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OFFICIAL RECORD

Requested By:
WESTERN TITLE COMPANY INC

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0306 PG- 7587 RPTT: 0.00



RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

WHEN RECORDED MAIL TO:
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449
Attn: Wendy Jepson
TRPA File No. 20060154

**Cover Page For
Covenants, Conditions & Restrictions
For Coverage Assignment (Deed Restriction")
To Be Recorded Against APN 1318-22-002-103**

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY
and without liability for the consideration therefor, or as to the validity
or sufficiency of said instrument, or for the effect of such recording
on the title of the property involved.

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

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Stateline, Nevada 89449

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY
Attention: Wendy Jepson, and without liability for the consideration therefor; or as to the validity or
TRPA File No. 20060154 sufficiency of said instrument or for the effect of such recording on the title of
the property involved.

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COVERAGE ASSIGNMENT ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1318-22-002-103**

This Deed Restriction is made this 15 day of March, 2006, by Thomas A. Yant, pursuant to the Irrevocable Power-of-Attorney Regarding Transfer of Land Coverage recorded on March 10, 2005 as Document Number 0638542, Book 0305, Page 3845 in the office of the County Recorder, Douglas County (hereinafter "Declarant").

RECITALS

1. Declarant is authorized to transfer land coverage off of certain real property located in Douglas County, State of Nevada, described as follows:

Being a portion of Section 22, Township 13 North, Range 18 East, M.D.B.&M.

COMMENCING at the Northeast corner of Lot 16, in Block 3 of OLIVER PARK, as shown on the Map thereof, filed in the office of the County Recorder of Douglas county, Nevada, on February 2, 1959; thence along the Northeasterly line of MICHELE DRIVE the following distances and courses; North 18° 23' 35" East, a distance of 111.645 feet; thence on a curve to right having a radius of 575.00 feet through a central angle of 10° 25' 14" for an arc distance of 104.58 feet; thence North 28° 48' 49" East, a distance of 257.22 feet to the point of intersection with the Southwesterly line of Kahle Drive extended Northwesterly; thence along the Southwesterly line of said Kahle Drive extended North 61° 11' 11" West, a distance of 486.87 feet to the TRUE POINT OF BEGINNING; thence continuing along said line North 61° 11' 11" West a distance of 565.63 feet; thence along a curve to the left having a South 28° 48' 49" West, a distance of 295.29 feet to a point; thence South 60° 40' 41" East, a distance of 585.65 feet; thence North 28° 48' 49" East, a distance of 320.54 feet to the POINT OF BEGINNING.

Said parcel was recorded in Document Number 0596233, Book 1103, page 03649 on November 7, 2003, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-22-002-103 (formerly APN 1318-22-002-003). (Hereinafter "Sending Parcel")

2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on March 7, 2006, to transfer 2,229 square feet of banked land coverage from the Sending Parcel to a receiving parcel, described as follows:

All that portion of the Southwest Quarter of Section 34, Township 13 North, Range 18 East, M.D.B.&M. and all that portion of the Northeast Quarter of Section 2, Township 12 North, Range 18 East, M.D.B.&M. described as follows:

Commencing at the Northeast corner of Section 2, Township 12 North, Range 18 East, M.D.B.&M.; thence South 09 Deg 48' 20" East 86.51 feet; thence South 60 deg 28' West 136.00 feet to the Southwest corner of the realty conveyed to Donald L. Clark, et ux in deed recorded May 25, 1960 in Book 509 at Page 487 official records of El Dorado County; said point being the point of beginning of the herein described parcel; thence continuing South 60 deg 28' West 70 feet; thence North 29 deg 50' West 207.04 feet; thence North 57 deg 30' East 15.88 feet; thence along the arc of a curve to the right with a radius of 25 feet and tangent to the last named course a distance of 26.34 feet; thence South 62 deg 07' 28" East 47.28 feet; thence along the arc of a curve to the right with a radius of 25 feet and tangent to the course last named, a distance of 27.86 feet; thence along the arc of a curve to the left with a radius of 40 feet and tangent to the course South 1 deg 53' 36" West to point which bears North 29 deg 50' West 80.30 feet from the point of beginning, said point being the most westerly corner of the Clarke parcel; thence South 29 deg 50' East along the West line of Clarke parcel 80.30 feet to the point of beginning.

Being a portion of Tract 9 of Keller 5 acre tracts, an unrecorded subdivision.

Said parcel was recorded in Document Number 2005-0015664-00, on February 28, 2005, in the Official Records of El Dorado County, CA, and having Assessor's Parcel Number 028-100-24. (Hereinafter "Receiving Parcel")

3. Both the Sending parcel and the Receiving Parcel are 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 TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 20 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting both the transfer of coverage and the requirement that the area of the transferred land coverage on the Sending Parcel be restored and maintained in a natural or near-natural state. The deed restriction must likewise document that the area of the transferred land coverage on the Sending Parcel must be protected from soil disturbance, and that provisions must be made for the future maintenance of the Sending Parcel.



DECLARATIONS

1. Declarant hereby declares that, for the purpose of calculating land coverage and applying TRPA ordinances relating to land coverage, the Sending Parcel described above is and shall be, deemed by TRPA to have transferred 2,229 square feet of banked land coverage and to now contain 68,507 square feet of banked land coverage.
2. Declarant also hereby declares that the transferred coverage can never be transferred back to the Sending Parcel, and that such area shall be restored in a natural state or near natural state if not redeveloped pursuant to a TRPA permit. Declarant also declares that Declarant is permanently restricted from transferring the coverage back to the Sending Parcel. Declarant likewise declares that Declarant shall make provisions for the future maintenance of the Sending Parcel.
3. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending parcel and the Receiving Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
4. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

DOCUMENT CONTINUED ON NEXT PAGE



IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the
day and year written above.

Declarant's Signature:

Thomas A. Yant

Dated: March 15, 2006

Thomas A. Yant, pursuant to the Irrevocable Power-of-Attorney Regarding Transfer of
Land Coverage recorded on March 10, 2005 as Document Number 0638542, Book 0305,
Page 3845.

STATE OF California
SS.
COUNTY OF El Dorado

On this 15th day of March, 2006, before me, Erika Stefka Brownell,
personally appeared Thomas A. Yant 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.

WITNESS my hand and official seal.

Erika Stefka Brownell
NOTARY PUBLIC



DOCUMENT CONTINUED ON NEXT PAGE

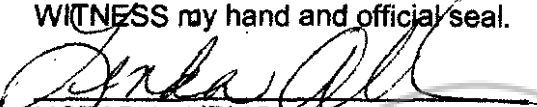
APPROVED AS TO FORM:


Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 9th day of March, 2006, before me, Linda Allen, 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.

WITNESS my hand and official seal.


NOTARY PUBLIC

