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DOC # 0701307  
05/16/2007 03:37 PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
R O ANDERSON ENGINEERING INC

A.P.N. 1419-34-410-002  
R.P.T.T. #3 - Deed Restriction

AFTER RECORDING RETURN TO:

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0507 PG- 5885 RPTT: 0.00

J. D. SULLIVAN, ESQ.  
SULLIVAN LAW OFFICES  
1650 North Lucerne, Suite 201  
Minden, NV 89410



**DEED RESTRICTION - OPEN SPACE**

This indenture is made and entered into effective this 1st day of June, 2007, by TIMBERLAND HOLDINGS, LLC, a Nevada limited liability company, as a permanent deed restriction, more particularly discussed below, on Adjusted Lot 15, as described in Exhibit A hereto ("Lot"), and is being executed and recorded concurrently with that certain Record of Survey to Support a Boundary Line Adjustment for Peter L. III & Diane K. Lusich, Timberland Holdings, LLC and Eagle Ridge at Genoa, LLC ("Boundary Line Adjustment"), to run with said land forever, on the terms described herein.

**WITNESSETH**

That the area of said Lot is being increased, by way of the Boundary Line Adjustment, so that the subject Lot, as adjusted, shall total ±10.27 acres. The area being added is along the northwesterly lot line of said Lot and is particularly described, by metes and bounds, in Exhibit B hereto, graphically displayed in the Exhibit C map hereto, and designated as "Restricted Open Space." The addition of the Restricted Open Space to the area of the Lot shall not entitle the Lot owner to additional building or development rights, other than already exist on the Lot. The Restricted Open Space shall be and hereby is restricted to be forever maintained as undeveloped open space, having no development rights, except that the Lot shall retain the currently existing single residential development right, to be utilized outside of the Restricted Open Space. The Restricted Open Space shall be left in its natural condition, in perpetuity, by the property owner(s), whosoever they may be, now and forever.

"Grantor"

TIMBERLAND HOLDINGS, LLC

  
MARCUS ROMANOWSKI  
Managing Member 5/2/07

  
CINDY ROMANOWSKI  
Managing Member 5/2/07

STATE OF NEW YORK )  
 )  
COUNTY OF ERIE ) ss.

On May 2, 2007, before me, personally appeared MARCUS ROMANOWSKI, personally known to me, or proven 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/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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Judith M. Marzullo  
Signature of Notary

JUDITH M. MARZULLO  
Notary Public - State of New York  
No. 01MA6065140  
Qualified in Erie County  
My Commission Expires October 9, 2009

STATE OF NEW YORK )  
 )  
COUNTY OF ERIE ) ss.

On May 2, 2007, before me, personally appeared CINDY ROMANOWSKI, personally known to me, or proven 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/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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Judith M. Marzullo  
Signature of Notary

JUDITH M. MARZULLO  
Notary Public - State of New York  
No. 01MA6065140  
Qualified in Erie County  
My Commission Expires October 9, 2009

**DESCRIPTION  
ADJUSTED LOT 15  
(A.P.N. 1419-34-410-002)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Southeast one-quarter (SE¼) of Section 33 and the Southwest one-quarter (SW¼) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 15 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856, the POINT OF BEGINNING;

thence North 01°37'58" West, 251.80 feet;

thence along a line 80 feet offset from and parallel with the common boundary of Parcel A-2 and Parcel A-3 as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in said office of Recorder, as Document No. 631680, the following courses:

North 65°18'47" East, 151.79 feet;  
North 38°42'54" East, 38.14 feet;

thence South 60°30'55" East, 772.99 feet;

thence along the boundary of said Lot 15, the following courses:

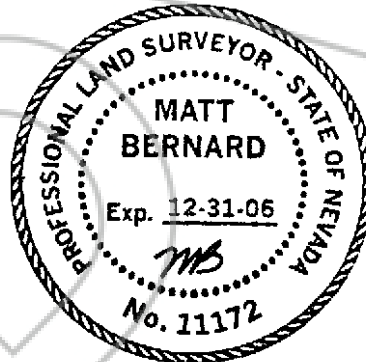
South 03°03'29" East, 261.62 feet;  
South 81°33'46" East, 30.00 feet to a point on the westerly right-of-way of Eagle Ridge Road;  
Along said westerly right-of-way of Eagle Ridge Road, South 08°26'14" West, 200.00 feet;  
North 79°51'50" West, 503.88 feet;  
North 40°06'42" West, 536.64 feet to the POINT OF BEGINNING, containing 10.27 acres, more or less.

The Basis of Bearing of this description is South 00°00'08" East, the west line of the Southwest one-quarter of the Northwest one-quarter (SW¼NW¼) of Section 3, T.13N., R.19E., M.D.M. as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631680.



Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



11-27-06



**DESCRIPTION**  
**AREA ADJUSTED FROM PARCEL A-2 TO LOT 15**  
**(From A.P.N. 1419-33-000-002 to 1419-34-410-002)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 33 and the Southwest one-quarter (SW $\frac{1}{4}$ ) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 15 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856, the POINT OF BEGINNING;

thence North 01°37'58" West, 251.80 feet;

thence along a line 80 feet offset from and parallel with the common boundary of Parcel A-2 and Parcel A-3 as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in said office of Recorder, as Document No. 631680, the following courses:

North 65°18'47" East, 151.79 feet;

North 38°42'54" East, 38.14 feet;

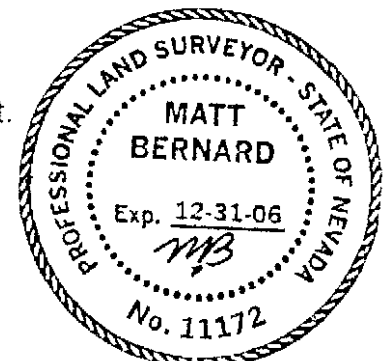
thence South 60°30'55" East, 83.91 feet;

thence South 36°51'56" West, 379.42 feet to the POINT OF BEGINNING, containing 35,183 square feet, more or less.

The Basis of Bearing of this description is South 00°00'08" East, the west line of the Southwest one-quarter of the Northwest one-quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 3, T.13N., R.19E., M.D.M. as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631680.

Note: Refer this description to your title company before incorporating into any legal document.

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Minden, Nevada 89423



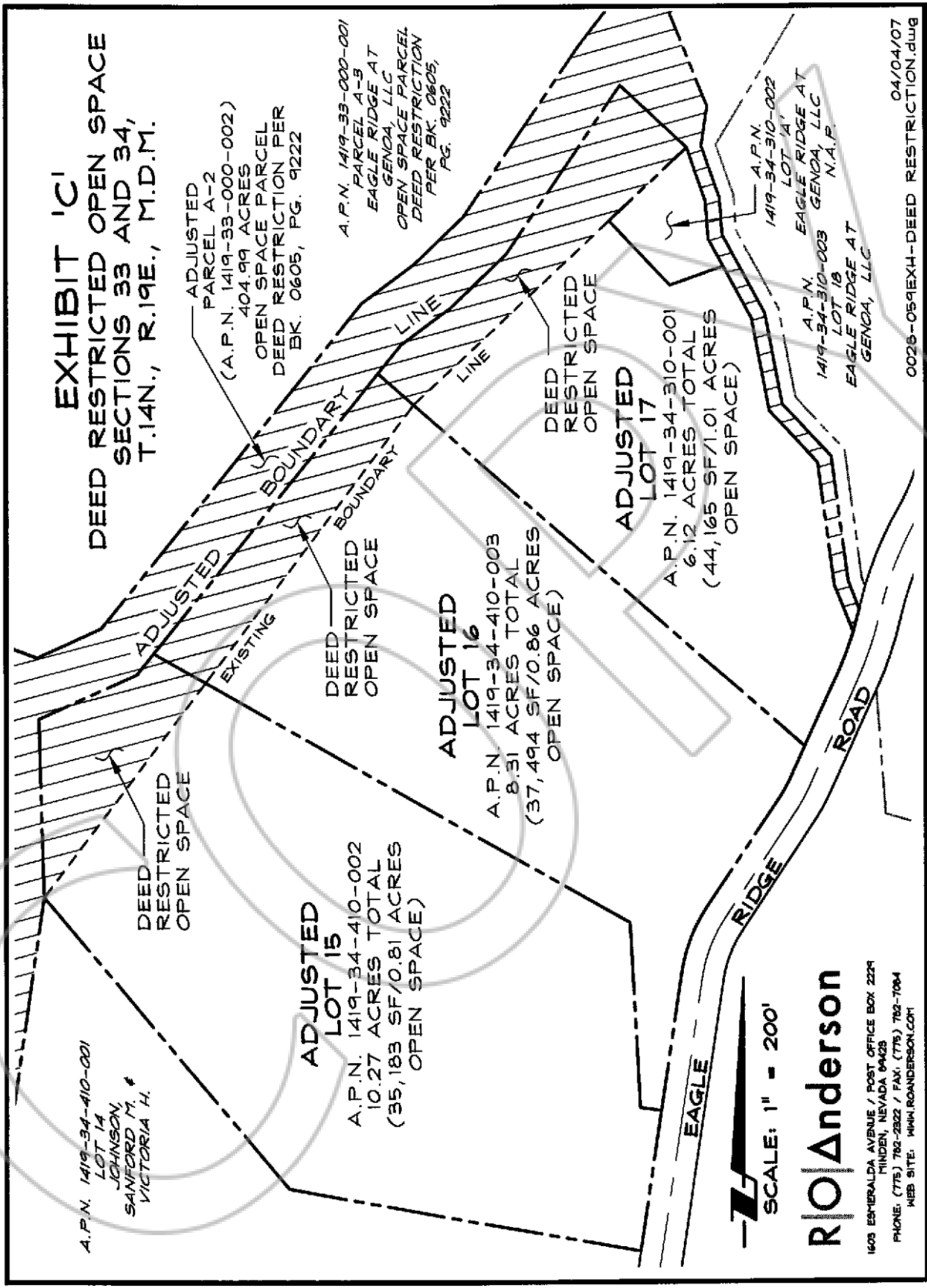
11-27-06

**EXHIBIT B**

S:\Projects\0028-059\Legal Descriptions\0028-059Area from A-2 to Lot 15.leg.doc



**EXHIBIT 'C'**  
**DEED RESTRICTED OPEN SPACE**  
**SECTIONS 33 AND 34,**  
**T.14N., R.19E., M.D.M.**



A.P.N. 1419-34-410-001  
 LOT 14  
 JOHNSON,  
 SANFORD M.  
 VICTORIA H.

DEED RESTRICTED OPEN SPACE

**ADJUSTED LOT 15**  
 A.P.N. 1419-34-410-002  
 10.27 ACRES TOTAL  
 (35,183 SF/0.81 ACRES OPEN SPACE)

**ADJUSTED LOT 16**  
 A.P.N. 1419-34-410-003  
 8.31 ACRES TOTAL  
 (37,494 SF/0.86 ACRES OPEN SPACE)

**ADJUSTED LOT 17**  
 A.P.N. 1419-34-310-001  
 6.12 ACRES TOTAL  
 (44,165 SF/1.01 ACRES OPEN SPACE)

ADJUSTED PARCEL A-2  
 (A.P.N. 1419-33-000-002)  
 404.99 ACRES  
 OPEN SPACE PARCEL  
 DEED RESTRICTION PER  
 BK. 0605, PG. 9222

A.P.N. 1419-33-000-001  
 PARCEL A-3  
 EAGLE RIDGE AT  
 GENOA, LLC  
 OPEN SPACE PARCEL  
 DEED RESTRICTION  
 PER BK. 0605,  
 PG. 9222

SCALE: 1" = 200'

**R/O Anderson**

1603 EMERALDA AVENUE / POST OFFICE BOX 229  
 HENDER, NEVADA 89425  
 PHONE: (775) 782-2832 / FAX: (775) 782-7084  
 WEB SITE: MIMI.ROANDERSON.COM

A.P.N. 1419-34-310-002  
 LOT 17  
 EAGLE RIDGE AT  
 GENOA, LLC  
 N.A.F.

A.P.N. 1419-34-310-003  
 LOT 18  
 EAGLE RIDGE AT  
 GENOA, LLC

0026-059EXH-DEED RESTRICTION.dwg 04/04/07