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Recording requested by:
Kevin R. Lane

When recorded mail to:
John C. Serpa
c/o Tahoe Property Consultants, LLC
P.O. Box 456
Zephyr Cove, NV 89448

Doc Number: **0821440**

04/10/2013 12:44 PM

OFFICIAL RECORDS

Requested By
KEVIN R LANE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 0413 Pg: 2748



Deputy: pk

**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 27th day of May, 2008 ("Effective Date"), by and between JOHN C. SERPA, ("Seller"), and KEVIN R. LANE, 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 Three Thousand Six Hundred Seventy Nine (3,679) square feet of Class 6 Land Coverage (the "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 Land Coverage Assignment 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 indefinitely until transferred to receiving parcel(s) designated by Purchaser and approved by TRPA. Seller has agreed, among other things, not to encumber the Land Coverage in any

manner (except in favor of Purchaser) and to cooperate in all reasonable ways to facilitate transfer of the Land Coverage off the Sending Parcel as required by Purchaser.

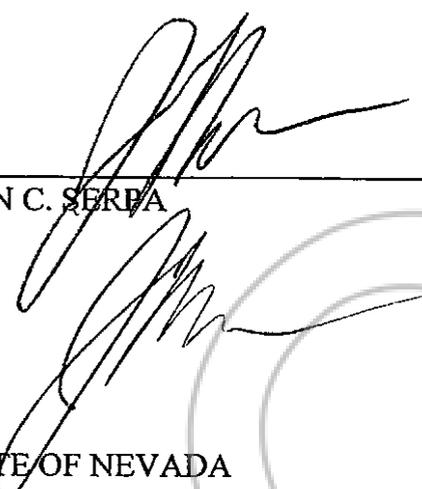
The rights and restrictions set forth herein shall be deemed covenants running with the land or as equitable servitudes, as the case may be, shall constitute benefits and burdens to the Sending Parcel, and shall be binding on Seller, its assignees, and all persons acquiring or owning any interest in the Sending Parcel.

This Power-of-Attorney may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

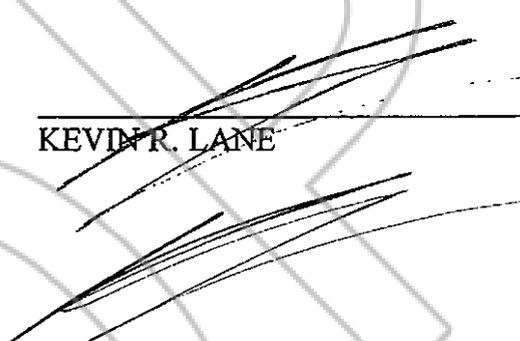
IN WITNESS WHEREOF, the parties hereto have executed this Power-of-Attorney effective as of date first set forth above.

JOHN C. SERPA

KEVIN R. LANE



JOHN C. SERPA



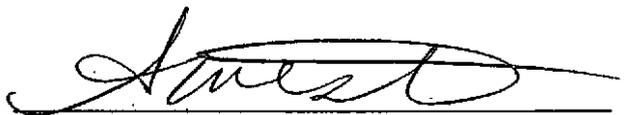
KEVIN R. LANE

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

On this 21st day of May, 2008, before me, A. WESTERLIN, personally appeared John C. Serpa, 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.





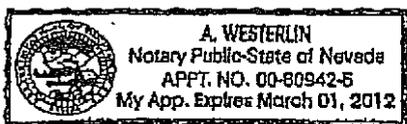
Notary Public

My commission expires 3/1/12

STATE OF Nevada)
COUNTY OF Douglas) SS

On this 27th day of May, 2008, before me, A. WESTERLIN, personally appeared Kevin R. Lane, 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.



[Signature]
Notary Public

My commission expires 3/1/12

ACKNOWLEDGMENT

Irrevocable Power of Attorney Regarding Transfer of Land Coverage 5/27/08
Original unrecorded document lost.
Resign copy with original signature and current notary

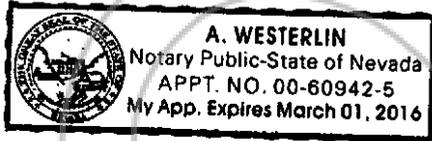
STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 1st day of April, 2013 personally appeared before me, the undersigned Notary Public in and for said County and State, John C. Serpa, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

A. Westerlin

NOTARY PUBLIC



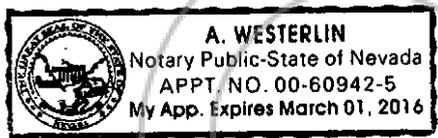
ACKNOWLEDGMENT

**Irrevocable Power of Attorney Regarding Transfer of Land Coverage 5/27/08
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Resign copy with original signature and current notary**

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 1st day of April, 2013 personally appeared before me, the undersigned Notary Public in and for said County and State, Kevin R. Lane, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.



[Handwritten Signature]

NOTARY PUBLIC