

Covenant, Development

RECORDING REQUESTED BY: Douglas County, Nevada
WHEN RECORDED RETURN TO:

Thomas L. Karsten Associates
10960 Wilshire Boulevard
Suite 2232
Los Angeles, California 90024
Attention: Herbert L. Roth, Esq.

COVENANT AND AGREEMENT

The undersigned is the owner of the real property located in Douglas County, Nevada, and more particularly described on Exhibit A-1 attached hereto and by this reference incorporated herein.

1. The undersigned does hereby acknowledge, covenant and agree with Douglas County (the "County"), that the County shall have no obligation to issue any building permit for a lot described on Exhibit A-1 hereto unless and until the following requirements have been satisfied with respect to the lot for which such permit is being sought:

A. The term "rough grading" shall identify the grading work necessary to meet the criteria set forth herein and shall be distinguished as being separate from that grading work termed "fine grading" which is a part of building construction and is not required herein.

B. The lots shall be rough graded as necessary to conform to the standards set fourth in the Uniform Building Code by the International Conference of Building Officials, Chapter 70, titled "Grading", as adopted by the Douglas County Nevada Board of County Commissioners.

C. The lot shall be rough graded in such a manner as necessary to allow future construction of gravity sewer lines having a minimum of 24 inches of soil coverage, within the twenty-five foot wide area on the lot adjacent to the front property line.

D. The lot shall be rough graded as necessary to allow storm water runoff to discharge the lot along a minimum one (1) percent slope to a stable point of collection. Said point of collection shall be the street gutter or other satisfactory drainage improvement as reasonably approved by the County Engineer or Building Official.

E. All power and telephone utilities pads, sewer and storm drain concrete collars and water service risers on a lot or within the street right-of-way fronting the lot shall be at a proper elevation in relation to the rough lot grade elevation as reasonably determined by the County Engineer.

F. Upon completion of each of the above requirements, the lot shall have its lot corners monumented by a Nevada Registered Land Surveyor and be so certified by him, in writing, to the County Engineer.

2. The undersigned covenants and agrees with the County that no fewer than five lots shall be sold to any individual purchaser unless in a sale involving fewer than five lots the above requirements have been satisfied as to the lot or lots sold.

LEGAL DESCRIPTION

Lots 6-53 inclusive, 55-170 inclusive, 175-290 inclusive, 292-414 inclusive, 416-437 inclusive, 439-471 inclusive, 473, 474, 476-501 inclusive, 503-584 inclusive, 586-589 inclusive, 591-596 inclusive, 598-601 inclusive, 606, 608, 610, 611, 614-628 inclusive, 630-647 inclusive, 649, 651-660 inclusive, 664-693 inclusive, 695, 696, 699, 708-775 inclusive, 777-781 inclusive, 784-815 inclusive, 817-842 inclusive, 848-862 inclusive, 864-868 inclusive, 870-885 inclusive, 888-895 inclusive, 899-907 inclusive, 910-976 inclusive, 978-992 inclusive, 1079-1098 inclusive, as shown on the Map of Gardnerville Ranchos Unit No. 7 filed in the Office of the County Recorder of Douglas County, Nevada, March 27, 1974 as File No. 72456.

COPY

REQUESTED BY
Ch. Cal Comm. Dev.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
no gu
1984 MAY 21 AM 11:23

Exhibit A-1
SUZANNE BEAUDREAU
RECORDER
Suzanne Beaudreau
BOOK 584 PAGE 1648
101034