

DA CF
Tom Perkins

REQUESTED BY
Douglas County, DA
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB 25 PM 4:41

WERNER CHRISTEN
RECORDER

\$ 0 PAID CF DEPUTY

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

APN 1220-05-000-003
1220-05-000-004
1220-05-000-005
1220-05-000-006
1220-05-000-007

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.

The John C. And Virginia S. Henningsen Nevada Trust (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, the Description, Proposed Conservation Easement (Over Portions A.P.N. 1220-05-000-003, -004, -005, -006, and -007, attached and incorporated by reference.

Owners have applied for a certificate that the parcels are eligible for transfer of development rights. The application is accompanied by a form of Grant of Conservation Easement, 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 Conservation Easement has been signed and recorded in the Official Records of Douglas County, Nevada.

NOW, THEREFORE, the undersigned Community Development Director does by these presents certify that the described property is eligible for transfer of development rights in the amount of 147, 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 as evidence thereof. In making this Certificate, neither the undersigned nor Douglas County warrants or insures title to real property, or makes any

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CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

APN 1220-05-000-003

1220-05-000-004

1220-05-000-005

1220-05-000-006


1220-05-000-007

Page Two

representations regarding the eligibility of any specific parcel or parcels to receive a transfer of the development rights.

Dated the 25 day of February, 2004.

DOUGLAS COUNTY, NEVADA



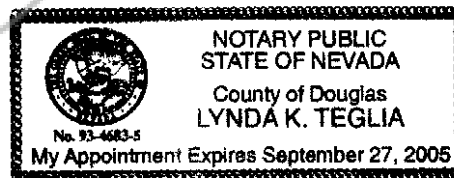
Joseph R. Nunes,
Community Development Director

ACKNOWLEDGEMENT

On the 25 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:



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**DESCRIPTION
PROPOSED CONSERVATION EASEMENT
(Over Portions A.P.N. 1220-05-000-003, -004, -005, -006, and -007)**

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

A parcel of land for conservation easement purposes located within portions of the Southwest one-quarter (SW¼) and the West one-half of the Southeast one-quarter (W½SE¼) of Section 5, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Parcel 2A as shown on the Record of Survey to Support a Boundary Line Adjustment for John C. and Virginia S. Henningsen Nevada Trust recorded January 17, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 404863, the POINT OF BEGINNING;

thence South 84°57'21" East, 375.00 feet;
thence North 66°50'59" East, 140.00 feet;
thence North 71°30'22" East, 230.00 feet;
thence North 88°24'58" East, 220.00 feet;
thence South 86°57'11" East, 625.00 feet;
thence South 81°02'33" East, 260.00 feet;
thence South 88°45'28" East, 85.00 feet;
thence North 72°16'55" East, 155.00 feet;
thence North 34°47'56" East, 185.00 feet;
thence North 81°06'51" East, 160.00 feet;
thence South 57°15'10" East, 110.00 feet;
thence South 88°40'19" East, 820.00 feet;
thence North 06°13'42" East, 95.00 feet;
thence North 76°04'58" East, 135.00 feet;
thence North 89°57'05" East, 415.00 feet;
thence South 82°20'42" East, 122.23 feet to a point on the east line of Parcel 5

as shown on the Map of Division Into Large Parcels for John C. and Virginia S. Henningsen Nevada Trust recorded December 29, 1995 in said office of Recorder as Document No. 377762;

thence along said east line of Parcel 5 the following courses:

South 00°15'56" West, 85.00 feet;
South 00°21'45" East, 449.26 feet;
South 00°19'41" East, 428.41 feet;
South 00°07'27" West, 219.36 feet;
South 00°12'41" East, 472.81 feet;

South 00°11'01" East, 60.00 feet;

thence South 64°47'45" West, 322.80 feet;
thence South 88°03'38" West, 125.00 feet to a point on the east line of A.P.N. 1220-05-000-008 as described in Quitclaim Deed recorded January 10, 1985 in said office of Recorder in Book 185, at Page 777, as Document No. 112210;

thence along said east line of A.P.N. 1220-05-000-008, North 00°15'19" West, 20.00 feet to the northeast corner of said A.P.N. 1220-05-000-008;

thence along the north line of said A.P.N. 1220-05-000-008 and the prod thereof, South 89°44'41" West, 300.00 feet;

thence North 04°01'22" West, 350.00 feet;

thence North 89°33'57" West, 620.00 feet;

thence North 46°12'13" West, 120.00 feet;

thence North 05°48'43" West, 100.00 feet;

thence North 71°50'08" West, 150.00 feet;

thence South 87°01'07" West, 420.00 feet;

thence North 48°56'28" West, 115.00 feet;

thence North 13°49'27" East, 125.00 feet;

thence North 46°48'24" West, 185.00 feet;

thence North 66°30'48" West, 185.00 feet;

thence North 82°44'48" West, 205.00 feet;

thence South 43°39'13" West, 300.00 feet;

thence South 88°39'57" West, 195.00 feet;

thence North 65°01'50" West, 285.00 feet;

thence South 89°11'01" West, 415.00 feet;

thence North 78°15'05" West, 150.00 feet;

thence South 88°59'38" West, 95.00 feet to a point on the west line of said Parcel

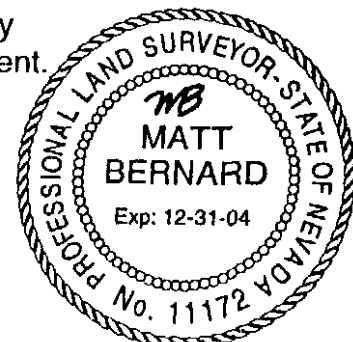
2A;

thence along said west line of Parcel 2A, North 01°00'22" West, 650.00 feet to the POINT OF BEGINNING, containing 100.48 acres, more or less.

The above described parcel of land represents portions of A.P.N.'s 1220-05-000-003, -004, -005, -006, and -007 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.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



**CALCULATION OF TRANSFER DEVELOPMENT RIGHTS CLAIMED
 JOHN C. and VIRGINIA S. HENNINGSEN, TRUSTEES,
 JOHN C. and VIRGINIA S. HENNINGSEN NEVADA TRUST
 TRANSFER DEVELOPMENT RIGHT CERTIFICATION
 October 6, 2003**

A.P.N.	ZONING
A Portion of 1220-05-000-003	A-19 <i>- 1.51 Ac.</i>
A Portion of 1220-05-000-004	A-19 <i>- 21.14 Ac.</i>
A Portion of 1220-05-000-005	A-19 <i>- 16.82 Ac.</i>
A Portion of 1220-05-000-006	A-19 <i>- 26.12 Ac.</i>
A Portion of 1220-05-000-007	A-19 <i>- 34.89 Ac.</i>
TOTAL ACREAGE	100.48± <i>100.48 Ac.</i>

CURRENT ZONING (A-19):	1 UNIT/19 ACRES	1*(100.48/19)	5.29
AGRICULTURAL BONUS:	9 UNITS/19 ACRES	9*(100.48/19)	47.60
FLOOD PLAIN BONUS:	7 UNITS/19 ACRES	7*(100.48/19)	37.02
WATER RIGHT BONUS:	7 UNITS/19 ACRES	7*(100.48/19)	37.02
LARGE PARCEL BONUS:	20 UNITS/100 ACRES	20*(100.48/100)	20.10
		TOTAL	147.02

ROUNDING TO THE NEAREST WHOLE NUMBER YIELDS 147 TDRs

*OK 147 tdr's
total fm*

EXHIBIT 2

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