

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB 19 PM 3:52

WERNER CHRISTEN
RECORDER

\$ 460⁰⁰ PAID DEPUTY

98071373-LH

After recording, return to:
Douglas County
Community Development Department
P.O. Box 218
Minden, Nevada 89423

APN 1220-04-002-012
1219-13-000-001

CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

THIS CERTIFICATE is issued pursuant to the provisions of Douglas County Code, Sections 20.500.010 and 20.500.020.

Hussman Land & Livestock Company, a Nevada Corporation (hereafter referred to as "Owner") is the owner in fee of certain parcels of real property situated in Douglas County, Nevada, more particularly described in Exhibit 1, attached and incorporated by reference.

Owner has applied for a certificate that the parcels are eligible for transfer of development rights. The application is accompanied by a form of Grant of Agricultural Conservation Easement and Agreement Concerning Easement Rights, preliminary title reports, legal descriptions, a map, and documentation of eligibility for bonuses, all in the manner provided by Douglas County Code. The Grant of Agricultural Conservation Easement and Agreement Concerning Easement Rights has been signed and recorded in the Official Records of Douglas County, Nevada. In the Grant of Agricultural Conservation Easement and Agreement Concerning Easement Rights, the Owner has assigned any interest Owner has in appurtenant development rights to American Land Conservancy, a California nonprofit public benefit corporation. Accordingly, this Certificate of Eligibility to Transfer Development Rights is issued to American Land Conservancy, for the development rights appurtenant to the described property.

NOW, THEREFORE, the undersigned Community Development Director does by these presents certify that APN 1220-04-002-012, as described on Exhibit 1, is eligible for transfer of development rights in the amount of 75 units, and APN 1219-13-000-001, as described on Exhibit 1, is eligible for transfer of development rights in the amount of 294 units, as set forth in the Calculation of Transfer of Development Rights Claimed, attached as Exhibit 2 and incorporated by reference, and this Certificate of Eligibility to Transfer Development Rights is issued to American Land Conservancy as evidence thereof. In making this Certificate, neither

0605107

BK0204PG8098

CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

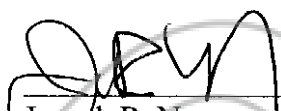
APN 1220-04-002-012; 1219-13-000-001

Page Two

the undersigned nor Douglas County warrants or insures title to real property, or makes any representations regarding the eligibility of any specific parcel or parcels to receive a transfer of the development rights.

Dated the 18 day of February, 2004.

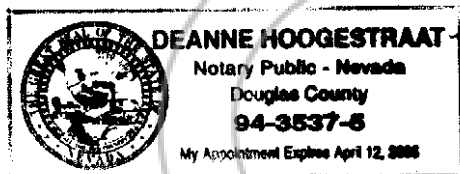
DOUGLAS COUNTY, NEVADA

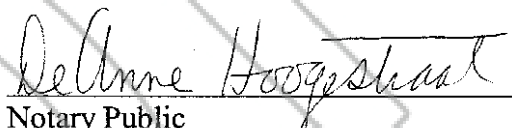


Joseph R. Nunes,
Community Development Director

ACKNOWLEDGEMENT

On the 18th day of February, 2004, Joseph R. Nunes appeared before me, a Notary Public, and acknowledged that he executed the foregoing instrument.





Notary Public
My Commission Expires:

0605107
BK0204PG8099

LEGAL DESCRIPTION

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

PARCEL 1:

A portion of the Northwest Quarter of Section 13, and a portion of the Northeast Quarter of Section 14, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

Beginning at a point from which the quarter section corner between Section 14 and 15 (erroneously shown of record as Section 13 and 14), Township 12 North, Range 19 East, M.D.B. & M., bears North 89°08' West, 4347.91 feet distance, more or less, and running thence North 28°11'40" East 18.24 feet; thence along a creek North 10°46'00" West, 1372.99 feet; thence along said creek North 11°37'30" West, 1281.09 feet; thence along a fence on the southside of the County Road, South 89°26' East, 3114.91 feet; thence along fence on the west side of Brockliss Creek, South 13°12'20" East, 690.90 feet; thence along fence South 23°17'30" East, 1064.43 feet; thence North 63°06'15" East, 37.94 feet; thence South 30°38'20" East, 16.31 feet; thence along a fence North 75°45'30" East, 315.62 feet; thence along a fence South 0°29'40" West 1038.19 feet; thence along a fence North 89°47' West, 2862.23 feet; thence along a fence North 89°19' West, 664.39 feet, to the place of beginning.

APN 1219-13-000-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 31, 1984, BOOK 1284, PAGE 2846, AS FILE NO. 0111735, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

That portion of the Southeast Quarter and the East Half of the Southwest Quarter of Section 4, Township 12 North, Range 20 East, M.D.B.&M., lying Southwesterly of the East Fork Carson River.

EXCEPTING THEREFROM all that portion thereof, lying below
Continued on next page

Order No. 98071373

the natural ordinary high water line of East Fork Carson River.

FURTHER EXCEPTING THEREFROM any portion of said land lying within Centerville Lane (aka S.R. 756) as it now exists.

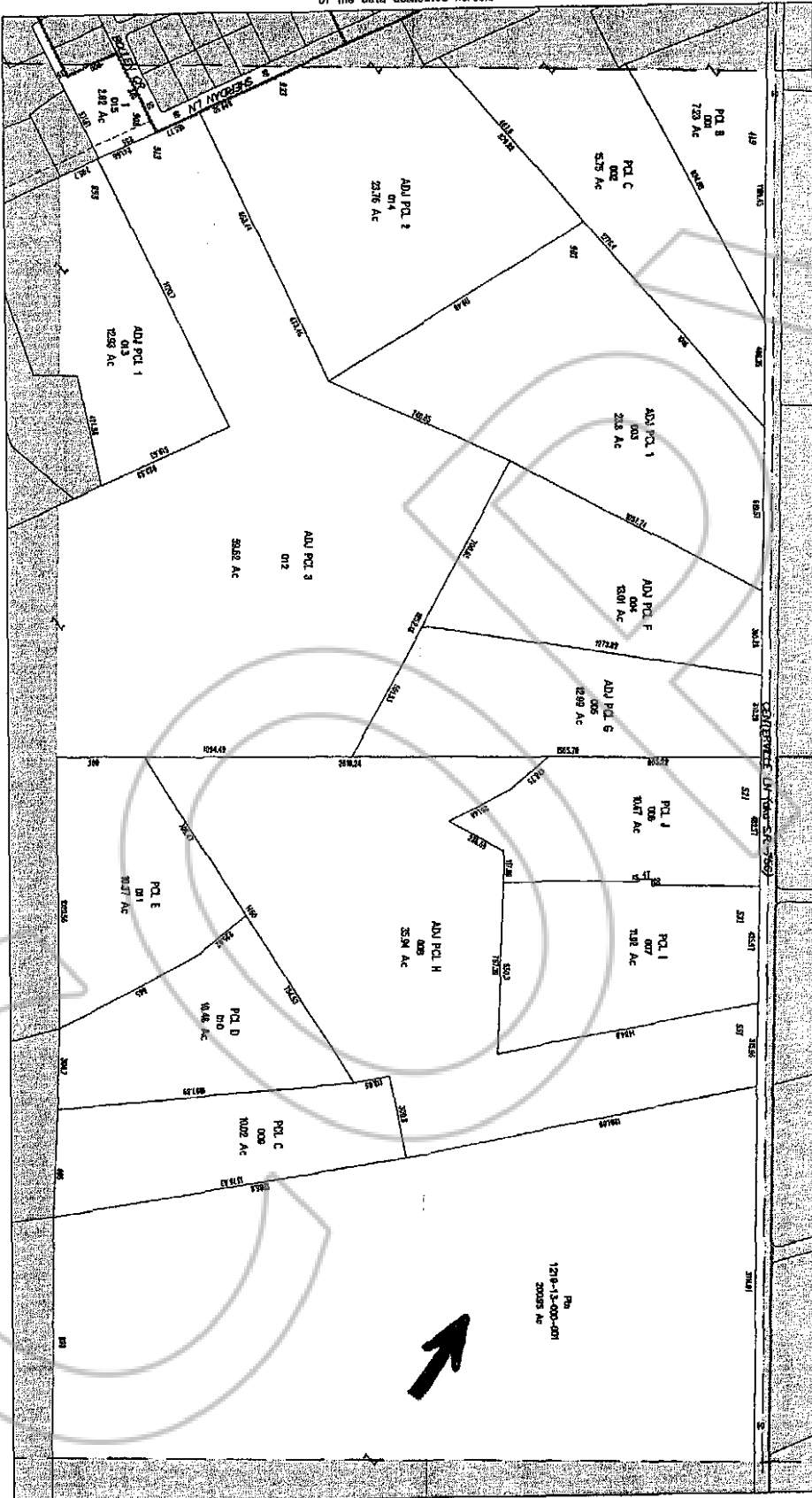
APN 1220-04-002-012

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 31, 1984, BOOK 1284, PAGE 2846, AS FILE NO. 111735, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

0605107

BK0204PG8101

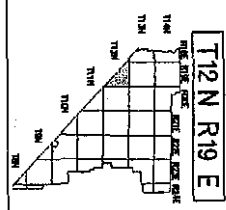
NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



Douglas County, Nevada
Assessor's Parcel
Book 204 Page 102

Map Legend

Parcel Boundary	Parcel Number	110	Parcel Sub/Seq Number	110
Subd Boundary	Parcel Acreage	118	Parcel Block Number	1
Road Easement	Parcel Lot Number	1	Parcel Address	110
Town Boundary				
Township/Range/Section				



T12N R19E		SEC. 14	
6	5	4	3
7	8	9	10
11	12	13	14
15	16	17	18
19	20	21	22
23	24	25	26
27	28	29	30
31	32	33	34
35	36	37	38

N 2 SEC	
3	7
4	8

1219-14-001

SCALE: 1" = 400'

REVSUR: 06/07/2001

NOTE: THIS PLAT IS INSERTED FOR REFERENCE PURPOSES ONLY AND IS NOT MADE A PART OF THIS TITLE EVIDENCE.

0605107

BK0204 PG 102

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Douglas County, Nevada
 Assessor's Office
 Douglas County Assessor

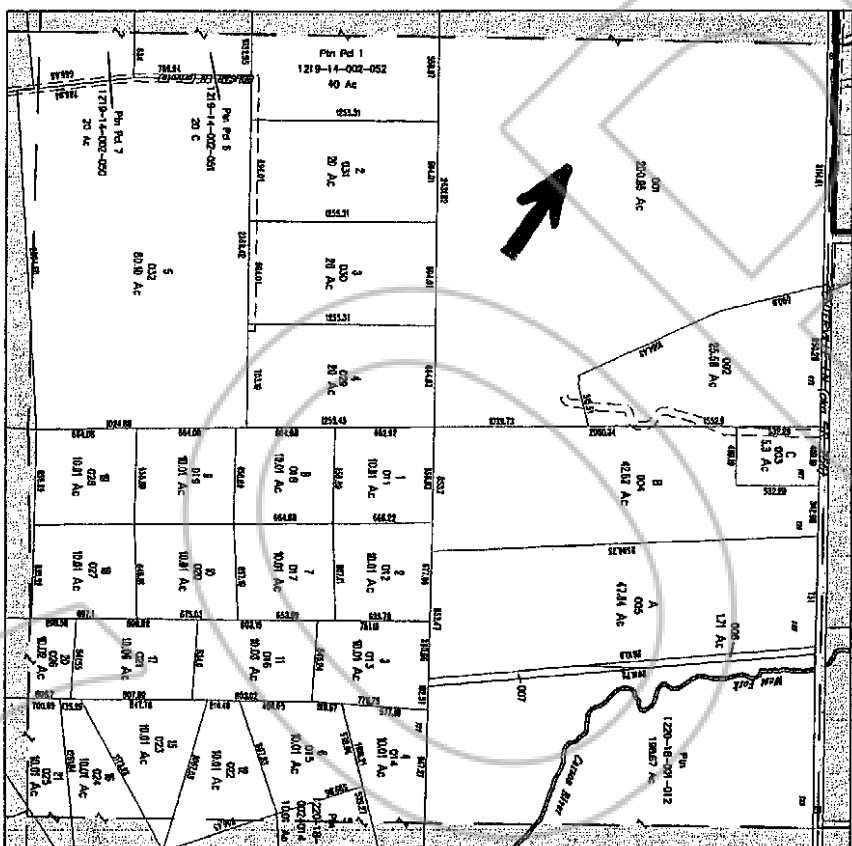
Map Legend

- Parcel Boundary
- Subd Boundary
- Easements
- Town Boundary
- Township/Range/Section

Parcel Number: 110
 Parcel Sub/Seq Number: 110
 Parcel Acreage: 110
 Parcel Block Number: 110
 Parcel Lot Number: 110
 Parcel Address: 110

T12N R19E
 SEC. 13
 ALL SEC
 1219-13-000

SCALE: 1" = 800'
 REVISED: 01/01/2008



NOTE: THIS PLAT IS INSERTED FOR REFERENCE PURPOSES ONLY AND IS NOT MADE A PART OF THIS TITLE EVIDENCE.

0605107
 BK0204PG8103

Douglas County, Nevada
 Assessor's Records
 Douglas County Assessor

Map Legend

- Parcel Boundary
- Subd Boundary
- Easements
- Town Boundary
- Township/Range/Section

Parcel Number	Parcel Sub/Seq Number	Parcel Acreage	Parcel Block Number	Parcel Lot Number	Parcel Address
001	110	1.40	014	1	100

T12N R20E
 T12N R20E
 T12N R20E
 T12N R20E

SEC. 4

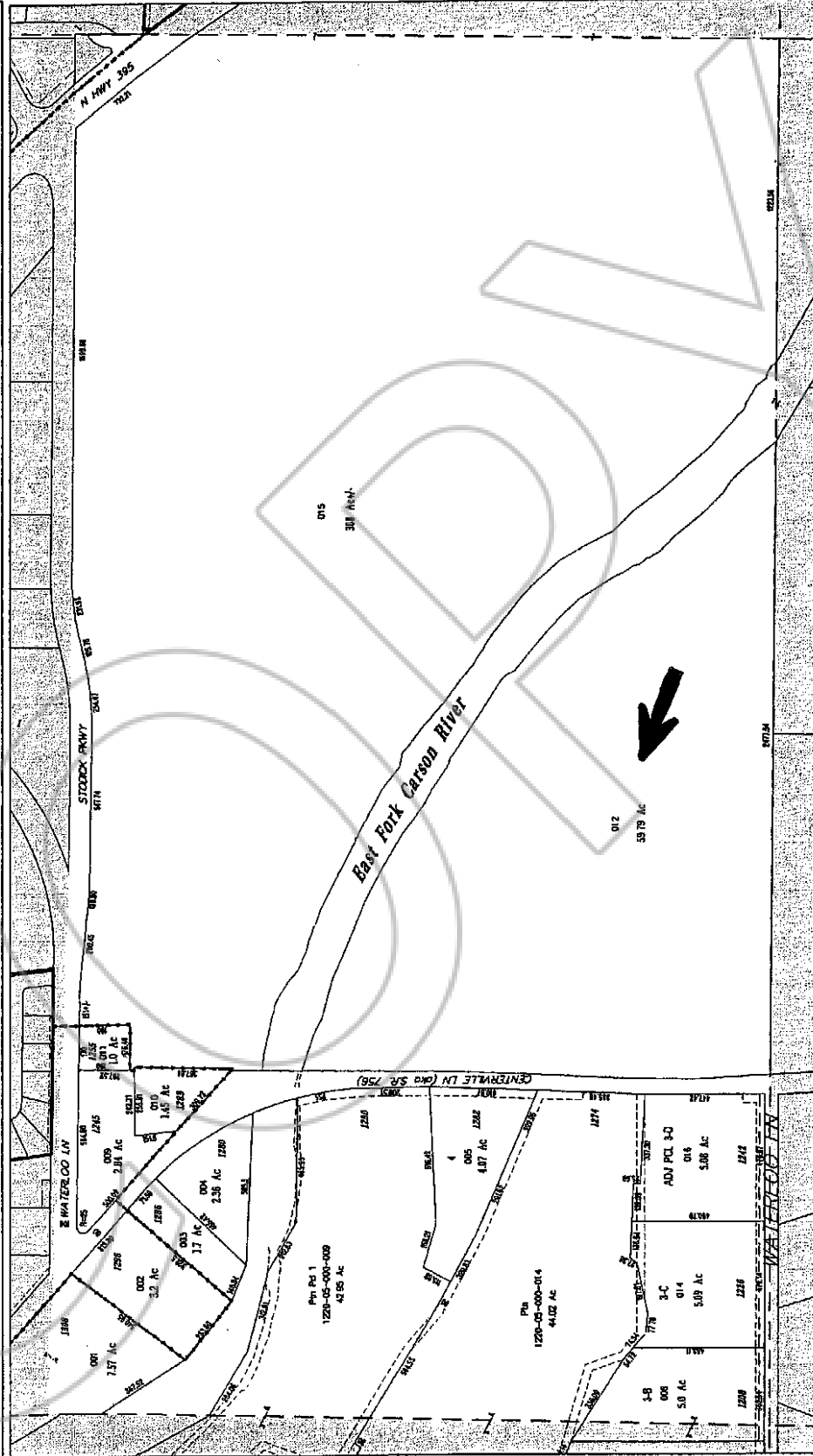
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

S 2 SEC

1	2	3	4	5	6
---	---	---	---	---	---

1220-04-002

SCALE: 1" = 400'
 REVISED: 10/19/2009



NOTE: THIS PLAT IS FOR REFERENCE PURPOSES ONLY AND IS NOT MADE A PART OF THIS TITLE EVIDENCE.

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

0605107
 BK0204PG8104

Feb 6 2004

Mimi Moss
Douglas County

Dear Mimi:

Here are our calculations for TDR eligibility for APNs
1220-04-002-012 and 1219-13-000-001.

APN 1220-04-002-012 (59.79 acres)

Base - 3.14 (59.79 ÷ 19)
 Base bonus - 28.26 (3.14 x 9)
 Water rights bonus - 21.98 (3.14 x 7)
 Flood plain bonus - 21.98 (3.14 x 7)
 100 acre parcel - 0

Total - 75.36 TDRs

APN 1219-13-000-001 (200.95 acres)

Base - 10.57 (200.95 ÷ 19)
 Base bonus - 95.13 (10.57 x 9)
 Water rights bonus - 73.99 (10.57 x 7)
 Flood plain bonus - 73.99 (10.57 x 7)
 100 acre parcel - 40 (20 per 100 acres)

Total 293.68

Total per this application

75.36
 293.68

 369.04

369 TDRs

OK tdr total
per calcs. fm
2-12-04

Submitted by:

David Hussman, President
 Hussman Land & Livestock Co
 1250 Hwy 395 north
 Gardnerville, Nev. 89410
 782-2349

0605107
BK0204PG8105