

APTN
Assessor's Parcel Number: 1320-30-501-008
1320-30-501-006

Recording Requested By:

✓ Name: Minden-Gardnerville Sanitation

Address: P.O. Box 568

City/State/Zip Minden, NV 89423

Real Property Transfer Tax: _____

REQUESTED BY
MGSD
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB -9 PM 1:18

WERNER CHRISTEN
RECORDER

\$ 23⁰⁰ PAID AS DEPUTY

Agreement For Annexation
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

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When recorded please return to:

Minden-Gardnerville Sanitation District
P. O. Box 568
Minden, Nevada 89423

AGREEMENT FOR ANNEXATION

This Agreement is made on the 3rd day of February, 2004, between NEVADA NORTHWEST LLC, a Nevada Limited Liability Company, and Scotsman, ~~LLC~~, a Nevada ~~Limited Liability Company~~ (hereinafter referred to as "OWNER") and the Minden-Gardnerville Sanitation District, a governmental body organized under the laws of the State of Nevada, (hereinafter referred to as "DISTRICT").

W I T N E S S E T H

WHEREAS, the OWNER has real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW1/4) of Section 29, and a portion of the East one-half (E1/2) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a Nevada Department of Transportation survey well on the center southbound lane of U.S. Highway 395, a brass disk in concrete, Station "S" 56+92.33 P.T., as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan P. Dreyer filed for record July 31, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 418466;

thence South 89°41'44" East, 117.00 feet to a point on the easterly right-of-way of U.S. Highway 395, Project F-395-1(3);
thence along said easterly right-of-way, North 00°18'16" East, 691-37 feet to the northerly right-of-way of Ironwood Drive;
thence along said northerly right-of-way of Ironwood Drive the following courses:
South 89°42'00" East, 127.83;

Along the arc of a curve to the right having a radius of 190.00 feet, central angle of 75°00'00", and arc length of 248.71 feet;

South 14°42'00", East, 102.52 feet;

Along the arc of a curve to the left having a radius of 645.76 feet, central angle of 48°43'00", and arc length of 549.07 feet;

South 63°25'00" East, 331.56 feet to the southwest corner of Adjusted Parcel 2 as shown on the Record of Survey for Roland and Joan P. Dreyer recorded May 25, 2001 in said office of Recorder as Document No. 515023;

thence leaving the said right-of-way of Ironwood Drive, North 05°36'55" East, 174.33 feet;

thence North 85°37'32" East, 212.27 feet;

thence North 74°33'56" East, 316.81 feet to the POINT OF BEGINNING;

thence North 05°29'22" West, 936.87 feet;

thence North 14°07'45" West, 260.64 feet to the northwest corner of said Adjusted Parcel 2, also being the southwest corner of Parcel 1-B as shown on the Map of Division into Large Parcels for Roland and Joan P. Dreyer recorded November 7, 2001 in said office of Recorder as Document No. 527149;

thence continuing North 14°07'45" West, 183.63 feet;

thence South 82°40'39" West, 257.19 feet;

thence North 00°06'32" East, 15.77 feet;

thence South 83°42'04" West, 450.25 feet;

thence North 88°04'41" West, 598.37 feet to a point on the said easterly right-of-way of U.S. Highway 395;

thence along said easterly right-of-way, North 00°18'16" East, 636.80 feet to a point on the south boundary of Parcel 17 as shown on the Record of Survey for Carson Valley Land Company filed for record in said office of Recorder as Document No. 142012;

thence along the south boundary of Parcels 17, 18 and 19 per said Record of Survey for Carson Valley Land Company, North 89°47'13" East, 2478.68 feet to the northeast corner of said Parcel 1-B;

thence South 02°27'27" East, 762.54 feet;

thence South 05°37'53" East, 164.09 feet;

thence South 05°06'57" East, 589.55 feet;

thence South 05°23'10" East, 289.27 feet to a point on the existing Town of Minden/Minden Gardnerville Sanitation District Boundary;

thence along said Town Boundary, South 88°23'15" West, 630.00 feet;

thence South 72°56'00" West, 504.02 feet;

thence North 05°29'22" West, 3.14 feet to the POINT OF BEGINNING, containing 68.02 acres, more or less.

The above-described parcel of land represents a portion of A.P.N. 1320-30-501-008 and 1320-30-501-006 and is not intended for inclusion in a document conveying fee ownership. To do so is a violation of state law and/or local ordinance.

WHEREAS, OWNER desires to be annexed into DISTRICT and desires sewer service and capacity from DISTRICT; and

WHEREAS, DISTRICT is willing to annex OWNER's property and to provide sewer capacity and service;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION ONE

In consideration of DISTRICT providing sewer capacity and sewer service to OWNER and thereby allowing OWNER to deposit sewage in DISTRICT's system, OWNER agrees to pay the following fees:

a. An annexation application fee in the sum of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) has previously been paid. This fee will be applied to the DISTRICT's expenses incurred in reviewing OWNER's application and plans. Any balance remaining will be refunded to OWNER. In the event the DISTRICT's expenses incurred in reviewing OWNER's application and plans exceed the fee, the OWNER agrees to pay to the DISTRICT the amount of the additional expenses.

b. An acreage fee of FORTY THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND NO/100 (\$40,812.00) for 68.02 acres has already been paid.

c. At the time of this contract, OWNER is not requesting any capacity. If and when OWNER does request capacity, and that only if the

DISTRICT has capacity available, a capacity fee will be paid by the OWNER, in full, on or before the earliest of the following dates: (1) nine (9) months from the date the DISTRICT allocates the capacity; (2) prior to the issuance of a connection permit; or (3) before the DISTRICT approves and/or signs any final subdivision parcel map. The above-described capacity fee is subject to revision, and the amount of the fee shall be the comparable rate within the DISTRICT for each Equivalent Dwelling Unit at the time of allocation, if available. Capacity will be allocated by the DISTRICT at the time OWNER makes the request. All capacity not used within two (2) years of the date of the allocation of the sewer capacity will be forfeited to the DISTRICT without any recourse or refund to the OWNER.

The applicant must use any and all capacity purchased within two (2) years of the date of annexation. Entering into an awarded, binding, written, bona fide construction contract with a licensed contractor in the State of Nevada for the installation of sewer service within the two-year period shall be deemed use of the capacity provided the contract requires installation of sewer facilities within a reasonable period of time (not to exceed six (6) months) in which to install the facilities. For good cause shown and demonstrated, and under very extenuating circumstances which the Board, in its absolute discretion, may accept or reject for any reason or no reason whatsoever, the Board may grant one and only one six (6) month extension of time in which to use the capacity, provided that such request for extension is made before the expiration of the original two-year period. Annexed property shall be subject to all the current rules, regulations, ordinances, ad valorem taxes or other taxes and charges adopted or levied by the

District. Any other provisions deemed reasonably necessary by the District due to special circumstances pertaining to any specific annexation applications shall be included in the agreement which also shall include the number of allocated units. Failure to comply with the time requirements set forth in this section shall result in forfeiture of all capacity purchased without notice to the applicant, and on forfeiture, all money paid to the District shall then become the property of the District and no amounts shall be refunded.

d. A connection fee is due and payable by OWNER immediately on issuance of a connection permit. The amount of the fee shall be the comparable rate within the DISTRICT for each Equivalent Dwelling Unit at the time of connection. This fee is subject to revision by the DISTRICT.

e. A monthly fee will be due and payable upon the annexation of OWNER's property to the sewer system. The OWNER and/or OWNERS of record at the time the charge is assessed will be responsible for payment of the fee. The monthly fee will be in such amount as is being assessed by the DISTRICT for equivalent dwelling units, and for the particular use or type of use or uses for which the service is devoted. This fee is subject to increase from time to time in accordance with the DISTRICT's revised rate regulations and schedules.

f. Payments of fees pursuant to Paragraph (e) above are due and payable at the DISTRICT's office on or before the tenth (10th) day after the statement has been mailed. A basic penalty in the amount of ten percent (10%) of the fee due, for non-payment of fees when due, shall be charged for the first month's delinquency. Thereafter, a penalty of one and one-half percent (1-1/2%) per month of the amount of the fee due

plus the basic penalty amount, shall be imposed for non-payment of the fee and basic penalty, on the first day of the calendar month following the due date. Said penalty shall continue to be assessed for each additional month the account remains unpaid.

SECTION TWO

OWNER agrees to construct all facilities in accordance with the DISTRICT's applicable rules, regulations and ordinances. The OWNER will give the DISTRICT five (5) days' written notice prior to commencing construction.

SECTION THREE

The terms and conditions of this Annexation Agreement are deemed covenants which run with the land and are binding upon the heirs, devisees, transferees and/or assignees of the OWNER. A copy of this Annexation Agreement shall be recorded to give subsequent parties notice and to bind subsequent parties to the terms and conditions of this Agreement.

SECTION FOUR

In the event that the DISTRICT is legally unable to provide sewer service, or sewer capacity, or is prevented from further providing the same, this Annexation Agreement shall terminate and become of no force and effect and the DISTRICT shall have no further obligation to provide sewer service or capacity to OWNER, his heirs, devisees, transferees, and/or assignees.

SECTION FIVE

This Annexation Agreement inures to the benefit of and is binding upon the executors, administrators, assignees and successors of the parties to this Agreement.

SECTION SIX

This Annexation Agreement contains all of the agreements of the parties hereto with respect to the matters contained herein. No prior agreement or understanding pertaining to any such matter shall be effective for any purpose. No provision of this Annexation Agreement shall be modified or canceled except if made in writing and signed by all parties to this Annexation Agreement.

SECTION SEVEN

This Agreement must be executed and returned unchanged and unmodified within sixty (60) days of delivery. Failure to comply with this requirement results in revocation of the DISTRICT'S offer to annex and OWNER.

EXECUTED at Minden, Nevada, on the date first above written.

DISTRICT

OWNER

By: Jerome Etchegoyhen
Jerome Etchegoyhen,
Chairman, Board of Trustees
Minden-Gardnerville
Sanitation District

NEVADA NORTHWEST LLC

BY [Signature]

and

[Signature] SCOTSMAN Development Corporation

BY [Signature]

Per NRS 111.312, this legal description was prepared by:
R. O. Anderson Engineering, P. O. Box 2229, Minden, NV 89423

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On this 6th day of February, 2004, personally appeared before me, a Notary Public, JEROME ETCHEGOYHEN, known to me to be the person whose name is subscribed to the within instrument, as authorized officer of MINDEN-GARDNERVILLE SANITATION DISTRICT, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

SUBSCRIBED and SWORN to before me
this 6th day of February, 2004.

Bonnie D. Fetic
Notary Public



STATE OF NEVADA)
) ss:
COUNTY OF ~~DOUGLAS~~
LYON)

On this 3rd day of February, 2004, personally appeared before me, a Notary Public, JAMES S. Bradshaw, known to me to be the person whose name is subscribed to the within instrument, as authorized officer of NEVADA NORTHWEST LLC, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

SUBSCRIBED and SWORN to before me
this 3rd day of February, 2004.

Nancy L. Childress
Notary Public



STATE OF NEVADA)
) ss:
COUNTY OF ~~DOUGLAS~~)
 LYON)

On this 3rd day of February, 2004, personally appeared before me, a Notary Public, James S. Bradshaw, known to me to be the person whose name is subscribed to the within instrument, as authorized officer of SCOTSMAN LLC, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Development Corporation

SUBSCRIBED and SWORN to before me
this 3rd day of February, 2004.

Nancy L. Childress
Notary Public

