

21
DOC # 0669057
03/02/2006 04:12 PM Deputy: GB

OFFICIAL RECORD

Requested By:

GARDNERVILLE RANCHOS GEN IMP

DIST

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0306 PG- 893 RPTT: 0.00



Assessor's Parcel Number: 1220-09-302-004

Recording Requested By:

Name: Gardnerville Ranchos (ETD)

Address: 931 MICH DR

City/State/Zip Gardnerville, NV 89460

Real Property Transfer Tax: \$ _____

Order

(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.

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 May 17, 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 1 acre. The property sought to be annexed is further identified as Douglas County Nevada Assessor's Parcel No. 1220-09-302-004; and

WHEREAS, the Petition was determined to be in proper form, and was signed by the fee owners of the property who sought the District's Order of Annexation. At the general business meeting of the District Board of Trustees ("Board") held on June 1, 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, June 1, 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 June 1, 2005 acted to approve the Petition for Inclusion of Real Property into the Gardnerville Ranchos General Improvement District submitted by the fee owners of the property, to wit: G.A.G., LLC; 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 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 benefited by inclusion within the District. Similarly, the District would be benefited by the property being included therein; 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, the installation of a water meter, and a deed restriction or recordable agreement to be signed by the Petitioners setting forth that Petitioners would pay any further



and increased annexation fees should the future use of the property change to a more dense use than that which was approved by the Board of Trustees. The property is currently zoned A-19 and is subject to a special use permit, and Petitioners agree to pay, or bind their successors in interest to pay, annexation fees for Petitioners' property in the event that the use of the Petitioners' property changes to a different, higher density/use after the Order of Annexation has been recorded. Petitioner shall consent to the assessment by the District of annexation fees calculated as the difference between the annexation fees paid by Petitioners at the time of annexation and those fees which would have been assessed if the property had been reclassified and/or permitted as a higher density classification or use at the time of the property's annexation.

Petitioners have 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, by action of the Board, when all acts and 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, 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 the Petition for Inclusion of Real Property into the District and Exhibit "A" to this Order, is included within the District upon the Petitioners' compliance with the following conditions:

A. Douglas County, Nevada Assessor's Parcel No. 1220-09-302-004, shall be annexed, in its entirety, into the District.

B. The Petitioners shall pay to the District the sum determined by the District Manager in accordance with the requirements of the District's Policies and Procedures Manual,



which contains the calculation, and the required payment, of the Annexation fees based upon the applicable formulas contained therein.

C. Pursuant to the provisions of the District's Policies and Procedures Manual, the Petitioners shall be required to remit to the District any deferred portion of the Annexation fees should any portion of the property annexed (described in Exhibit "A" hereto) be rezoned to a higher land use or a higher density, or should the use of the parcel be changed in the future to a use from that which it is currently used or proposed to be used, or should APN 1220-09-302-004 require additional sewer and/or water service than it requires at the time of this order.

D. The Petitioners shall meet and comply with all other applicable conditions of annexation set forth in the District's Policies and Procedures Manual which have not already been complied with by the Petitioners; and Petitioners shall install a water meter prior to service being provided to the property; all such conditions shall be complied with by the Petitioners prior to the recordation of this Order.

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

///

///

///




0669057

Page: 6 Of 8

BK- 0306
PG- 898
03/02/2006

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.

DATED: this 23rd day of February, 2006.


BEVERLY PAGE, CHAIRPERSON
GARDNERVILLE RANCHOS
GENERAL IMPROVEMENT DISTRICT

COPY



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

STATE OF NEVADA)
) ss.
 COUNTY OF DOUGLAS)

On the 23rd day of February, 2006 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 23 day of February, 2006 by BEVERLY PAGE.

[Signature]
 NOTARIAL OFFICER

