, thence North 42° 52' East 228.72 feet; thence South 88° 02' East 79.38 feet to the point of beginning, as granted in the Easement Deed recorded in Book 411, at page 496, Nevada County Records, executed by Grass Valley Investment Company, a limited partnership, to William Ghidotti and Marian Ghidotti, his wife.

Parcel No. 2: (APNs 09-550-37-000 & 09-550-39-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L. S. 2202, bears the following 16 courses, to wit: N 77° 48' 41" W 93.93 feet, S 15° 00' 35" W 38.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00' 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 990.00 feet, N 71° 32' 00"" W 58.68 feet and S 01° 27' 25" E 146.05 feet and running thence from said point of commencement

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 2, APN 09-550-37 & 39, Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

leaving the southerly right-of-way line of Idaho Maryland Road S 12° 18' 32" E 214.91 feet, S 74° 00' 00" E 400.00 feet, N 66° 02' 41" E 441.69 feet to a point on the westerly right-of-way line of Centennial Drive, thence N 08° 45' 00" W 266.52 feet to a curb return to the left of a radius of 20.00 feet, thence along said curve through an arc of 95° 56' 21" for a distance of 33.49 feet to a point on the southerly right-of-way line if Idaho Maryland Road, thence along said right-of-way line S 75° 18' 39" W 536.80 feet to a point on a curve concave to the north of a radius of 532.00 feet with a radial bearing of N 14° 51' 35" W, thence along said curve through an arc of 27° 03' 37" for a distance of 251.26 feet to the point of beginning, containing 5.50 acres as near as may be.

Parcel No. 3: (APNs 09-550-32, 38 & 40, 09-560-36-000)

All that portion of Section 26, Township 16 North, Range 8 East, M.D.M., Nevada County, California, more particularly described as follows:

Commencing at a point from which the center section corner of said Section 26, as marked by a 3/4 inch diameter iron pipe marked L.S. 2202, bears the following three consecutive courses, to-wit: S 18° 30' 00" W 86.11 feet, N 71° 32' 00" W 58.68 feet and S 01° 27' 25" E 146.05 feet, and running thence from said point of commencement S 43° 16' 11" E 352.42 feet, S 84° 17' 01" E 478.48 feet, S 77° 24' 58" E 1,289.51 feet, N 39° 14' 00" E 325.43 feet, N 05° 58' 19" W 376.18 feet, N 13° 36' 00" W 332.70 feet, N 07° 20' 44" W 304.52 feet, S 41° 02' 00" W 321.69 feet, N 48° 58' 16" W 60.00 feet to a curb return concave to the west of a radius of 20.00 feet with a radial bearing of S 44° 41' 27" E, thence along said curve northerly through an arc of 94° 16' 49" for a distance of 32.91 feet to the end thereof; thence along Centennial Drive N 48° 58' 16" W. 278.98 feet to the beginning of a curve to the right of a radius of 235.00 feet, thence along said curve through an arc of 40° 13' 16" for a distance of 164.97 feet, thence leaving said Centennial Drive S 66° 02' 41" W 441.69 feet, N 74° 00' 00" W 400.00 feet, N 12° 18' 32" W 214.91 feet to

EXHIBIT "C" (continued)

REAL PROPERTY DESCRIPTION: (Parcel 3, APN 09-550-32,38 & 40, and 09-560-36-000 Cont.)

Undivided 1/3rd interest in unimproved real property consisting of 93 acres, more or less, located in Nevada County, California, being Assessor's Parcel Numbers 09-550-32, 37, 38, 39, 40; 09-560-36-000, and 09-630-37 and 39.

a point on Idaho Maryland Road, thence along said Road N 77° 48' 41" W 93.93 feet, thence leaving said road S 15° 00' 35" W 39.79 feet, S 80° 39' 00" W 3.17 feet, S 76° 40' 00" W 36.53 feet, S 70° 57' 00" W 57.96 feet, S 58° 38' 00" W 51.33 feet, S 78° 50' 00" W 46.34 feet, N 89° 52' 00" W 34.11 feet, N 78° 30' 00" W 32.18 feet, S 85° 38' 00" W 21.28 feet, S 83° 21' 00" W 12.18 feet, N 80° 00" 00" W 110.50 feet, S 71° 30' 00" E 137.90 feet, S 18° 30' 00" W 903.89 feet, to the point of beginning, containing 50.84 acres as near as may be.

****

Recording Requested By and When Recorded Mail To:

G. Braiden Chadwick
3001 Lava Ridge Court, Suite 120
Roseville, CA 95661

Nevada County Recorder
Gregory J. Diaz
Document#: 20170001985
Thursday January 26 2017, at 03:44:03 PM
Rec Fee:$44.00 Transfer tax:$2200.00
Paid: $2244.00
Recorded By:KP

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

APNs: 09-550-32; 09-550-37; 09-550-38; 09-550-39; 09-550-40; 09-560-36; 09-630-37; 09-630-39

The Undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX is $ 2,200
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[x] Unincorporated Area of Nevada County or [ ] City of

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Rica Kids, LLC, a California limited liability company, Tangold, LLC, a California limited liability company, the Estate of Erica Erickson, and the Estate of Mary Bouma, (collectively "Grantors") hereby remise, release, relinquish, surrender and forever quitclaim to Rise Grass Valley Inc., a Nevada Corporation, (hereinafter referred to as "Grantee") any and all right, title and interest that Grantors may have in that certain real property in Nevada County, State of California, as set forth in Exhibit A to this Quitclaim Deed.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the date affixed to its signature. This Quitclaim Deed may be signed in counterparts, which taken together, shall constitute one original.

Rica Kids, LLC
A California limited liability company

Earlene M Johnson Date: 1/18/17
Name: Earlene M. Johnson
Title: Member

Carol A Frost Date: 1/18/17
Name: Carol A. Frost
Title: Member

{00028289;1 }

**Mail Tax Statement To: Mitchell Chadwick LLP, 3001 Lava Ridge Court, ste. 120
Roseville, CA 95661

Tangold, LLC

Gail Palen Date: 1-17-2017
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

AG GP

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: Jan. 18, 2017
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

Sandra J. Brislane Date: January 24, 2017
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

_____ Date: _____
Name: Earlene M. Johnson
Title: Executor

_____ Date: _____
Name: Carol A. Frost
Title: Executor

Tangold, LLC

_____ Date: _____
Name: Gail Palen
Title: Member

_____ Date: _____
Name: Leslie Toms
Title: Member

The Estate of Mary A. Bouma

_____ Date: _____
Name: Sandra J. Brislane
Title: Executor

The Estate of Erica Erickson

Earlene M. Johnson Date: 1/18/17
Name: Earlene M. Johnson
Title: Executor

Carol A. Frost Date: 1/18/17
Name: Carol A. Frost
Title: Executor

Exhibit "A"

(Legal Description of Property)

SURFACE LAND

Parcel Number	Description	Lot Size
09-550-32	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 26-16-8	20,908 SF
09-550-37	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	4.47 AC
09-550-38	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	40.1 AC
09-550-39	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8 344 CENTENNIAL DRIVE GRASS VALLEY, CA 95945	42,668 SF
09-550-40	SEC 26, TWN 16N, RNG 8E, MDBM, PTN NE 1/4 26-16-8	5,662 SF
09-560-36	SEC 26, TWN 16N, RNG 8E, MDBM, PTN N 1/2 SE 1/4 26-16-8	10.25 AC
09-630-37	LOT 6	21.8 AC
09-630-39	LOT 7	15.07 AC

SUBSURFACE LAND

All property described in that certain Quit Claim Deed by Idaho Maryland Industries Inc. in favor of William Ghidotti and Marian Ghidotti, his wife as tenants in common, dated June 10, 1963 and located at vol. 337, pp. 175-196 in the official records of Nevada County, as recorded on June 12, 1963.

All rights to minerals within, on, and under the property shown upon the Subdivision Map of BET ACRES, No. 85-7, filed in the Office of the County Records, Nevada County, California, on February 24, 1987, in Book 7 of Subdivisions, at Page 75 et seq.

All rights to minerals within, on, and under the land located in Sections 23, 24, 25, 26, 34, and 35, Township 16 North, Range 8 East, Mount Diablo Base and Meridian, Sections 19, 20, 29, 30, and 31, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and Section 6, Township 15 North, Range 9 East, Mount Diablo Base and Meridian, and all other mineral rights associated with the Idaho-Maryland Mine.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of OREGON)
)ss.
County of Hood River)

On this 17 day of January, 2017, personally appeared before me Gail Palen who stated that (s)he is the Member of Tangold LLC, a corporation, and that the instrument was signed in behalf of the said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

Sheri L Proebstel
Notary Public for Oregon
My Commission Expires: July 8, 2019.

Official Stamp

OFFICIAL STAMP
SHERI L PROEBSTEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 939893
MY COMMISSION EXPIRES JULY 8, 2019

Document Description
This certificate is attached to page 4 of a Quitclaim Deed, dated Jan 17, 2017, consisting of 4 pages.
{00028634;1 }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On Jan 18th, 2017, before me, Daniel Patrick Kelly, a Notary Public, personally appeared Leslie Toms, 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.

DANIEL PATRICK KELLY
Commission # 2005207
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 26, 2017

NOTARY PUBLIC (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On January 29, 2017, before me, Linda Lee Hawkins, a Notary Public, personally appeared Sandra J. Brisland, 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.

Linda Lee Hawkins
NOTARY PUBLIC (Seal)

LINDA LEE HAWKINS
Commission # 2131368
Notary Public - California
Nevada County
My Comm. Expires Nov 20, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Nevada)

On Jan. 18, 2017, before me, Denise L. Best, a Notary Public, personally appeared Earlene M. Johnson + Carol A. Frost, 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.

Denise L. Best
NOTARY PUBLIC (Seal)