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Assessor's Parcel Number: 1220-16-101-007

Recording Requested By:

Name: Gardnerville Ranchos GIO

Address: 931 Mich Dr

City/State/Zip Gardnerville, NV 89460

R.P.T.T.: _____

DOC # 0666644
01/27/2006 02:15 PM Deputy: KLJ

OFFICIAL RECORD

Requested By:

GARDNERVILLE RANCHOS GEN IMP

DIST

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0106 PG- 9140 RPTT: 0.00



ORDER of Annexation
(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

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 March 22, 2005, 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 4.84 acres, more or less. The property sought to be annexed is further identified as Douglas County, Nevada Assessor's Parcel No. 1220-16-101-007; 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 April 6, 2005, 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, April 6, 2005, 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 public hearing, and thereafter take action, on the Petition for Inclusion of Real Property; and

WHEREAS, the Board on April 6, 2005, 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: STEVEN D. SIKORA and BARBARA E. SIKORA; 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 and the execution of an Annexation Agreement approved by the Board.



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 Petitioner.

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 General Business Meeting of the Board conducted on November 2, 2005, the Board approved the Annexation Agreement to be executed by the Petitioner 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. 1220-16-101-007, specifically identified in Exhibit "A" to this

Order (two pages), 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 an Annexation Agreement in the form approved by the Board on October 5, 2005, binding 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 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 2nd day of November, 2005

Beverly J. Page
BEVERLY PAGE, CHAIRPERSON
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 2nd day of November, 2005, personally appeared before me a Notarial Officer in and for Douglas County, BEVERLY PAGE, Chairperson 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 she executed the same for the purposes therein stated.

Beverly J. Page
BEVERLY PAGE, Chairperson
Gardnerville Ranchos General
Improvement District

Signed and sworn to before me on
this 2nd day of November, 2005.

Robert Spellberg
NOTARIAL OFFICER

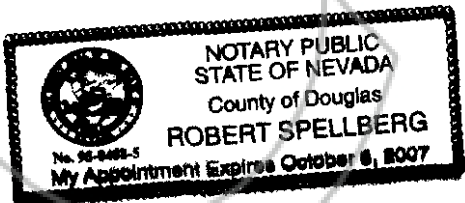


EXHIBIT "A"
LEGAL DESCRIPTION

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

A portion of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 20 East M.D.B. & M., described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 16 and running East along the North line of the Northeast 1/4 of the Northwest 1/4 518.92 feet to the POINT OF BEGINNING:

thence South 20° 28' West, 262.57 feet to a point;
thence South 15° 59' West, 122.22 feet to a point;
thence South 08° 51' West, 60.00 feet to a point;
thence South 41° 58' West, 60.0 feet to a point;
thence South 77° 26' West 106.35 feet to a point;
thence South 72° 56' West, 245.95 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of Section 16;
thence South 00° 01' 45" East, 94.0 feet to a point;
thence East along the South line of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16, 653.82 feet to a point;
thence North 00° 04' East, 663.50 feet to a point;
thence West along the North line of the Northeast 1/4 of the Northwest 1/4. 135.48 feet to the POINT OF BEGINNING

TOGETHER WITH a non-exclusive right-of-way and easement for roadway and utility purposes over a strip of land 50 feet in width, 25 feet on each of a centerline lying in the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B. & M described as follows:

COMMENCING at a point located South 0° 11' 05" East, a distance of 331.75 feet from the Quarter corner on the North boundary of said Section 16 and running North 89° 50' 45" West, 660 feet

Assessor's Parcel Number: 1220-16-101-007

