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FILED FOR RECORDING
AT THE REQUEST OF

Lincoln County Commission

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Road Development Agreement Between Lincoln County / J&S Properties, LLC
Title of Document

Grantees address and mail tax statement:

**ROAD DEVELOPMENT AGREEMENT
BETWEEN
LINCOLN COUNTY, NEVADA
AND
J. & S. PROPERTIES, LLC**

THIS Road Development Agreement (AGREEMENT) is made and entered into this 15 day of MAY, 2006, by and between Lincoln County, State of Nevada, (hereinafter referred to as the COUNTY), and J. & S. Properties, L.L.C., (hereinafter referred to as the DEVELOPER). Capitalized terms used herein shall have the meaning ascribed to them in this AGREEMENT.

WHEREAS:

DEVELOPER has purchased 300 +/- acres located within the town limits of the Town of Pioche, and;

DEVELOPER has begun the planning and development process to divided said 300 +/- acres into 104. 2.5 acres lots, and 8. 5 acre lots, hereafter known as Elk View Ranch, see attachment 'A', and;

DEVELOPER has contracted with a road builder to build all of the roads as shown on attachment 'A' to COUNTY approved standards, to comply with all local ordinances at the time that the governing body gives its final approval, and;

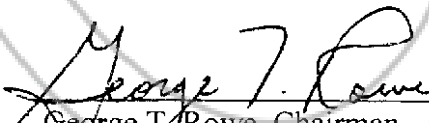
DEVELOPER realizes that at a future date the roads that will be built will need to be paved with a hard surface;

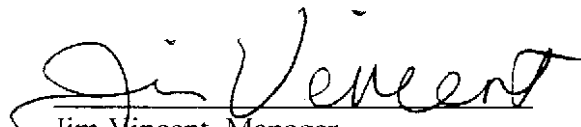
NOW THEREFORE, it is agreed as follows:

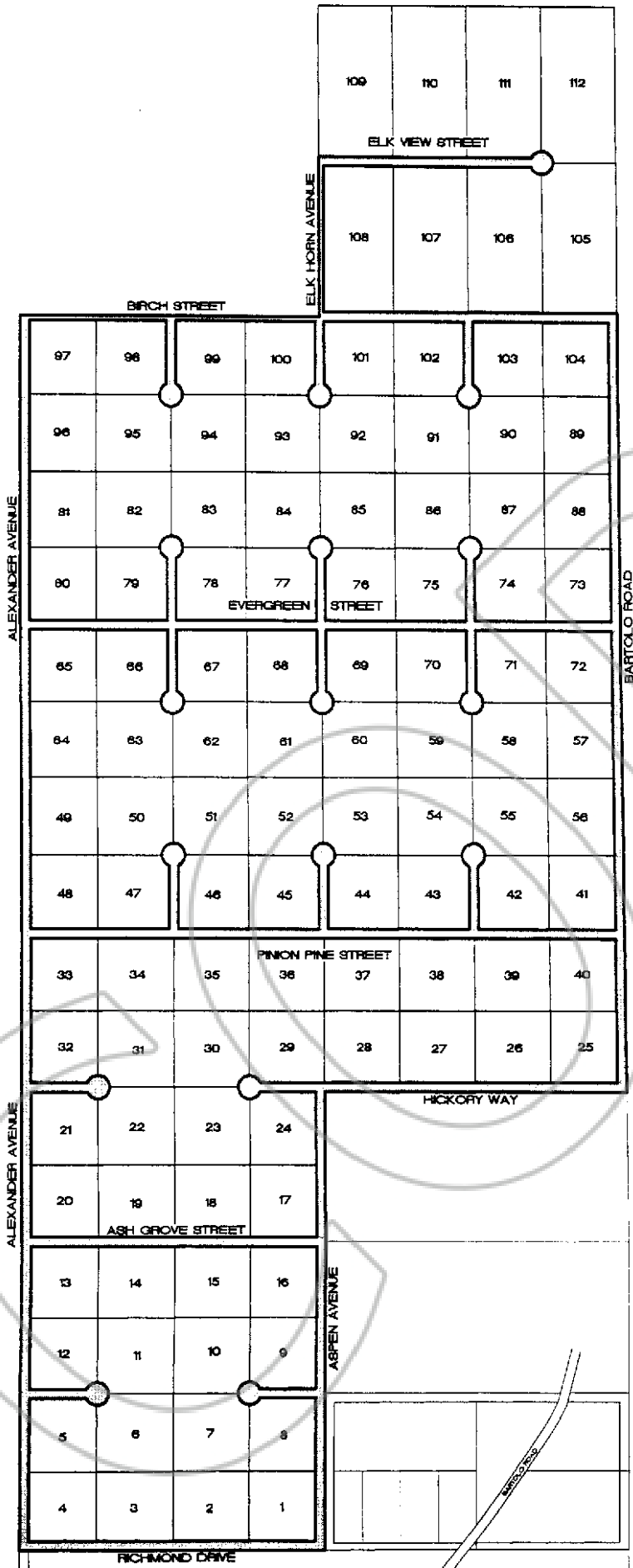
DEVELOPER agrees to build all roads as shown in attachment 'A', to COUNTY specifications at the expense of DEVELOPER.

DEVELOPER further agrees at the closing of each parcel, number of parcels not to exceed 112, a check for the amount of \$2000.00 will be deposited into a specified account by the COUNTY, for the future surfacing of the existing roads in said development. Said funds will only be used for the surfacing of roads located within the boundary of Elk View Ranch, or any access thereto. These payments do not relieve DEVELOPER of any previous commitments.

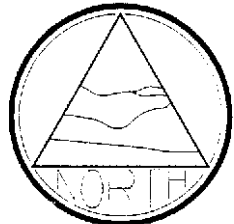
Hereby agreed to this 15 day of MAY, 2006.


George T. Rowe, Chairman
Lincoln County Commission


Jim Vincent, Manager
J. & S. Properties, L.L.C.



DISCLAIMER:
ROAD LOCATION IS SUBJECT TO
CHANGE, PENDING FINAL APPROVAL
OF GOVERNING BODY.



ELK VIEW RANCH
104 - 2.5 +/- ACRE LOTS AND
8 - 5 +/- ACRE LOTS
JIM VINCENT
34 EMERALD DUNES CIRCLE
HENDERSON, NV 89052
702-382-0265-HOME
702-232-5754-CELL
702-382-5176-FAX
EMAIL: jvincent15@cox.net