

20-

Assessor's Parcel Number: 1220-08002-021

Recording Requested By:

Name: Grandcheville Ranches LTD

Address: 931 Mitch Dr

City/State/Zip Grandcheville, NV 89460

R.P.T.T.: \_\_\_\_\_

REQUESTED BY  
GRGID  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA  
 2004 OCT 11 AM 8:33  
 WERNER CHRISTEN  
 RECORDER  
 \$20<sup>00</sup> PAID. Kg DEPUTY

ORDER of Association  
 (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.*

C:\bc docs\Cover page for recording

0626224  
 BK1004PG03490

**ORDER OF ANNEXATION**

The Board of Trustees of the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, Douglas County, State of Nevada, (hereinafter "DISTRICT" or "GRGID") hereby orders as follows:

**W I T N E S S E T H**

**WHEREAS**, a Petition for the Inclusion of Real Property into the DISTRICT dated February 26, 2004, has been filed with the DISTRICT requesting the inclusion into the DISTRICT of the real property described in Exhibit "A" to the Petition. Generally, the property requested to be included within the DISTRICT includes approximately 36.48 acres, more or less. The property sought to be annexed is further identified as Douglas County, Nevada Assessor's Parcel No. 1220-08-002-021, and may be commonly known as 1080 Centerville Lane, Gardnerville, Nevada, 89410; and

**WHEREAS**, the Petition was determined to be in proper form, and was signed by the fee owner of the property which sought the DISTRICT's Order of Annexation. At the general business meeting of the DISTRICT Board of Trustees ("Board") held on March 3, 2004, the Petition for Inclusion of Real Property into the DISTRICT was approved subject to the conditions of approval; and

**WHEREAS**, the Board had previously fixed the date and time of Wednesday, March 3, 2004, at the hour of 6:00 o'clock p.m. at the DISTRICT's office located at 931 Mitch Drive, Gardnerville, Nevada as the date, time and place when the Board would conduct a

0626224

BK1004PG03491

public hearing, and thereafter take action on the Petition for Inclusion of Real Property; and

**WHEREAS**, the Board on March 3, 2004, acted to approve the Petition for Inclusion of Real Property into the Gardnerville Ranchos General Improvement DISTRICT submitted by the fee owner of the property, to wit: CHRIS and VALREE HELLWINKEL; and

**WHEREAS**, prior to the Petition for Inclusion being heard by the Board, the District Manager caused notice to be given of the time, place and date of the meeting at which the Petition would be considered. No person listed in the Petition for Annexation as a fee owner sought to have any portion of the property withdrawn. Further, the parcel so included is capable of being served by the facilities of the DISTRICT, and the parcel described would be benefitted by inclusion within the DISTRICT. Similarly, the DISTRICT would be benefitted by the property being included herein; and

**WHEREAS**, at the public hearing conducted on the Petition for Inclusion of Real Property, the public was invited to comment either in favor of or against the Petition for Inclusion. After hearing no public comment in opposition to the Petition, the public hearing was closed by the Chairman of the Board. Thereafter, the Board acted to include the property described in the Petition for Inclusion of Real Property within the DISTRICT, subject to

compliance with the requirements of the Policies and Procedures Manual.

Based upon the parcel's intended use the Board agreed to an annexation fee which is required for the property to be developed by the Petitioner as a development of single family residences. Petitioner agreed to pay, or bind its successors in interest to pay, annexation fees for the parcel included into the DISTRICT in the event that the future use of the Petitioner's property changed to a different use than that which was proposed by the Petitioners as a development of single family residences.

Petitioner shall consent to the assessment by the DISTRICT of annexation fees calculated as the difference between the annexation fee required by the Board at the time of the annexation and those fees which would be assessed if the property is later changed from its use as proposed by Petitioners.

Petitioner has been provided with, and shall duly execute, the DISTRICT's standard form "Consent to Payment of Annexation Fees" prior to the recordation of this Order; and

**WHEREAS**, at the Special Meeting of the Board conducted on July 29, 2004, the Board approved the Annexation Agreement to be executed by the Petitioners and the District, by and through its Chairman; and

**WHEREAS**, by action of the Board, when all acts, conditions and requirements of the law and of the approval of the

Petition for Inclusion of Real Property within the DISTRICT have been complied with in regular and due form, and in strict compliance with NRS 318.258 "Inclusion", and the certification to that effect by the District Manager and the District Engineer is received by the Board, the Board will enter this order as is required by the NRS.

Upon execution of this Order by the Chairman, and upon compliance with all conditions of approval, the Order shall be filed as is required with the Clerk of Douglas County, Nevada for her thereafter filing the same with the Secretary of the State of Nevada; and

**WHEREAS**, the Board orders that the annexation be granted, and this Order recorded, only upon the Petitioners' compliance with the conditions of annexation approval, and compliance with all applicable ordinances and resolutions of Douglas County and the Policies and Procedures Manual of the DISTRICT. Thereafter, this Order shall be recorded with the Office of the Recorder of Douglas County, Nevada.

**NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT ORDERS AS FOLLOWS:**

1. The property ordered to be included, described in Exhibit "A" to this Order, is included within the DISTRICT upon the Petitioner's compliance with the following conditions:

A. Douglas County, Nevada Assessor's Parcel No. 1220-08-002-21, also commonly known as 1080 Centerville Lane, Gardnerville, Nevada, 89410, shall be annexed, in its entirety, into the DISTRICT.

B. The Owner shall pay annexation fees to the DISTRICT pursuant to the requirements of the DISTRICT's Policies and Procedures Manual and the Annexation Agreement; subject, however, to any change in use of the property included within the DISTRICT from that residential use which was proposed by the Petitioners.

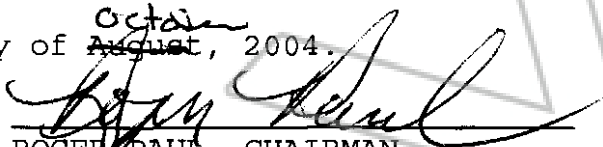
C. Pursuant to the provisions of the DISTRICT's Policies and Procedures Manual, the Petitioners shall be required to remit to the DISTRICT any additional annexation fees should any portion of the property annexed be changed from the proposed residential development described in the Annexation Agreement, or should the parcel be rezoned to a higher land use or a higher density.

D. Prior to recordation of this Order the Petitioner shall be required to execute the Annexation Agreement for the property.

E. Upon compliance with the requirements of the Policies and Procedures Manual, and this Order, this Order shall be recorded, and the property of the Petitioner's annexed into the

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT subject to each, every and all conditions of the Annexation Agreement to be fully executed by the Petitioners and the District. The Annexation Agreement and all of its provisions is incorporated into this Order by this reference as if set forth in full herein.

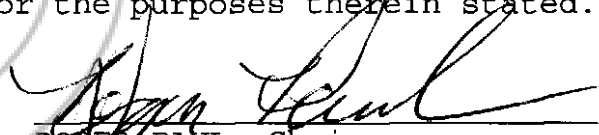
DATED: this 8<sup>th</sup> day of ~~August~~ <sup>October</sup>, 2004.

  
ROGER PAUL, CHAIRMAN  
GARDNERVILLE RANCHOS  
GENERAL IMPROVEMENT DISTRICT

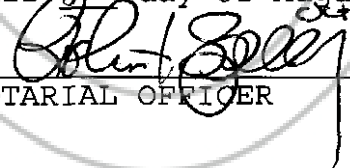
**A C K N O W L E D G E M E N T**

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF DOUGLAS )

On the 8<sup>th</sup> day of ~~August~~ <sup>October</sup>, 2004, personally appeared before me a Notarial Officer in and for Douglas County, ROGER PAUL, Chairman of the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT Board of Trustees, who satisfactorily proved to me to be the person described and who executed the above document and who acknowledged to me that he executed the same for the purposes therein stated.

  
ROGER PAUL, Chairman  
Gardnerville Ranchos General  
Improvement District

Signed and sworn to before me on  
this 8<sup>th</sup> day of ~~August~~ <sup>October</sup>, 2004.

  
NOTARIAL OFFICER

