

17-2-05

OFFICIAL RECORD

Requested By:
SYNCON HOMES

APN _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

La Costa Minden, LLC
2221 Meridian Blvd., #A
Minden, Nevada 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0405 PG- 9819 RPTT: 0.00



**ASSIGNMENT OF DEVELOPMENT RIGHTS
SEPARATE FROM CERTIFICATE**

This ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM CERTIFICATE, dated APRIL 25, 2005 (the "Effective Date"), is made by LA COSTA MINDEN, LLC, a Nevada Limited Liability Company ("Assignor") for the benefit of the Final Subdivision Map, Planned Unit Development (PD 02-04), La Costa at Monte Vista, Phase 1.

RECITALS

A. Assignor owns one hundred thirty six (136) development rights as evidenced by that certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, in Book 0604 at Page 15491 as Document No. 0617630 (the "TDRs").

B. Assignor has agreed to assign and transfer for the benefit of the Final Subdivision Map, Planned Unit Development (PD 02-04), La Costa at Monte Vista, Phase 1 seventy one (71) of Assignor's right, title and interest in the TDRs (the "Assigned Rights").

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals which are specifically incorporated into the body of this Assignment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor agrees as follows:

1. Assignment and Acceptance. Assignor hereby assigns, transfers and conveys for the benefit of the Final Subdivision Map, Planned Unit Development (PD 02-04), La Costa at Monte Vista, Phase 1 recorded on APRIL 25, 2005, seventy one (71) of Assignor's right, title and interest in the TDRs.

2. Further Assurances. Assignor agrees to execute such additional documents and take such additional actions which are consistent with, and as may be reasonable and necessary to carry out the provisions of, this Assignment.

IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the Effective Date.

ASSIGNOR:

LA COSTA MINDEN, LLC, a Nevada
Limited Liability Company

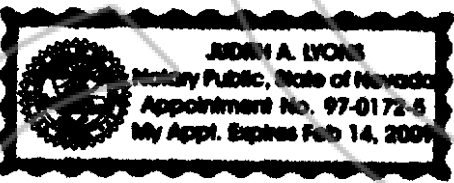
By: Andrew W. Mitchell Pres.

Name/Title SYNCON HOMES, MANAGER
By: ANDREW W. MITCHELL, PRESIDENT

STATE OF Nevada)
Douglas) ss.

On this 19 day of April, 2005, personally appeared before me, Andrew W. Mitchell, President of LA COSTA MINDEN, LLC, and in his capacity as such, acknowledged to me that he executed the above instrument.

Quitha R. Brown
Notary Public



**EXHIBIT "A"
DESCRIPTION**

**LA COSTA AT MONTE VISTA – PHASE 1
(A PORTION OF A.P.N. 1320-30-501-009)**

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

A parcel of land located within a portion of the Northwest one-quarter (NW1/4) of Section 29 and a portion of the East one-half (E1/2) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeast corner of Adjusted Parcel 2, as shown on the Record of Survey to Support a Boundary Line Adjustment for Nevada Northwest, LLC filed for record December 18, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599848, the POINT OF BEGINNING, said point also falling on the northerly right-of-way line of Lucerne Street;

thence South 88°23'15" West, 124.13 feet;
thence North 01°36'45" West, 63.40 feet;
thence along the arc of a tangent curve to the left having a radius of 150.00 feet, central angle of 70°51'23", arc length of 185.50 feet, and chord bearing and distance of North 37°44'02" West, 173.90 feet;
thence North 73°09'44" West, 133.85 feet;
thence North 87°14'39" West, 66.98 feet;
thence South 79°25'18" West, 122.98 feet;
thence South 67°28'19" West, 166.27 feet;
thence North 05°16'38" West, 136.00 feet;
thence South 84°43'22" West, 179.13 feet;
thence North 05°16'38" West, 59.00 feet;
thence North 84°43'22" East, 45.00 feet;
thence along the arc of a tangent curve to the left having a radius of 15.00 feet, central angle of 89°22'14", arc length of 23.40 feet, and chord bearing and distance of North 40°02'15" East, 21.10 feet;
thence North 04°38'52" West, 643.15 feet;
thence along the arc of a tangent curve to the left having a radius of 15.00 feet, central angle of 88°19'13", arc length of 23.12 feet, and chord bearing and distance of North 48°48'28" West, 20.90 feet;
thence South 87°01'55" West, 44.22 feet;
thence North 02°35'49" West, 94.14 feet;
thence North 87°46'26" East, 44.92 feet;
thence along the arc of a tangent curve to the left having a radius of 15.00 feet, central angle of 89°05'43", arc length of 23.33 feet, and chord bearing and distance of

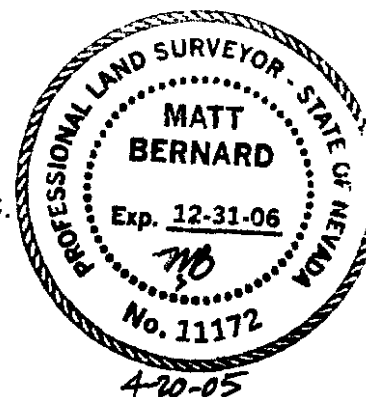
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North 43°13'35" East, 21.05 feet;
thence North 86°13'46" East, 24.02 feet;
thence along the arc of a non-tangent curve to the left having a radius of 26.00 feet, central angle of 90°54'17", arc length of 41.25 feet, and chord bearing and distance of South 46°46'25" East, 37.06 feet;
thence North 87°46'26" East, 47.52 feet;
thence along the arc of a tangent curve to the left having a radius of 26.00 feet, central angle of 90°10'13", arc length of 40.92 feet, and chord bearing and distance of North 43°45'49" East, 36.82 feet;
thence North 01°19'17" West, 47.00 feet;
thence North 88°40'43" East, 298.00 feet;
thence South 01°19'17" East, 51.45 feet;
thence along the arc of a tangent curve to the left having a radius of 26.00 feet, central angle of 91°58'41", arc length of 41.74 feet, and chord bearing and distance of South 47°18'37" East, 37.40 feet;
thence North 86°42'02" East, 48.03 feet;
thence along the arc of a tangent curve to the left having a radius of 26.00 feet, central angle of 88°01'19", arc length of 39.94 feet, and chord bearing and distance of North 42°41'23" East, 36.13 feet;
thence North 82°26'15" East, 24.14 feet;
thence along the arc of a non-tangent curve to the left having a radius of 26.00 feet, central angle of 91°58'41", arc length of 41.74 feet, and chord bearing and distance of South 47°18'37" East, 37.40 feet;
thence North 86°42'02" East, 48.03 feet;
thence along the arc of a tangent curve to the left having a radius of 26.00 feet, central angle of 88°01'19", arc length of 39.94 feet, and chord bearing and distance of North 42°41'23" East, 36.13 feet;
thence North 01°19'17" West, 23.52 feet;
thence North 88°40'43" East, 146.89 feet;
thence South 02°27'27" East, 51.86 feet;
thence South 05°37'53" East, 164.09 feet;
thence South 05°06'57" East, 589.55 feet;
thence South 05°23'10" East, 359.10 feet to the POINT OF BEGINNING,
containing 17.80 acres, more or less.

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



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