

After recording, return to:
Douglas County
Community Development Department
PO Box 218
Minden, NV 89423



KAREN ELLISON, RECORDER

Assessor's Parcel Number (APN) 1319-25-000-022 and 1319-25-000-023

Certificate of Eligibility to Transfer Development Rights
TDR Certificate 2021-01

This Certificate is issued pursuant to the provisions of Douglas County Code, sections 20.500.010 and 20.500.020.

Park Ranch Holdings, LLC (hereafter referred to as "Owner") is the owner in fee title of the real property situated in Douglas County, Nevada, more particularly described in the attached "Exhibit 1", attached and incorporated herein by reference.

Owner has applied for a certificate that the parcels are eligible for a transfer of development rights. The application is accompanied by a form of Grant of Conservation Easement, preliminary title report(s), description(s), a map, and documentation of eligibility for bonuses, all in the manner provided by Douglas County Code. The Grant of Conservation Easement is more particularly shown on the attached "Exhibit 2", attached and incorporated herein by reference.

Now, therefore, the undersigned Community Development Director certifies that the described property is eligible for transfer of 54 development rights, as set forth in the Application and Certification for Transfer of Development Rights and the attachment, Calculation of Transfer of Development Rights Claimed, attached as Exhibit B and incorporated by reference, and this Certificate of Eligibility to Transfer Development Rights is issued as evidence of those transferred development rights. 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 this 3 day of MARCH, 2022.

Douglas County, Nevada

Tom Dallaire, P.E.
Community Development Director

2003-014
08/12/21

EXHIBIT 1
PARK RANCH HOLDINGS. LLC
(A.P.N. 1319-25-000-022 & 1319-25-000-023)

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 Section 24 and 25, Township 13 North, Range 19 and 20 East, Douglas County, Nevada, described as follows:

BEGINNING at the northeast corner of Parcel C per the Land Division Map for Nevis Industries, Inc. No. 2 filed for record January 23, 1979 in the office of Recorder, Douglas County, Nevada as Document No. 29278, said point falling on the southerly line of Muller Lane;

thence along the boundary of said Parcel C the following courses:

South 00°02'30" East, 702.91 feet;

South 00°14'12" West, 542.09 feet;

South 89°28'14" East, 19.13 feet;

South 00°10'19" West, 541.54 feet;

South 76°37'44" West, 29.43 feet;

South 15°04'16" East, 725.61 feet;

South 73°09'52" West, 542.25 feet to a point on the easterly ordinary high-water mark of the East Fork of the Carson River;

thence along said easterly ordinary high-water mark of the Carson River the following courses:

North 26°47'41" West, 94.62 feet;

North 43°54'45" West, 122.78 feet;

North 55°56'27" West, 118.40 feet;

North 52°04'05" West, 126.85 feet;

North 35°11'39" West, 185.79 feet;

thence North 54°48'21" East, 400.19 feet;

thence North 37°04'00" West, 194.85 feet;

thence along the arc of a curve to the left, having a radius of 175.00 feet, central angle of 49°55'51", and arc length of 152.21 feet;

thence North 86°59'51" West, 288.59 feet;

thence South 75°36'55" West, 345.84 feet to a point on the west boundary of said parcel C;

thence along said west boundary of Parcel C, North 00°00'27" West, 1,843.84 feet to a point on said southerly line of Muller Lane;

thence along said southerly line of Muller Lane, South 87°36'33" East, 1,044.55 feet;

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thence continuing along said southerly line of Muller Lane, also South 89°26'50" East, 276.91 feet to the **POINT OF BEGINNING**, containing 66.33 acres, more or less.

The basis of bearing of this description is identical to the Map of Division into Large Parcels for Park Cattle Company filed for record June 3, 2008 in said office of Recorder as Document No. 724397.

TOGETHER WITH:

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

A parcel of land located within portions of Sections 24 and 25, Township 13 North, Range 19 East, Douglas County, Nevada, described as follows:

BEGINNING at the northwest corner of Parcel B per the Land Division Map for Nevis Industries, Inc. No. 2 filed for record January 23, 1979 in the office of Recorder, Douglas County, Nevada as Document No. 29278, said point falling on the southerly line of Muller Lane;

thence along said southerly line of Muller Lane, South 89°26'53" East, 1,196.45 feet;

thence continuing along the southerly line of Muller Lane South 87°36'33" East, 479.38 feet to the northeast corner of said Parcel B;

thence along the east line of said Parcel B, South 00°00'27" East, 1,843.84 feet;

thence North 75°36'55" East, 345.84 feet;

thence South 86°59'51" East, 288.59 feet;

thence along the arc of a curve to the right, having a radius of 175.00 feet, central angle of 49°55'51", and arc length of 152.21 feet;

thence South 37°04'00" East, 194.85 feet;

thence South 54°48'21" West, 400.19 feet to a point on the easterly ordinary high-water mark of the East Fork of the Carson River;

thence along said easterly ordinary high-water mark of the East Fork of the Carson River the following courses:

North 35°11'39" West, 10.13 feet;

North 61°16'24" West, 266.82 feet;

North 63°04'26" West, 199.09 feet;

North 57°39'35" West, 222.12 feet;

North 58°50'23" West, 197.41 feet;

North 49°20'27" West, 125.82 feet;

North 42°20'03" West, 145.34 feet;

North 37°56'36" West, 184.97 feet;

North 18°29'59" West, 200.27 feet;

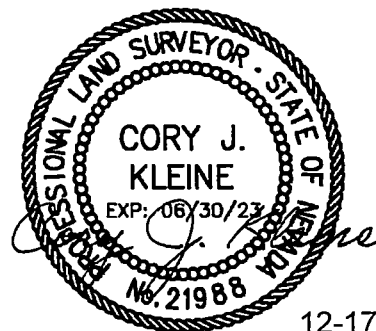
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North 07°15'53" West, 121.63 feet;
North 48°06'33" West, 106.82 feet;
North 73°28'39" West, 117.57 feet;
North 42°33'50" West, 75.09 feet;
North 37°54'37" West, 103.28 feet;
North 07°07'45" West, 68.80 feet;

North 04°33'13" West, 62.18 feet;
North 18°07'15" West, 177.84 feet;
South 74°25'47" West, 109.05 feet;
North 43°56'41" West, 108.20 feet;
North 80°19'31" West, 98.88 feet;
South 73°43'47" West, 144.30 feet;
North 43°47'56" West, 60.01 feet;
North 34°18'04" West, 41.90 feet;
North 14°59'57" West, 131.46 feet;
North 16°12'30" West, 67.90 feet;
North 11°50'54" West, 112.38 feet;
North 36°23'56" West, 78.98 feet;
North 28°46'57" West, 146.26 feet;
North 18°51'33" West, 30.60 feet to the **POINT OF BEGINNING**,
containing 45.61 acres, more or less.

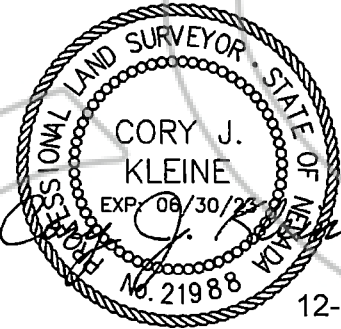
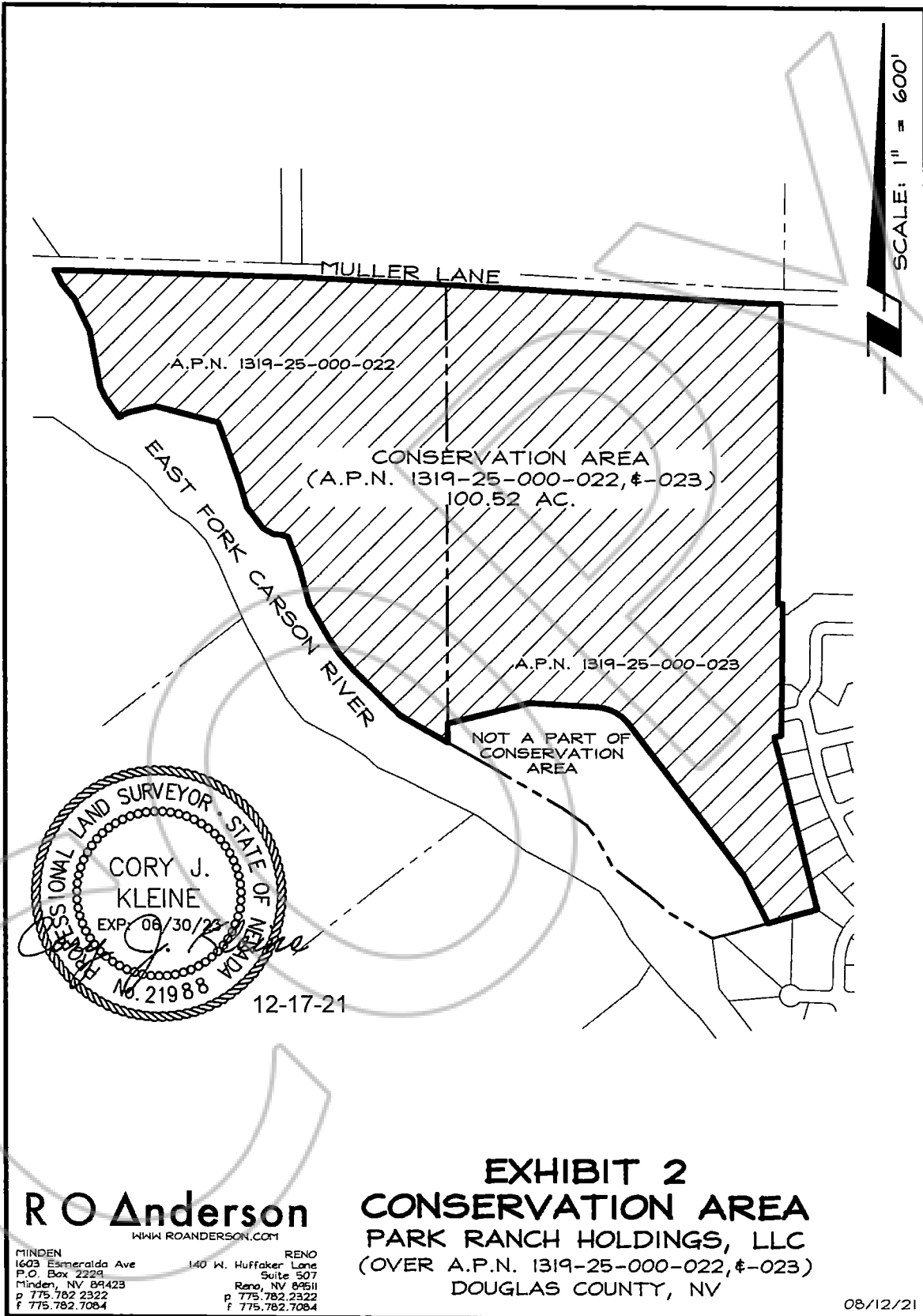
The basis of bearing of this description is identical to the Map of Division into Large
Parcels for Park Cattle Company filed for record June 3, 2008 in said office of Recorder
as Document No. 724397 in said office of Recorder.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



12-17-21

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12-17-21

R O Anderson
WWW.ROANDERSON.COM

**EXHIBIT 2
CONSERVATION AREA
PARK RANCH HOLDINGS, LLC
(OVER A.P.N. 1319-25-000-022, &-023)
DOUGLAS COUNTY, NV**

MINDEN 1603 Emerald Ave
P.O. Box 2224
Minden, NV 89423
p 775.782.2322
f 775.782.7084

RENO 140 W. Huffaker Lane
Suite 507
Reno, NV 89511
p 775.782.2322
f 775.782.7084

08/12/21

EXHIBIT 3

PARK RANCH HOLDINGS, LLC

Calculation of Transfer Development Rights Claimed
Transfer Development Right Certification

<u>Assessor parcel number</u>	<u>Zoning</u>	<u>Acreage</u>
Portion of APN 1319-25-000-022	A-19	39.90
All of APN 1319-25-000-023	A-19	60.62
	Total Acreage	100.52

Current Zoning (A-19):	1 Unit/19 Acres	5.29
Agricultural Bonus:	9 Units/19 Acres	47.61
Flood Plain Bonus:	7 Units/19 Acres	37.03
Water Rights Bonus:	7 Units/19 Acres	37.03
Large Parcel Bonus	20 Units/100 Acres	20.00
Public Access	1 Unit/19 Acres	5.29
	Total TDRs	152.25
		147.96

Rounding to the nearest whole number yields ~~152 TDRs~~

147 TDRs

Jim Burt

3-3-22