

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

APN:

1120-06-000-010
1120-06-000-012

RPT #3
Recording Requested By
and Return by Mail to:

Monterra 270, LLC
2221 Meridian Boulevard, Suite A
Minden, Nevada 89423

0401044

2004 OCT -8 PM 2: 29

WERNER CHRISTEN
RECORDER

\$22⁰⁰ PAID *KZ* DEPUTY

DEED OF DEVELOPMENT RIGHTS

THIS DEED OF DEVELOPMENT RIGHTS, made and entered into this 7th day of October, 2004, between PARK CATTLE CO., a Nevada corporation (hereinafter referred to as "Grantor"), and MONTERRA 270, LLC, a Nevada limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

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

One hundred one (101) 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 and included in the Certificate attached hereto as Exhibit "A" and the Deed of Development Rights previously recorded, attached hereto as Exhibit "B."

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

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

In witness whereof, Grantor has executed this conveyance the day and year first

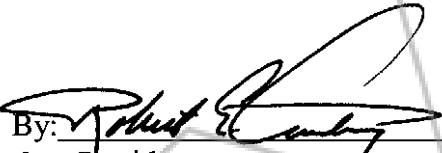
0626177

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hereinabove written.

GRANTOR:

PARK CATTLE CO., a Nevada corporation

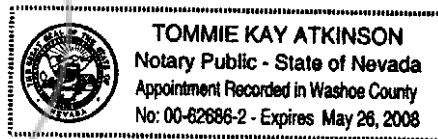
By: 
Its: President Robert E. Armstrong

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On the 7th day of October, 2004, before me, a Notary Public in and for said County and State, personally appeared Robert E. Armstrong, 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 this instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



1 NF
TAM-TE: klp
DA

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

2003 SEP 18 AM 10: 25

WERNER CHRISTEN
RECORDER

PAID DEPUTY

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

APN 1120-06-000-010, 1120-06-000-012

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.

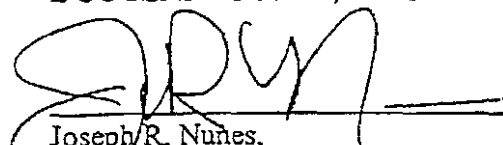
Kent R. Neddenriep and Marie C. Johnson-Neddenriep (hereafter referred to as "Owners") are the owners in fee of certain parcels of real property situated in Douglas County, Nevada, more particularly described in Exhibit 1, attached and incorporated by reference.

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

Dated the 16 day of September, 2003.

DOUGLAS COUNTY, NEVADA



Joseph R. Nuñez,
Community Development Director

EXHIBIT A

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CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

APN 1120-06-000-010, 1120-06-000-012

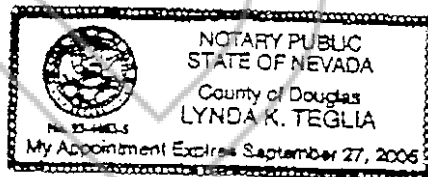
Page Two

On the 16 day of September, 2003, Joseph R. Nunes appeared before me, a Notary Public, and acknowledged that he executed the foregoing instrument.

Lynda K. Teglia

Notary Public

My Commission Expires:



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EXHIBIT 1 TO GRANT OF CONSERVATION EASEMENT

LEGAL DESCRIPTIONS OF PROTECTED PROPERTY

PARCEL 1120-06-000-010

All that certain real property located in the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 11 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Parcel 7B (Agricultural Parcel) as shown on the Map to Divide Real Property for Agricultural Purposes filed for record September 4, 2002, in Book 0902, Page 424, as Document No. 551325 of Official Douglas County, Nevada Records.

PARCEL 1120-06-000-012

All that certain real property located within a portion of the Northeast one-quarter (NE¼) of Section 6, Township 11 North, Range 20 East and a portion of the Southeast one-quarter (SE¼) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 6, a U.S.G.L.O. brass cap, stamped 1939, as shown on the Record of Survey for Wilton H. Neddenriep recorded December 20, 1988 in the office of Recorder, Douglas County, Nevada in Book 1288, at Page 2695, as Document No. 192958, the POINT OF BEGINNING;

thence along the easterly line of said Northeast one-quarter of Section 6, South 00°02'30" East, 2606.25 feet to the east one-quarter corner of said Section 6, a U.S.G.L.O. brass cap, stamped AP1 AP2;

thence along the southerly line of Parcel 4 as shown on the Map of Division into Large Parcels for Kent R. Neddenriep and Marie C. Johnson-Neddenriep recorded June 18, 1996 in said office of Recorder, in Book 696, at Page 2033, as Document No. 389886, North 54°28'04" West, 597.06 feet;

thence North 12°28'23" East, 1020.70 feet;

thence North 08°34'45" West, 421.72 feet;

thence South 84°11'01" West, 594.07 feet;

thence South 46°54'11" West, 591.65 feet;

thence South 00°23'41" West, 279.47 feet;

thence North 89°00'51" West, 1139.61 feet;

thence North 00°59'09" East, 50.00 feet;

thence North 89°00'51" West, 100.00 feet to a point on the easterly line of State Route 88;

thence along said easterly line of State Route 88 as shown on the Record of Survey to Support a Boundary Line Adjustment for Kent R. Neddenriep and Marie C. Johnson-Neddenriep recorded December 22, 1995 in said office of Recorder in Book 1295, at Page 3464, as Document No. 377377 and said Map of Division into Large Parcels, Document No. 389886, North 00°03'21" West, 291.00 feet;

thence South 89°00'51" East, 962.48 feet;

thence North 33°18'50" East, 513.18 feet;

thence North 00°23'41" East, 305.93 feet;

thence North 89°56'39" East, 525.90 feet;

thence North 00°03'21" West, 509.02 feet;

thence North 89°57'53" West, 716.11 feet;

thence North 00°04'00" East, 799.22 feet;

thence along the southerly line of Adjusted A.P.N. 31-020-15 as shown on said Record of Survey, Document No. 377377, South 89°56'00" East, 875.81 feet;

thence along the easterly boundary of said Adjusted A.P.N. 31-020-15, North 00°15'50" East, 200.00 feet;

thence continuing along said easterly boundary, North 89°56'00" West, 52.37 feet;

thence continuing along said easterly boundary, North 21°04'44" West, 257.33 feet;

thence South 89°56'00" East, 804.35 feet;

thence along the easterly line of said Southeast one-quarter of Section 31, South 00°06'44" West, 1238.39 feet to the POINT OF BEGINNING, containing 82.64 acres, more or less.

The Basis of Bearing of this description is South 89°56'00" East, the south line of Parcel 11-C2 as shown on Parcel Map LDA 01-060 for Mark W. Neddenriep recorded November 27, 2001 in Book 1101, at Page 7992, as Document No. 528513.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain & Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on Sept. 6, 2002, in Book 0902, Page 1619 as Document No. 551574, of Official Records.

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**CALCULATION OF TRANSFER DEVELOPMENT RIGHTS CLAIMED
 KENT R. NEDDENRIEP & MARIE C. JOHNSON-NEDDENRIEP
 TDR CERTIFICATION
 6/20/2003**

A.P.N.	ZONING	AREA (AC)
1120-06-000-010	A-19	17.78
1120-06-000-012	A-19	82.64
TOTALS		100.42

1 UNIT/19 ACRES (CURRENT ZONING)	$1 \times (100.42/19) =$	5.29
9 UNITS/19 ACRES (BASE DENSITY UNIT FOR A-19)	$9 \times (100.42/19) =$	47.57
7 UNITS/19 ACRES (MORE THAN 50% OF THE AREA OF THE PARCELS IS WITHIN THE FLOOD PLAIN)	$7 \times (100.42/19) =$	37
7 UNITS/19 ACRES (APPURTENANT SURFACE WATER RIGHTS ARE TIED TO THE PARCEL)	$7 \times (100.42/19) =$	37
20 UNITS/100 ACRES (100 ACRES OF CONTIGUOUS LAND INCLUDED IN THE TRANSFER)	$20 \times (100.42/100) =$	20.08
	TOTAL	146.94

ROUNDING TO THE NEAREST WHOLE NUMBER YIELDS 147 TDR'S

SEAL

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 19th day of

September 2003

By: Betty Hendon
 Deputy Recorder

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Description: Douglas, NV Document-DocID 591998 Page: 7 of 7
 Order: 2430 Comment:

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

APN:

1120-06-000-010
1120-06-000-012

2003 SEP 30 PM 4:07

WERNER CHRISTEN
RECORDER

Recording Requested By
and Return by Mail to:

\$20 PAID *KJ* DEPUTY

Gordon H. DePaoli, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, Nevada 89505

R.P.T.F. \$1030.90

DEED OF DEVELOPMENT RIGHTS

THIS DEED OF DEVELOPMENT RIGHTS, made and entered into this 30 day of September, 2003, between KENT R. NEDDENRIEP and MARIE C. JOHNSON-NEDDENRIEP (hereinafter referred to as "Grantor"), and PARK CATTLE CO., a Nevada corporation (hereinafter referred to as "Grantee").

W I T N E S S E T H :

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in hand paid by Grantee, and additional consideration, the receipt whereof is hereby acknowledged, does by these presents convey, grant, bargain and sell unto Grantee, and to Grantee's successors and assigns forever, all of those certain development rights situate in Douglas County, Nevada, and 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 Certificate attached hereto and by this reference incorporated herein as Exhibit "A".

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

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

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EXHIBIT B

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In witness whereof, Grantor has executed this conveyance the day and year first hereinabove written.

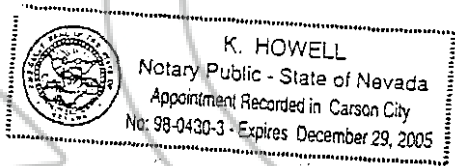
GRANTOR: *Kent R. Neddenriep*
Kent R. Neddenriep

Marie C. Johnson-Neddenriep
Marie C. Johnson-Neddenriep

STATE OF NEVADA)
 : ss.
CARSON CITY)

On the 30 day of SEPTEMBER, 2003, before me, a Notary Public in and for said County and State, personally appeared Kent R. Neddenriep and Marie C. Johnson-Neddenriep, 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 this instrument.

WITNESS my hand and official seal.



K. Howell
NOTARY PUBLIC

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