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G'VILLE 89410

ORDER OF ABANDONMENT

A Portion of Lot 723, Gardnerville Ranchos, Unit 6
A Portion of Assessor's Parcel No. 1220-215-10-011

THIS MATTER was brought on before the Board of Trustees of the Gardnerville Ranchos General Improvement District ("District") on the Petition of GKM Enterprises to abandon a portion of Lot 723 in Gardnerville Ranchos Unit No. 6, Douglas County Assessor's Parcel No. 1220-215-10-011. The Board of Trustees ("Board") of the District makes the following findings and order:

FINDINGS OF FACT

1. The Board finds that the Petition of GKM Enterprises requesting abandonment of a portion of Lot 723, APN 1220-215-10-011, located between 805 Tillman Lane and the proposed Cafe Espresso on the corner of Kimmerling and Tillman Lane is in proper form, and it complies in all respects with the District's Policies and Procedures Manual ("Manual") regarding petitions for the abandonment of District owned open space.

2. The Board finds that GKM Enterprises has submitted satisfactory written evidence of all the matters required by §9.2.3 of the Manual. The applicant has promised to pay all of the District costs incurred in processing the application; has provided current valuation information pertaining to the parcel of open space sought to be abandoned; has agreed to pay an amount to be determined to be fair compensation or consideration to the District for the value of the District's interests being transferred; acknowledges the applicant's responsibility for the preparation and filing of any map or maps required to carry into force and effect this Order of Abandonment; and has otherwise satisfied all of the requirements of §9.2 "Abandonment/Sale of Open Space".

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3. The Board finds that proper notice of the several public hearings on the request to abandon a portion of the District owned open space have been given in full compliance with NRS 241, Nevada's Open Meeting Law. No person, including the abutting and adjoining property owners, have appeared to protest the application. Specifically, the Board required the applicant to contact the neighboring property owners to determine whether or not any portion of the property subject to the petition was desired by the abutting property owner(s). Satisfactory evidence has been presented to the Board that the abutting property owner(s) did not have an interest in any portion of the property abandoned by this Order.

4. The Board finds that satisfactory evidence has been presented to the District that any public utility easement which may be affected by the abandonment will be satisfactorily preserved, and that adequate access to any public utility easement will be preserved notwithstanding the abandonment of the property.

5. The Board finds that the sum offered to the District, calculated at \$3.577 per square foot, or \$9,196.47 in total, is fair consideration or compensation to the District for the value of the District's interest being transferred.

6. The Board finds that the public will not be materially injured by the proposed abandonment of the District's interests in the property described in Exhibit "A" attached hereto and incorporated herein. Accordingly, and upon the District Manager's certification that all conditions of the Manual and of the Board's approval of the Petition have been met, this Order of Abandonment shall be recorded in the Office of the County Recorder.

7. The Board finds that the property which is the subject of this Order is an area which is small in size, and which would not be the subject of potential development. The Board further finds that the applicant is offering to pay to the District a fair market value which the

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Board finds to be the highest and best price which could be obtained from sale of the property abandoned.

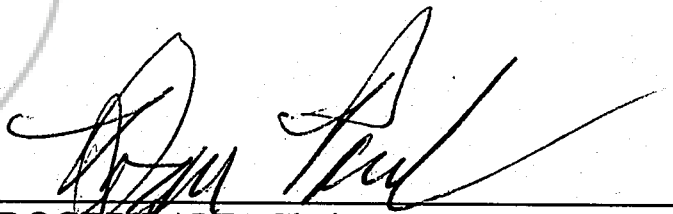
ORDER OF ABANDONMENT

Based upon the the above and foregoing findings of fact:

The Board of Trustees of the Gardnerville Ranchos General Improvement District hereby enters its Order abandoning any interest which the Gardnerville Ranchos General Improvement District may have in and to that property described in Exhibit "A" which is attached hereto and incorporated herein as if set forth in full. The property shall be abandoned in favor of GKM Enterprises upon its satisfaction of all of the requirements of the District's Policies and Procedures Manual, including, without limitation, the payment to the District in the amount of \$9,196.47 as the determined fair consideration or compensation to the District for the value of the District's interests being transferred.

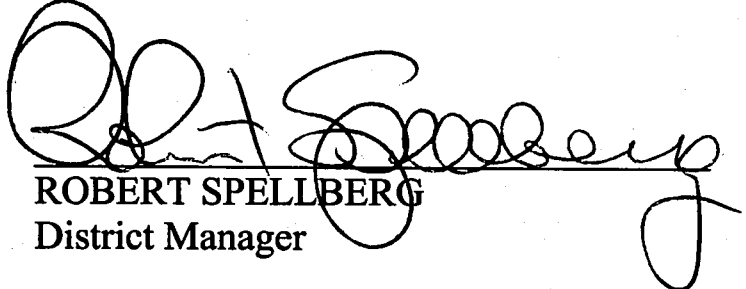
From and after the date of recordation of this Order, which shall be recorded upon the District Manager's certification that all requirements of the District's Manual and the Board conditions of approval have been met, all interest which the District may have to the Exhibit "A" property shall be conveyed, released and abandoned, without warranty, to GKM Enterprises.

Dated this 9th day of January, 2002.



ROGER PAUL, Chairman
Gardnerville Ranchos General
Improvement District

ATTEST:



ROBERT SPELLBERG
District Manager

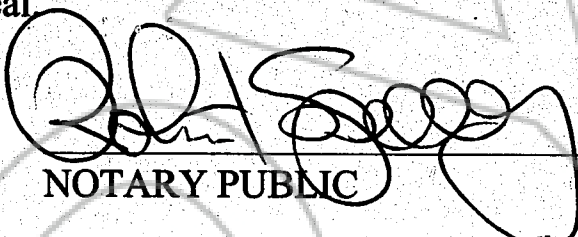
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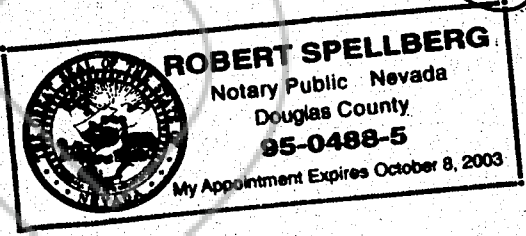
ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On January 9, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROGER PAUL known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal


NOTARY PUBLIC



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File 61000



HADDAN ENGINEERING, INC.
CIVIL ENGINEERING, SURVEYING & CONSULTING



LEGAL DESCRIPTION
ASSESSOR'S PARCEL NUMBER _____

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lots 147 and 148 and the westerly 128.55 feet of Lot 723, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the Office of the County Recorder of Douglas County, Nevada as Document No. 66512, as shown on the attached Exhibit 'A', which is made a part hereof.

~~JAMES P. HADDAN, P.L.S.~~
JAMES P. HADDAN, C.E., P.L.S.
No. 5286

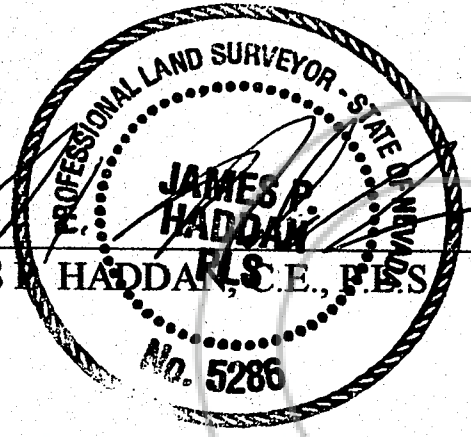
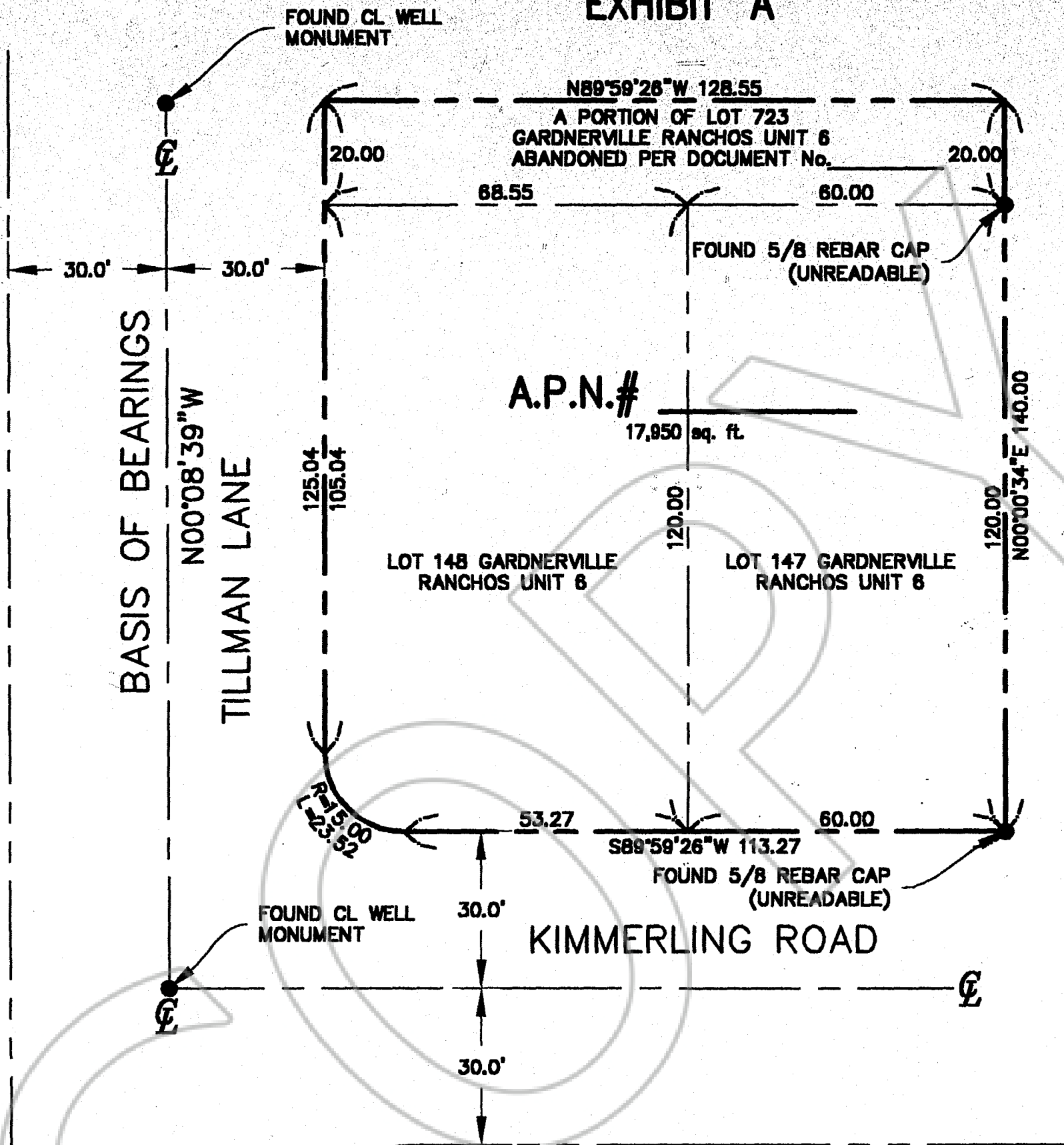


EXHIBIT 'A'



BASIS OF BEARINGS

N00°08'39"W

TILLMAN LANE

125.04
105.04

R15.00
L23.54

LOT 148 GARDNERVILLE RANCHOS UNIT 6

LOT 147 GARDNERVILLE RANCHOS UNIT 6

S89°59'26"W 113.27

KIMMERLING ROAD

BASIS OF BEARINGS:

THE CENTERLINE OF TILLMAN LN. AS SHOWN ON FINAL MAP FOR GARDNERVILLE RANCHOS UNIT NO. 6 RECORDED IN THE DOUGLAS CO. RECORDER'S OFFICE (BEARING: N 00°08'39" W)

REFERENCE DOCUMENTS

FINAL MAP FOR GARDNERVILLE RANCHOS UNIT NO. 6 RECORDED AS DOCUMENT No. 66512 DOUGLAS COUNTY RECORDS

MAP SUPPORTING LEGAL DESCRIPTION FOR APN _____

BEING A PORTION OF THE N.W.1/4 N.E.1/4 OF SECTION 21, T.12 N., R.20 E., M.D.B.& M., DOUGLAS COUNTY, NEVADA



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING
 206 S Minnesota Street
 Carson City, Nevada 89703

DRAWN BY: PDB

DATE: 12-03-01

DRAWING NO.: 1064LGL

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IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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