

OFFICIAL RECORD

Requested By:

DAVID OWENS

RECORDED AT THE REQUEST OF
AND RETURN TO:

Ms. Michelle R. McKinney
2300 S. Virginia St.
Reno, Nevada 89502

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 4 Fee: 17.00
BK-0407 PG-1319 RPTT: 0.00



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

This declaration is made this 2nd of April 2007, by Michelle R. McKinney 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:

SEE EXHIBIT "A"

Assessor's Parcel Numbers 1220-04-602-008 and 1220-03-202-002

2. The declarant desires to construct a bank and associated improvements, 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.

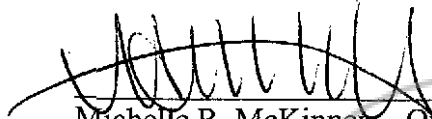
DECLARATION:

Declarant hereby declares that the certain real property described above is, and shall be deemed by Douglas County to be merged and shall constitute but one contiguous, inseparable parcel.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of the declaration.

In witness whereof declarant has executed this declaration on the day and year written above.


Michelle R. McKinney - Owner(s)

STATE OF NEVADA

COUNTY OF WASHOE

On this 2nd day of April, in the year 2007 before me personally appeared Michelle R. McKinney, personally known to me to be the person whose names are subscribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal.



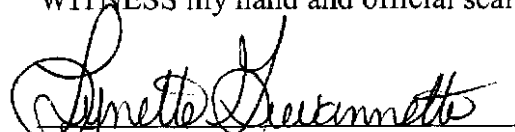

Notary's Signature
My Commission Expires: 2-7-08

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION SUPPORTS A LOT CONSOLIDATION.

DESCRIPTION

BEING PARCEL APN: 1220-03-202-002 AND PARCEL APN: 1220-04-602-008 OF RECORD OF SURVEY MAP DOCUMENT NUMBER 682867, BOOK 806, PAGE 8948 AS FILED FOR RECORD AUGUST 23, 2006 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, LYING WITHIN THE EAST HALF (E1/2) OF SECTION 4, AND THE WEST HALF (W1/2) OF SECTION 3 OF TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER (1/4) CORNER COMMON TO SAID SECTIONS 3 AND 4 AS SHOWN ON RECORD OF SURVEY DOCUMENT NUMBER 452854 RECORDED OCTOBER 28, 1998, DOUGLAS COUNTY, NEVADA.

THENCE NORTH 89°33'00" WEST, 187.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY U.S. 395;

THENCE ALONG SAID RIGHT-OF-WAY FROM A TANGENT BEARING NORTH 40°56'25" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 5,060.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°13'35", WITH AN ARC LENGTH OF 108.29 FEET TO A POINT ON A CURVE;

THENCE FROM A TANGENT BEARING NORTH 42°09'59" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 103°17'32" WITH AN ARC LENGTH OF 108.17 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STODICK PARKWAY.

THENCE ALONG SAID RIGHT-OF-WAY NORTH 61°07'36" EAST, 331.78 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°21'36" WEST, 378.35 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 37°26'52" WITH AN ARC LENGTH OF 98.04 FEET;

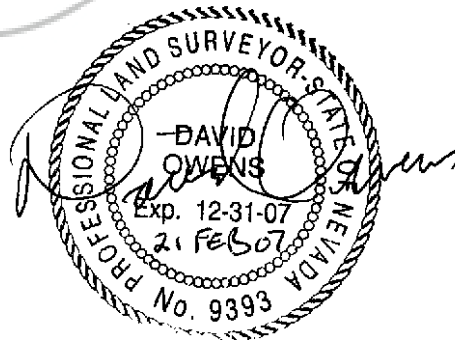
THENCE SOUTH 37°48'28" WEST, 24.22 FEET;

THENCE NORTH 00°39'29" EAST, 152.96 FEET TO THE **POINT OF BEGINNING**.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 43°41'42" WEST BEING THE CENTERLINE CHORD BEARING BETWEEN THE PC OF STODICK PARKWAY AND CENTERLINE INTERSECT OF STODICK PARKWAY/SCARLET OAK DRIVE AS SHOWN ON PARCEL MAP RECORDED IN BOOK 999, PAGE 2558 OF OFFICIAL RECORDS, AS DOCUMENT NO. 476559, DOUGLAS COUNTY RECORDER'S OFFICE, NEVADA.

CONTAINING 79,467 ± SQUARE FEET.

END OF DESCRIPTION.



DAVID OWENS PLS, 9393
10509 PROFESSIONAL CIRCLE - SUITE 102
RENO, NEVADA 89521
775-785-4400

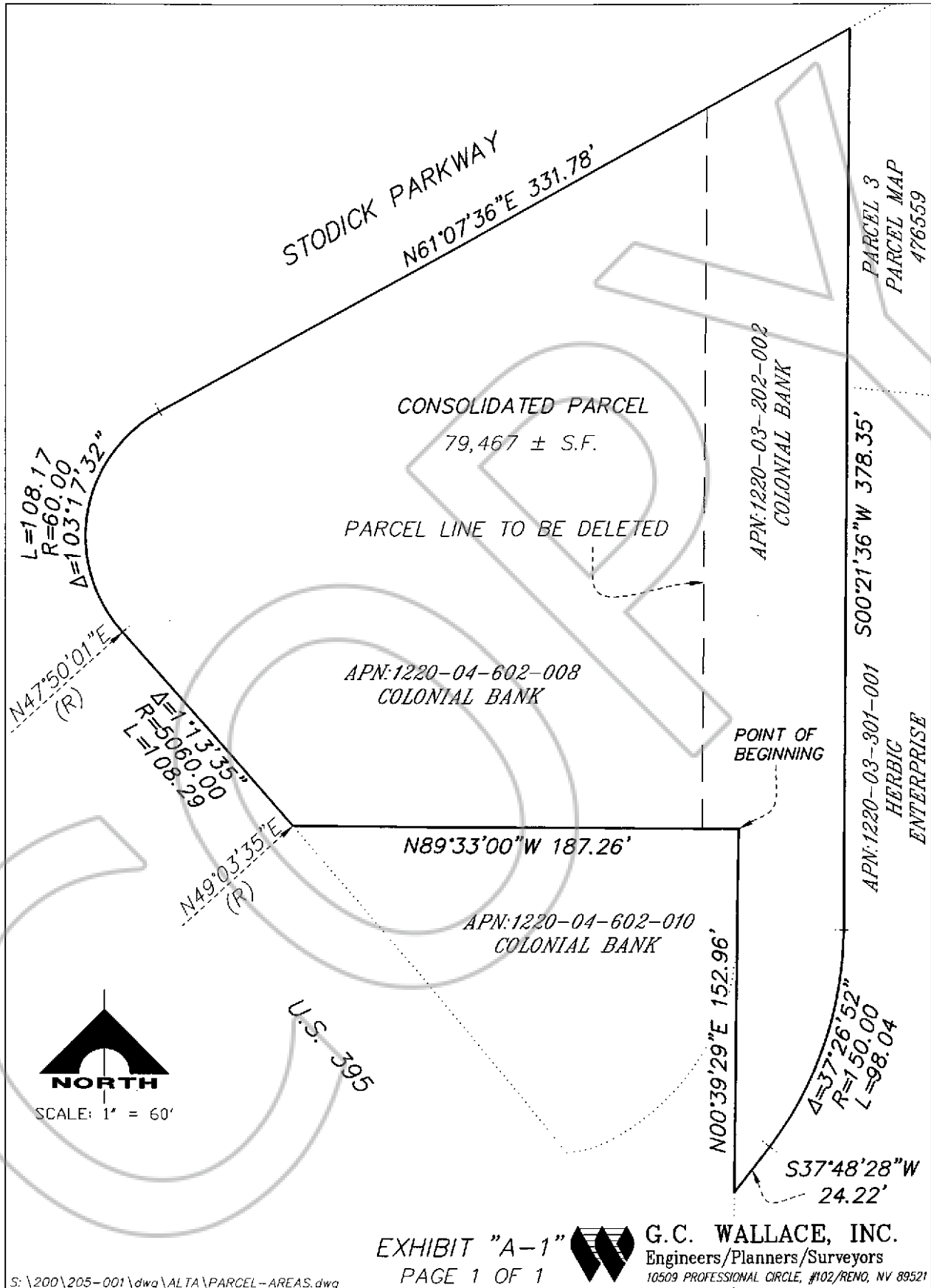


EXHIBIT "A-1"
PAGE 1 OF 1



G.C. WALLACE, INC.
Engineers/Planners/Surveyors
10509 PROFESSIONAL CIRCLE, #102/RENO, NV 89521

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