

1 **BINGHAM SNOW & CALDWELL**  
 2 Jedediah Bo Bingham, Nevada Bar No. 9511  
 3 S. Eric Wilbanks, Nevada Bar No. 11322  
 4 Clifford Gravett, Nevada Bar No. 12586  
 5 840 Pinnacle Court, Suite 202  
 6 Mesquite, Nevada 89027  
 7 (702) 346-7300 phone  
 8 (702) 346-7313 fax  
 9 mesquite@binghamsnow.com  
 10 *Attorneys for Plaintiff*

11 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**  
 12 **IN AND FOR LINCOLN COUNTY, NEVADA**

13 **VIRGIN VALLEY WATER DISTRICT, a**  
 14 **political subdivision of the State of Nevada;**

15 Plaintiff,

16 vs.

17 **C & O HOLDINGS, L.L.C., a Nevada**  
 18 **limited liability company; JOHN DOES 1-5;**  
 19 **Defendants.**

20 **LIS PENDENS**

21 **CASE NO: CV 0518019**

22 **TO WHOM IT MAY CONCERN:**

23 **COMES NOW, VIRGIN VALLEY WATER DISTRICT, a political subdivision of the**  
 24 **State of Nevada by and through the law firm of Bingham Snow & Caldwell, and hereby and**  
 25 **herewith gives notice of an action pending in the District Court in and for Lincoln County, State**  
 26 **of Nevada, and under the above-identified civil number, which action necessarily affects title to**  
 27 **the real property located in Lincoln County, State of Nevada, and which is more particularly**  
 28 **described as follows:**

Assessor Parcel Number: 008-261-08

TOWNSHIP 12 SOUTH, RANGE 71 EAST, M.D.B. & M., LINCOLN  
 COUNTY, NEVADA:

1 SECTION 16: LOTS 2 THROUGH 7, INCLUSIVE, AND THE EAST HALF  
2 (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)  
3 SECTION 17: LOTS 2 AND 3, THE WEST HALF (W 1/2) AND THE WEST  
4 HALF (1/2) OF THE SOUTHEAST QUARTER (SE 1/4)  
5 SECTION 18: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER  
6 (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4)  
7 SECTION 19: THE EAST HALF (E 1/2)  
8 SECTION 20: ALL  
9 SECTION 21: THE WEST HALF (W 1/2)  
10 SECTION 28: THE WEST HALF (W 1/2)  
11 SECTION 29: LOT 1, THE EAST HALF (E 1/2), THE NORTHEAST  
12 QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), THE  
13 SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND  
14 THE SOUTHWEST QUARTER (SW 1/4)  
15 SECTION 30: LOTS 5, 8, 9 AND 12  
16 SECTION 31: LOTS 5, 8 AND 9  
17 SECTION 32: LOTS 1 AND 4, THE NORTH HALF (N 1/2), THE EAST  
18 HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE  
19 SOUTHEAST QUARTER (SE 1/4)  
20 SECTION 33: THE WEST HALF (W 1/2) AND THE NORTH HALF (N 1/2)  
21 OF THE SOUTHEAST QUARTER (SE 1/4)  
22 SECTION 34: LOT 7

23 The action under the above-identified civil number is an eminent domain proceeding,  
24 pursuant to which the Plaintiff seeks to acquire a right-of-way and easements upon, over, across  
25 and under a portion of the property described above. The portion of said property at issue in the  
26 pending action is identified in **Exhibit A** attached hereto and incorporated herein by this  
27 reference.

28 DATED this 20<sup>th</sup> day of May 2019.

**BINGHAM SNOW & CALDWELL**

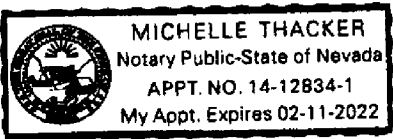


By Bingham, Nevada Bar No. 9511  
Clifford Gravett, Nevada Bar No. 12586  
840 Pinnacle Court, Suite 202  
Mesquite, Nevada 89027  
*Attorneys for Plaintiff*

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STATE OF NEVADA        )  
                                  :SS.  
CLARK COUNTY            )

On the 20<sup>th</sup> day of May, 2019, personally appeared before me Clifford Gravett, signer of the within and foregoing instrument, who duly acknowledged before me that he executed the same.



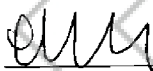
*Clifford Gravett*  
\_\_\_\_\_  
Notary Public

**CERTIFICATE OF SERVICE**

Pursuant to NRC 5(b) I certify that I am an employee of Bingham Snow & Caldwell, and that on this day; I caused a true and correct copy of the foregoing document to be served, to the following:

PARTY ADDRESS	METHOD OF SERVICE
C & O HOLDINGS, L.L.C. Registered Agent C&F Executive Group, LLC 250 Pilot Rd STE 140 Las Vegas, Nevada 89119	<input type="checkbox"/> Personal Service <input checked="" type="checkbox"/> Email / E-File <input type="checkbox"/> Facsimile <input checked="" type="checkbox"/> Mail

DATED this 20<sup>th</sup> of May, 2019.



An employee of Bingham Snow & Caldwell

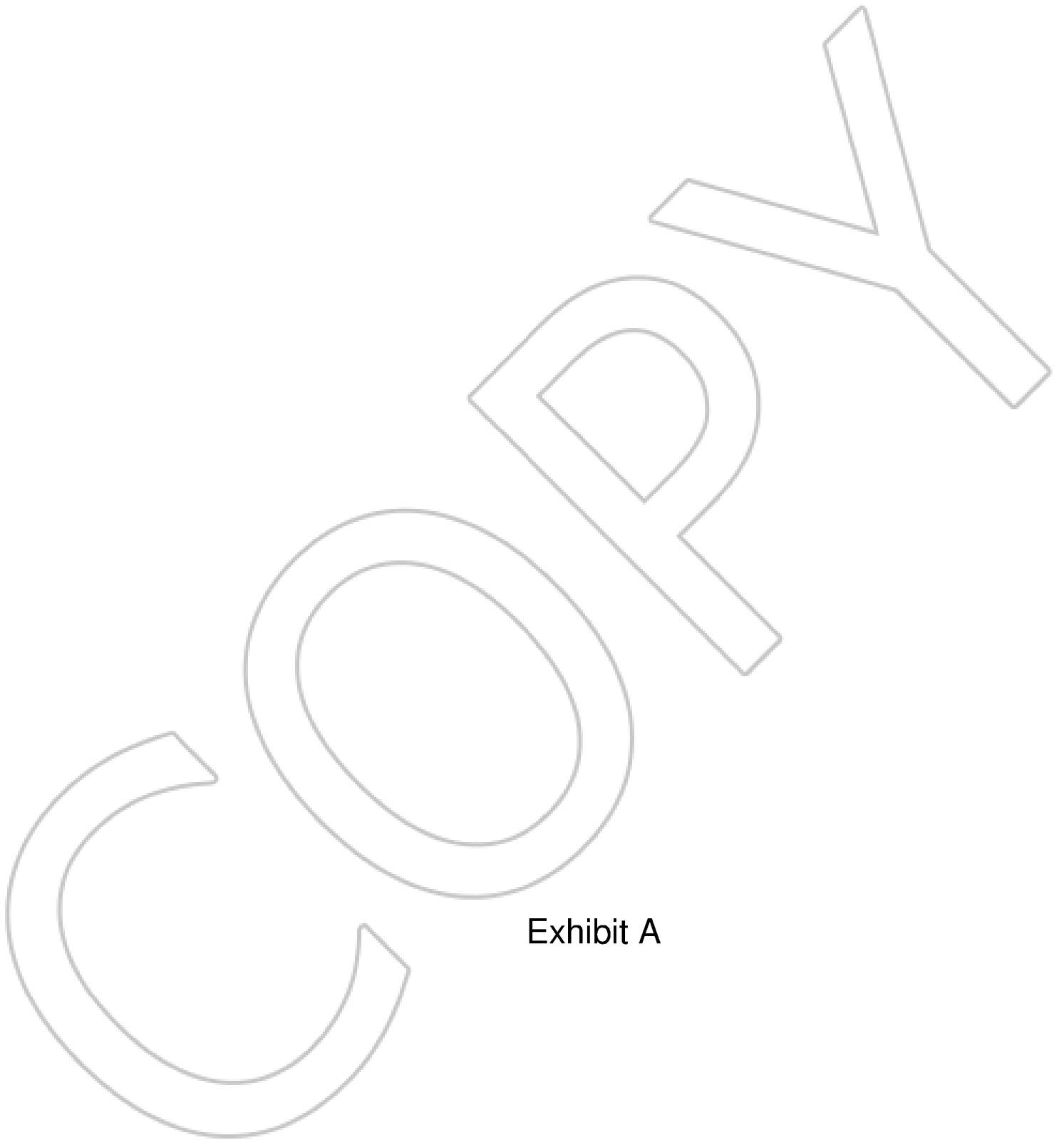
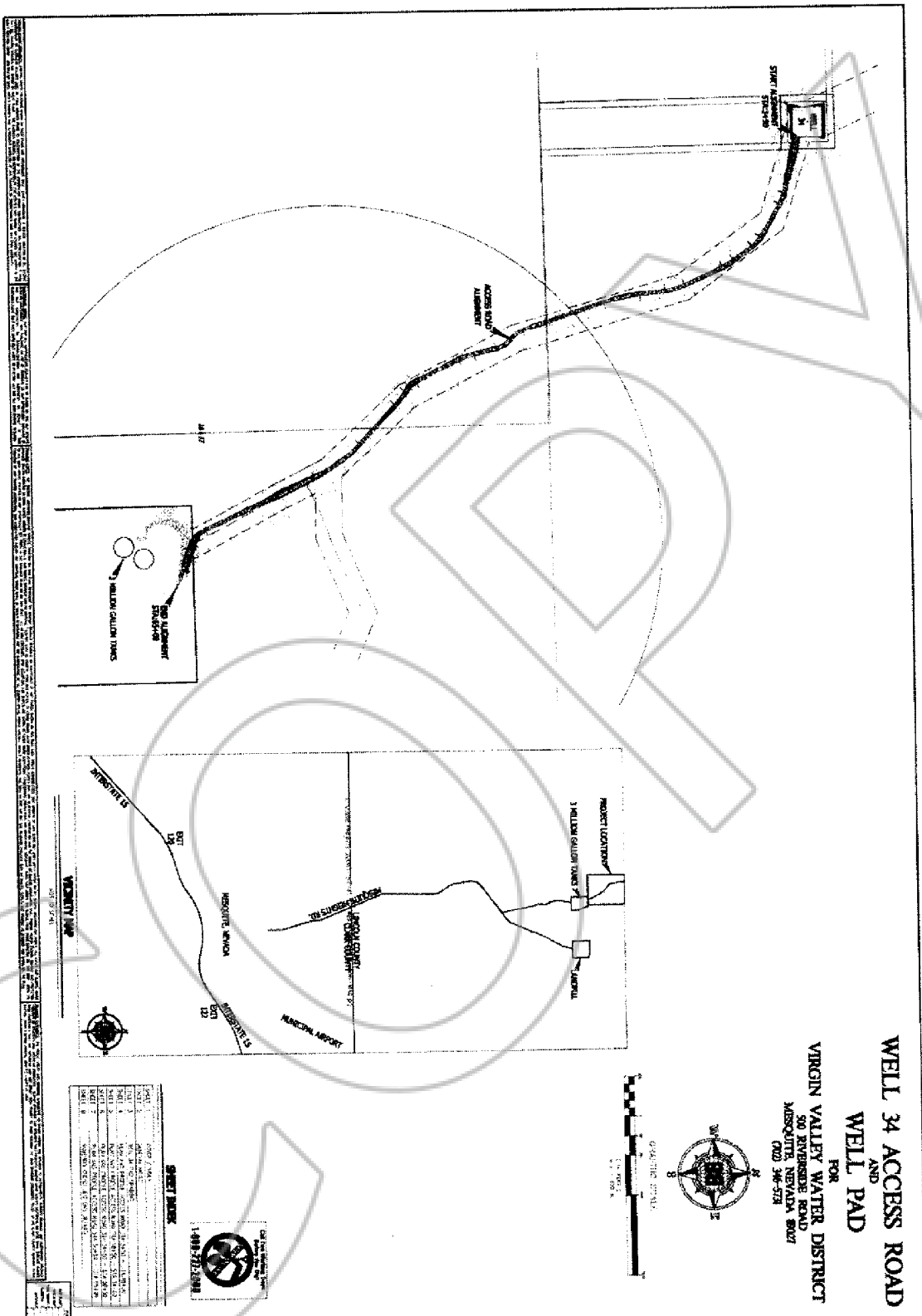
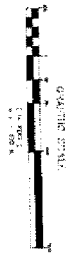


Exhibit A



**WELL 34 ACCESS ROAD  
AND  
WELL PAD**  
FOR  
**VIRGIN VALLEY WATER DISTRICT**  
500 REVERSHIDE ROAD  
MESQUITE, NEVADA 89027  
(702) 346-5724



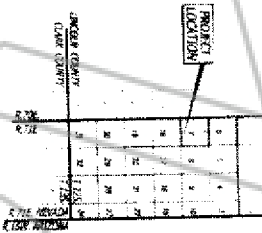
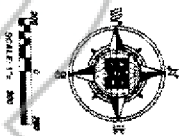
**SHEET INDEX**

SHEET NO.	DATE	DESCRIPTION
1	01/15/10	PRELIMINARY
2	02/10/10	REVISED
3	03/05/10	REVISED
4	04/01/10	REVISED
5	05/01/10	REVISED
6	06/01/10	REVISED
7	07/01/10	REVISED
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97	01/01/18	REVISED
98	02/01/18	REVISED
99	03/01/18	REVISED
100	04/01/18	REVISED

PROJECT NO. 1507-41-02	SCALE 1" = 40'	DATE 08/20/10	DESIGNED BY MCM	CHECKED BY D.L.	PROJECT LOCATION WELL 34 ACCESS ROAD AND PAD COVER SHEET FOR VIRGIN VALLEY WATER DISTRICT MESQUITE, NEVADA 89027	<p><b>BULLOCH BROTHERS ENGINEERING INC.</b> 270 WEST PROMISER BLVD. MESQUITE, NEVADA 89027 (702) 346-5700</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	APPROVED	DATE															
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<p>1 OF 8</p>					<p>WELL 34 ACCESS ROAD AND PAD COVER SHEET FOR VIRGIN VALLEY WATER DISTRICT MESQUITE, NEVADA 89027</p>																						

# RECORD OF SURVEY VIRGIN VALLEY WATER DISTRICT

LAWSON & ASSOCIATES, INC. ENGINEERS AND SURVEYORS  
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202

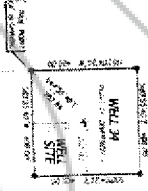


**REFERENCE MAPS**  
 THE FOLLOWING MAPS HAVE BEEN REFERENCED IN THIS RECORD OF SURVEY:  
 1. SECTION 12, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 2. SECTION 13, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 3. SECTION 14, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 4. SECTION 15, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 5. SECTION 16, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 6. SECTION 17, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 7. SECTION 18, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO

**DEEDS STATEMENT**  
 THE FOLLOWING DEEDS HAVE BEEN REFERENCED IN THIS RECORD OF SURVEY:  
 1. DEED NO. 123456, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 2. DEED NO. 123457, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 3. DEED NO. 123458, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 4. DEED NO. 123459, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 5. DEED NO. 123460, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010

**LEGEND**  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.  
 ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
 ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
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**BASIS OF BEARING**  
 ALL BEARINGS ARE TRUE BEARINGS.  
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**BLM**  
 BUREAU OF LAND MANAGEMENT  
 U.S. DEPARTMENT OF THE INTERIOR  
 DENVER, COLORADO

**ENGINEER'S CERTIFICATE**  
 I, LAWSON & ASSOCIATES, INC., ENGINEERS AND SURVEYORS, A PROFESSIONAL CORPORATION, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SURVEY AS FILED IN THE PUBLIC RECORDS OF LINCOLN COUNTY, COLORADO, ON 12/15/2010 AT 10:00 AM.  
 I, LAWSON & ASSOCIATES, INC., ENGINEERS AND SURVEYORS, A PROFESSIONAL CORPORATION, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SURVEY AS FILED IN THE PUBLIC RECORDS OF LINCOLN COUNTY, COLORADO, ON 12/15/2010 AT 10:00 AM.  
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 3. SECTION 14, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 4. SECTION 15, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 5. SECTION 16, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 6. SECTION 17, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO  
 7. SECTION 18, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO

**WELL SPECIFIC DESCRIPTION**  
 THE WELL IS A 4 INCH DIAMETER, 100 FEET DEEP, AND IS LOCATED AT THE CORNER OF SECTION 12, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO. THE WELL IS A 4 INCH DIAMETER, 100 FEET DEEP, AND IS LOCATED AT THE CORNER OF SECTION 12, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO. THE WELL IS A 4 INCH DIAMETER, 100 FEET DEEP, AND IS LOCATED AT THE CORNER OF SECTION 12, T12N, R18W, S12E, LINCOLN COUNTY, COLORADO.

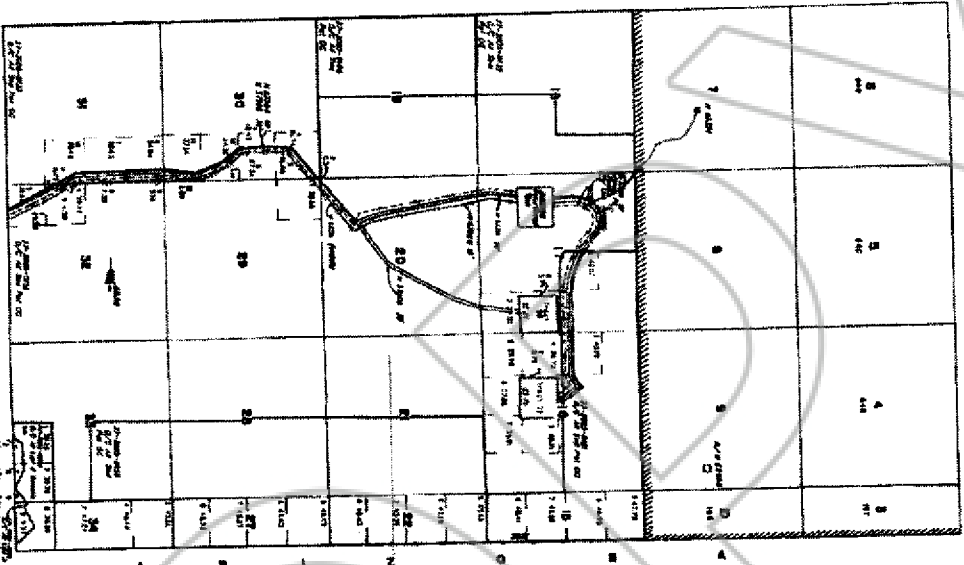
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 3. DEED NO. 123458, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 4. DEED NO. 123459, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010  
 5. DEED NO. 123460, COUNTY OF LINCOLN, COLORADO, DATED 12/15/2010

RECORD OF SURVEY		VIRGIN VALLEY WATER DISTRICT	
DATE	12/15/2010	FILE NO.	123456
BY	LAWSON & ASSOCIATES, INC.	SCALE	AS SHOWN
CHECKED BY	LAWSON & ASSOCIATES, INC.	DATE	12/15/2010
APPROVED BY	LAWSON & ASSOCIATES, INC.	DATE	12/15/2010

FILE NO. 123456

PARTIALLY SURVEYED TOWNSHIP 12 SOUTH RANGE 71 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA  
 PROTRACTION DIAGRAM NO 228  
 LINCOLN COUNTY  
 ELY OR DIST  
 STATUS OF PUBLIC DOMAIN  
 LAND AND MINERAL TITLES

MT PLAT



SCALE  
 1" = 40' OR DIST

INDEX TO IDENTIFIED TRACTS	
SECTION	TRACT
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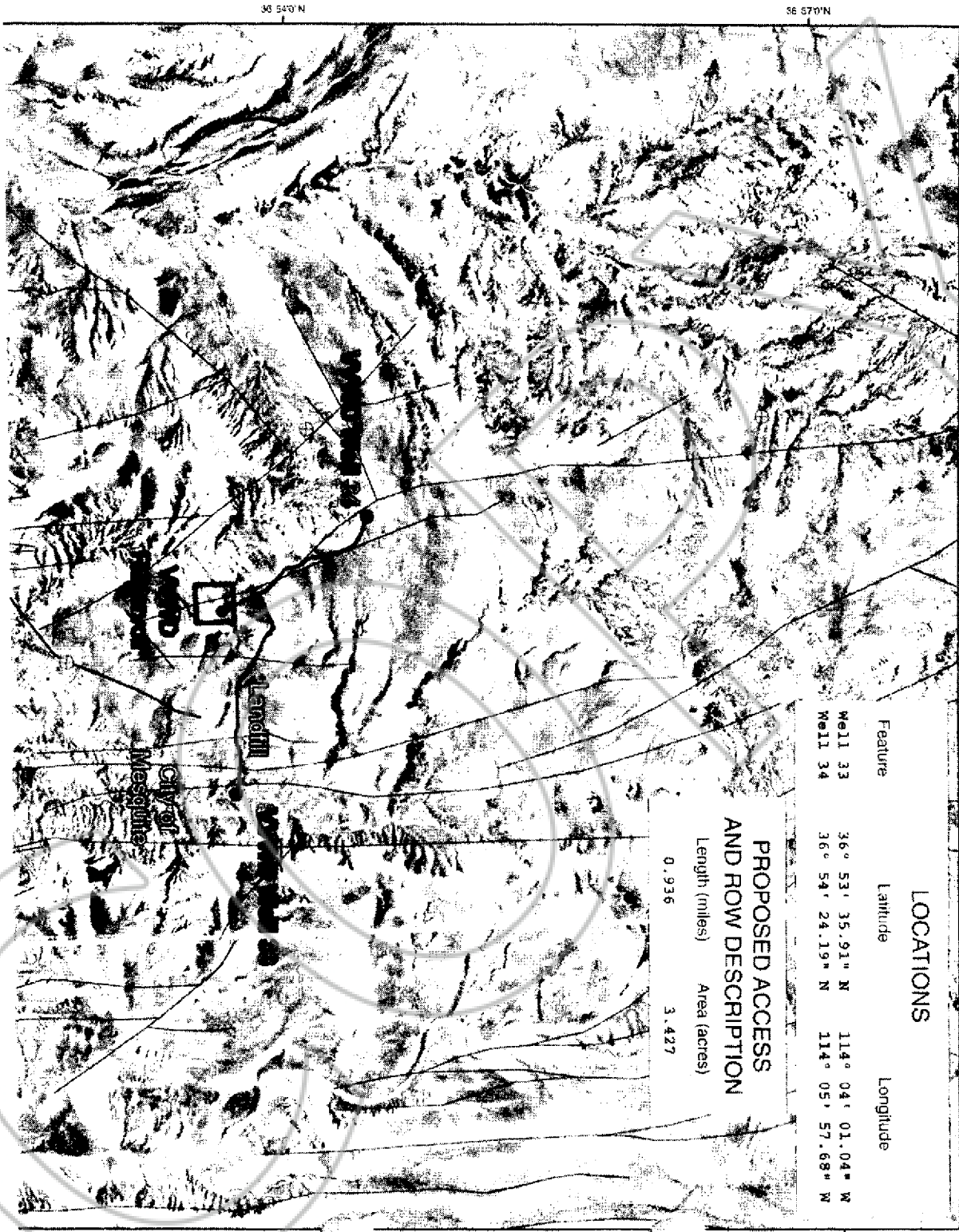
THE ABOVE REPRESENTS A PARTIAL SURVEY OF THE PUBLIC DOMAIN IN LINCOLN COUNTY, NEVADA, AND IS SUBJECT TO THE ACTS OF CONGRESS, APRIL 20, 1862, AND JUNE 20, 1878, AND ALL OTHER ACTS OF CONGRESS RELATIVE TO THE PUBLIC DOMAIN.

...

SECTION	TRACT
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N 080  
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 N 71 E





36 54'0" N

36 57'0" N

114 02'0" W

114 07'0" W

114 02'0" W

36 54'

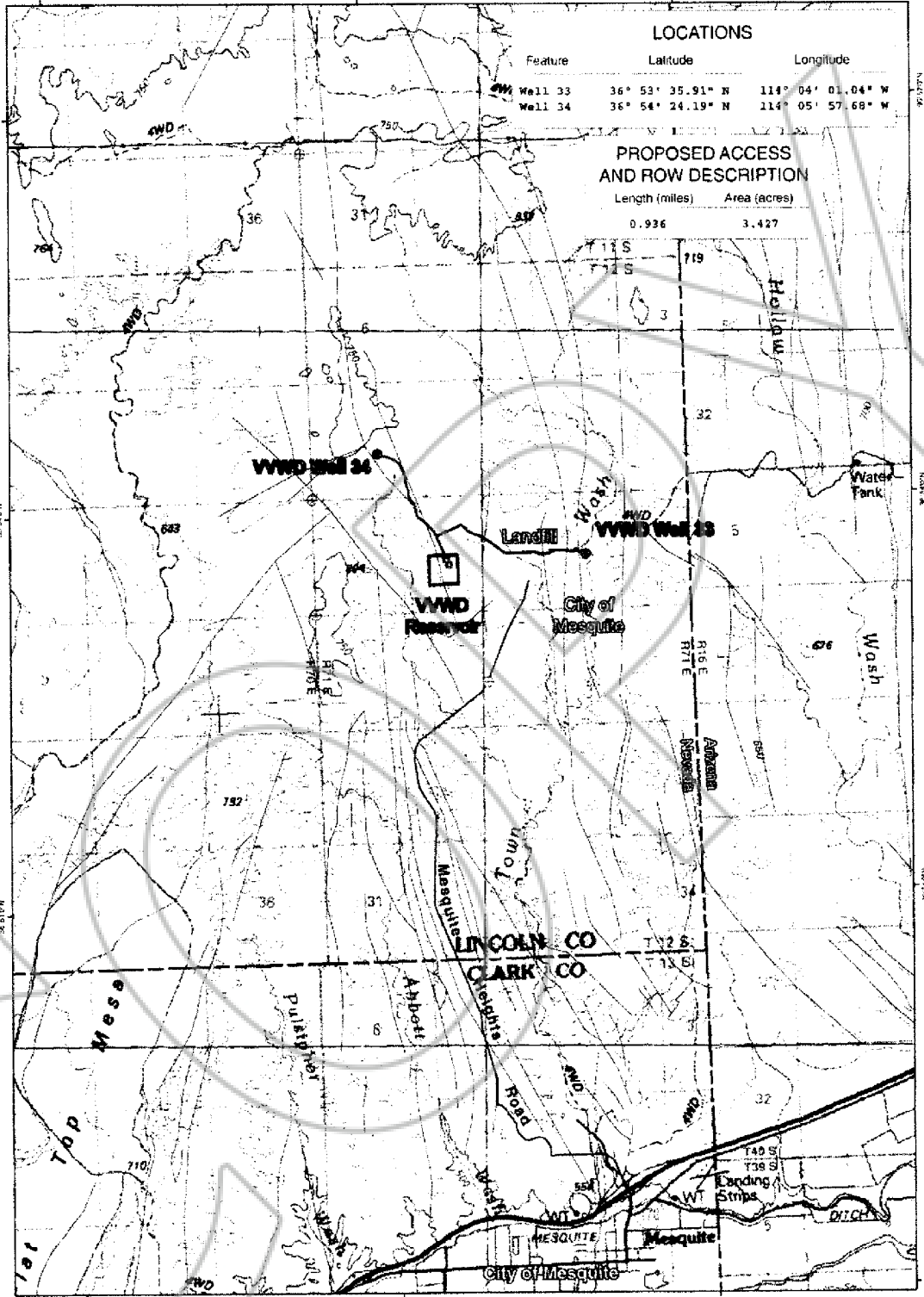
36 57'0" N

**LOCATIONS**

Feature	Latitude	Longitude
Well 33	36° 53' 35.91" N	114° 04' 01.04" W
Well 34	36° 54' 24.19" N	114° 05' 57.68" W

**PROPOSED ACCESS AND ROW DESCRIPTION**

Length (miles)      Area (acres)  
 0.936                      3.427



**LOCATIONS**

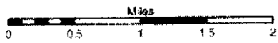
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Length (miles)	Area (acres)
0.936	3.427

- Well Site, 2 acre parcel
- ⊕ Benchmark
- ⊕ Section Corner
- Reservoir
- ▭ 40 Acre Parcel - City of Mesquite
- ▭ 40 Acre Parcel - Virgin Valley Water District (VVWD)
- Existing Right-Of-Way
- Proposed Access and 30 Foot Wide Right-Of-Way
- Fault (Page, et al. 2006)

**Well Locations and Right-Of-Way Application by the Virgin Valley Water District**



USGS 1:100,000 scale DRG (Overton, NV AZ, 1987) background

UTM, Zone 11, NAD83  
Map Produced By TerraSpectra Geomatics  
Map Produced July 25, 2006

1507411



LOCATIONS		
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  - Existing Right-Of-Way
  - Proposed Access and 30 Foot Wide Right-Of-Way
  - Fault (Page, et al. 2008)
- USGS Digital Orthophoto Quarter Quad background.

**Well Locations and Right-Of-Way Application by the Virgin Valley Water District**



UTM Zone 11, NAD83  
 Map Produced By TerraSpectra Geomatics  
 Map Produced July 25, 2006

TS9-0127