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OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE

APN: 1220-04-501-007
1220-04-501-008

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1205 PG- 354 RPTT: 0.00



ORDER NO.: DO-1050028-LS

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: DECLARATION

WHEN RECORDED MAIL TO:

BENCOR/WATERLOO
90 S. Cascade Avenue, Suite 330
Colorado Springs, CO 80903

APN: 1220-04-501-007 and 008

RECORDED AT THE REQUEST OF
AND RETURN TO:
Jeff Codega Planning
433 West Plumb Lane
Reno, NV 89509

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
BEING A DEED RESTRICTION
FOR LOT CONSOLIDATION**

This declaration is made this 15th Day of November, 2005, by
Bencor/Waterloo, a Nevada Limited Partnership, hereinafter referred to as
"declarant."

RECITALS

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

PARCEL 1:

A parcel of land located within a portion of Section 4, Township 12 North, Range
20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described
as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded
per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51°
06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in
Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51° 06'00" East, 514.70 feet to THE POINT OF
BEGINNING;

THENCE continuing South 51° 06'00" East, 199.59 feet;

THENCE South 38°54'00" West, 210.87 feet;

THENCE North 50°51'03" West, 199.59 feet;

THENCE North 38°54'00" East, 210.00 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map of Lampe Ranch,
recorded May 7, 1965 as File No. 28058 and to that certain Record of Survey Map
to accompany a Lot Line Adjustment for Double D Investments recorded on June
26, 1990 as File No. 228900, Official Records.

Note: Legal description previously contained in Book 0905 at Page 11700
Document No. 656267, recorded on September 29, 2005.



PARCEL 2:

A parcel of land located within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Northeasterly corner of Kingslane Unit No. 1 as recorded per Document No. 43243, Douglas County, Nevada, Recorder's Office;

THENCE along the Southwesterly right-of-way of U.S. Highway 395 South 51° 06'00" East, 42.32 feet, more or less, per the Grant Deed description recorded in Book 786 at Page 372 as Document No. 03036;

THENCE continuing South 51° 06'00" East, 714.29 feet to the point of the beginning;

THENCE continuing South 51° 06'00" East, 254.30 feet;

THENCE South 87°30'45" west, 37.04 feet;

THENCE along the arc of a curve to the right, non-tangent to the preceding course having a delta angle of 55°00'26", a radius of 100.00 feet and an arc length of 96.00 feet;

THENCE South 44°52'36" west, along the Northerly right-of-way line of Waterloo Lane, 102.10 feet;

THENCE North 50°51'03" west, 249.77 feet;

THENCE North 38°54'00" East, 210.87 feet to the point of the beginning.

Reference is hereby made to those certain Record of Survey Maps recorded on May 7, 1965 as File No. 28058 and on June 26, 1990 as File No. 228900, Official Records.

Note: Legal description previously contained in Book 0905 at Page 11700 Document No. 656267, recorded on September 29, 2005.

Assessor's Parcel Numbers 1220-04-501-007 & 008

2. The declarant desires to complete a boundary line adjustment with another adjacent parcel and develop the site to commercial use which will encroach upon the common interior lot line of the parcels.

3. As a condition of approval for the physical improvements listed in recital number two (pursuant to Douglas County Ordinances and the Uniform Building Code) the parcels are to be treated as if legally merged.

