

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUN 30 PM 4:47

WERNER CHRISTEN
RECORDER

W PAID *W* DEPUTY

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

RECORDING REQUESTED BY & RETURN BY MAIL TO:

LA COSTA MINDEN, LLC
2221 Meridian Blvd.
Minden NV 89423

26529CD/89600-99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R.P.T.T. \$ 2652.00

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 28th day of June, 2004, between SCOTSMAN DEVELOPMENT CORPORATION, a Nevada corporation (hereinafter referred to as "Seller") and LA COSTA MINDEN, LLC, a Nevada limited liability company (hereinafter referred to as "Buyer").

WITNESSETH:

THAT Seller, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in hand paid by Buyer, and additional consideration, the receipt whereof is hereby acknowledged, does by these presents convey, grant, bargain, and sell unto Buyer, and to Buyer's assigns and successors forever, all right, title, and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

One Hundred Thirty-Six (136) development rights of One Hundred Forty-Seven (147) development rights conveyed to Seller by the John and Virginia Henningsen Nevada Trust, which development rights were certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code § 20.500, et seq., and evidenced by the Certificate of Eligibility to Transfer Development Rights, which has been approved by Douglas County and recorded February 25, 2004 in the Official Records of the Douglas County Recorder's office as Document No. 0605597. (See attached.)

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TOGETHER will all hereditaments and appurtenances thereunto belonging or appertaining thereof.

TO HAVE AND TO HOLD the said development rights, unto Buyer, and to Buyer's assigns and successors forever.

IN WITNESS WHEREOF, the Seller has executed this conveyance the day and year first hereinabove written.

SELLER:

SCOTSMAN DEVELOPMENT CORPORATION,
a Nevada corporation

By: 
JAMES S. BRADSHAW, Secretary

STATE OF NEVADA)
)
) : ss.
COUNTY OF Carson City)

On the 29th day of June, 2004, before me, a Notary Public in and for said County and State, personally appeared JAMES S. BRADSHAW, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

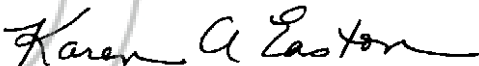

NOTARY PUBLIC



EXHIBIT "A"

REQUESTED BY
WESTERN TITLE COMPANY, INC.
OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

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

2004 MAR -4 AM 9:11

WERNER CHRISTEN
RECORDER

\$19⁰⁰ PAID *KJ* DEPUTY

RECORDING REQUESTED BY & RETURN BY MAIL TO:

Ryan J. Earl, Esq.
Scarpello, Huss & Oshinski, Ltd.
600 East Williams Street, Suite 300
Carson City, NV 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R.P.T.T. \$ 2,981.55

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 3rd day of March, 2004, between the JOHN C. AND VIRGINIA S. HENNINGSEN NEVADA TRUST (hereinafter referred to as "Seller"), and SCOTSMAN DEVELOPMENT CORPORATION (hereinafter referred to as "Buyer").

WITNESSETH:

THAT Seller, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in hand paid by Buyer, and additional consideration, the receipt whereof is hereby acknowledged, does by these presents convey, grant, bargain, and sell unto Buyer, and to Buyer's assigns and successors forever, all right, title, and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

One Hundred Forty-Seven (147) development rights, as certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code § 20.500, et seq., and evidenced by the Application and Certification of Transfer of Development Rights, which has been approved by Douglas County and recorded in the Official Records of the Douglas County Recorder's office.

TOGETHER will all hereditaments and appurtenances thereunto belonging or appertaining thereof.

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TO HAVE AND TO HOLD the said development rights, unto Buyer, and to Buyer's heirs and assigns, forever.

IN WITNESS WHEREOF, the Seller has executed this conveyance the day and year first hereinabove written.

SELLER:

JOHN C. AND VIRGINIA A. HENNINGSEN
NEVADA TRUST

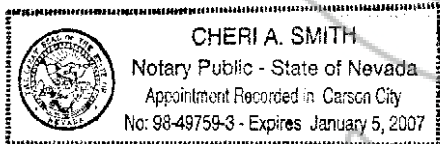
By: John C. Henningsen Trustee
John C. Henningsen, Trustee

By: Virginia A. Henningsen Trustee
Virginia A. Henningsen, Trustee
S.

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On the 3rd day of March, 2004, before me, a Notary Public in and for said County and State, personally appeared John C. Henningsen and Virginia A. Henningsen, personally known to me (or proved on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Cheri A. Smith
NOTARY PUBLIC

THIS DOCUMENT IS BEING RECORDED AS
AN ACCOMMODATION ONLY, WITHOUT
LIABILITY ON THE PART OF WESTERN
TITLE COMPANY, INC. FOR THE
SUFFICIENCY HEREOF OR FOR THE
CONDITION OF TITLE

DA
Tom Perkins

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

2004 FEB 25 PM 4:41

WERNER CHRISTEN
RECORDER

\$ CF 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 Easment (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
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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



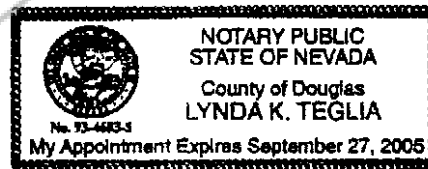
Joseph R. Nunes,
Community Development Director

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;

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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

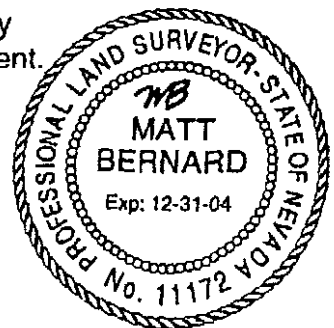
2A;

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



9-30-03

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