

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00
BK-0806 PG- 5945 RPTT: 0.00



Recording requested by:
Feldman Shaw, LP

When recorded mail to:
John C. Serpa
P.O. Box 456
Zephyr Cove, NV 89448

**IRREVOCABLE POWER-OF-ATTORNEY
REGARDING TRANSFER OF LAND COVERAGE**

THIS IRREVOCABLE POWER-OF-ATTORNEY REGARDING TRANSFER OF LAND COVERAGE ("Power-of-Attorney) is made and entered as of the 12th day of May, 2006 ("Effective Date"), by and between JOHN C. SERPA, ("Seller"), and RORY RYE, an individual ("Purchaser").

WHEREAS, Seller is the owner of that certain real property located in the County of Douglas, State of Nevada, commonly known as Assessor's Parcel No. 1318-26-501-005, (the "Sending Parcel").

WHEREAS, appurtenant to the Sending Parcel are 1,605 (One Thousand six hundred five) square feet of Class 6 Land Coverage, as defined in the Tahoe Regional Planning Agency ("TRPA") Code of Ordinances.

WHEREAS, Seller has conveyed the Land Coverage to Purchaser pursuant to that certain agreement for Purchase and Sale of Land Coverage dated of even date herewith.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agrees as follows:

Seller hereby appoints Purchaser, its members or appointees, as agent ("Agent") solely for the limited purposes of transferring any portion of the Land Coverage to an appropriate receiving parcel(s) designated by Purchaser and approved by TRPA. Agent is authorized and empowered to execute on behalf of Seller, from time to time, (i) all declarations of covenants, conditions, and restrictions pertaining to the land Coverage in the form required by TRPA and approved by both TRPA and Seller, and (ii) TRPA applications and other documents reasonably required by TRPA to transfer the Land Coverage from the Sending Parcel to appropriate receiving parcel(s) designated by Purchaser and approved by TRPA.

Seller and Purchaser have agreed the Land Coverage may remain banked on the Sending Parcel for up to sixty (60) months until transferred to receiving parcel(s) designated by Purchaser and approved by TRPA. Seller has agreed, among other things, not to encumber the Land

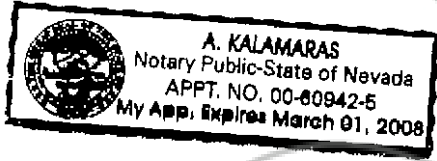
STATE OF Nevada)
COUNTY OF Douglas) SS

On this 28th day of July, ²⁰⁰⁶ ~~2006~~, before me, A. Kalamaras,
personally appeared Rosys Rye,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

A. Kalamaras
Notary Public

My commission expires 3/1/08



THIS INSTRUMENT IS BEING RECORDED AS AN
ACCOMMODATION ONLY NO LIABILITY, EXPRESSED
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY
OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY,
UPON TITLE TO ANY REAL PROPERTY DESCRIBED
THEREIN.

STEWART TITLE CO. DOUGLAS COUNTY