

OFFICIAL RECORD

Requested By:

ALLING & JILLSON LTD

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0805 PG- 2139 RPTT: 0.00

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attn: Heather Gustafson, Associate Planner



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE RETIREMENT OF DEVELOPMENT RIGHTS  
("DEED RESTRICTION") TO BE RECORDED AGAINST APN 1319-19-411-013**

This Deed Restriction is made this 1<sup>st</sup> day of August 2005, by Scott G. Erickson, as Trustee of The Scott G. Erickson Family Trust, established July 31, 1993 (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located at 648 Jack Circle in Douglas County, State of Nevada, described as follows:

Lots 14 and 15, Block 8, as shown on the Map of KINGSBURY ESTATES UNIT NO. 2, filed in the Office of County Recorder of Douglas County, Nevada, on June 6, 1962, as Document No. 20174 (hereinafter "Property").


Said parcel was recorded on January 12, 2004, in the Office of County Recorder of Douglas County, as Document No. 061728, Book 0104, Page 02957. Assessor's Parcel Number 1319-19-411-013.

2. The Property is subject to Declaration of Covenants, Conditions and Restrictions being a Deed Restriction for lot consolidation recorded in the Official Records of Douglas County on December 1, 1998, as Document No. 0455305, Book 1298, Page 0086.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the Tahoe Regional Planning Agency ("TRPA") pursuant to the Tahoe Regional Planning Compact.
4. The TRPA recognizes a banked existing development right on the Property.
5. Upon implementation of a TRPA-approved coverage removal plan, the TRPA will recognize 288 square feet of remaining potential land coverage on the Property.
6. On June 22, 2005, a Settlement Agreement was approved by the TRPA Governing Board. Pursuant to this Agreement, Declarant is to retire the existing banked development and the 288 square feet of remaining potential land coverage on the Property.



Deed Restriction APN 1319-19-411-013  
Erickson Family Trust  
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APPROVED AS TO FORM:

  
Tahoe Regional Planning Agency Jordan Kahn

STATE OF Nevada )  
COUNTY OF Douglas ) SS.

On this 20<sup>th</sup> day of July, 2005, before me, personally appeared Jordan Kahn personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted) executed the instrument.

  
NOTARY PUBLIC

