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OFFICIAL RECORDS

Requested By

C & J WORLDWIDE HOLDINGS

RECORDING REQUESTED BY:

Tahoe Regional Planning Agency

Post Office Box 5310

Stateline, Nevada 89449

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5

Fee: \$ 18.00

BK: 0713 Pg: 7486



Deputy ar

WHEN RECORDED MAIL TO:

✓ Tahoe Regional Planning Agency

Post Office Box 5310

Stateline, Nevada 89449

Attention: Theresa Avance, Senior Planner

TRPA File No. TRAN2013-0280

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COVERAGE ASSIGNMENT ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1318-26-501-005**

This Deed Restriction is made this 29 day of July, 2013, by Kevin R. Lane pursuant to an irrevocable Power-of-Attorney recorded April 10, 2013 in the Douglas County Recorder's Office as Document Number 0821440, entitled by John C. Serpa pursuant to an irrevocable Power-of-Attorney recorded May 19, 2005 in the Douglas County Recorder's Office as Document Number 0644795, entitled by Nick and Lisa Rollins (hereinafter "Declarant").

RECITALS

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

All that portion of Section 26, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point which bears South 00°09'40" West 654.66 feet from the northeast corner of said Section 26;

Thence South 00°17'25" West 476.89 feet;

Thence North 68°36'59" West 307.72 feet;

Thence north 12°43'46" West 611.62 feet;

Thence north 76°58'34" East 126.88 feet;

Thence along a curve to the North with a radius of 440.00 feet, a central angle of 35°30'00", and an arc length of 272.62, the chord of said curve bears North 59°13'34" East 268.28 feet;

Thence along a curve concave to the North with a radius of 390.00 feet, a central angle of 20°07'49", and an arc length of 137.02, the chord of said curve bears North 31°24'40" East 135.32.28 feet;

Thence South 00°09'40" West 514.11 feet to the point of beginning.

Reference is made to record of Survey for Falcon Capital recorded June 14, 2004, Book 0604, Page 6773, as Document No. 616036.

Said parcel was recorded in Document Number 0700359, on May 3, 2007 in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-26-501-005 (formerly 1318-26-501-002) (hereinafter "Sending Parcel").

2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on July 26, 2013, to transfer **880 square feet** of banked Class 6 land coverage from the Sending Parcel to a receiving parcel, described as follows:

Lot 63D, as shown on the map of Lake Village Unit No. 2-D filed in the office of the County Recorder on June 5, 1971 as Document No. 59803, Official Records of Douglas County, State of Nevada.

Said parcel was recorded in Document Number 821163, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number **1318-23-311-018**. (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 30 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.

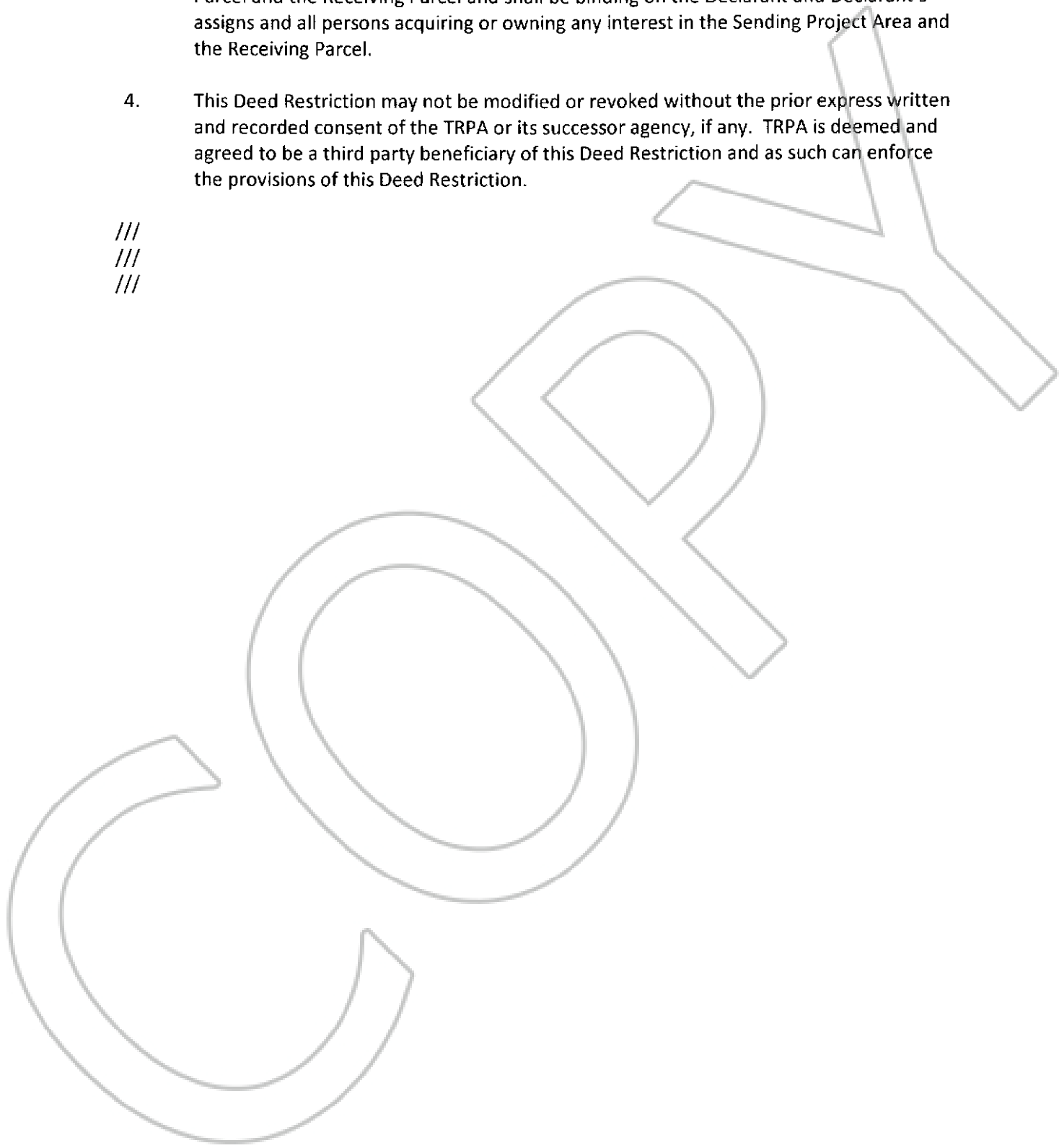
DECLARATIONS

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 **880 square feet** of banked Class 6 land coverage and to now have **159 square feet** of banked Class 6 land coverage remaining of that amount reserved and entitled to John C. Serpa pursuant to an Agreement and Irrevocable Power-Of-Authority Regarding Reservation of Land Coverage, recorded on May 19, 2005 as Document Number 0644795 in the Office of the Douglas County Recorder.
2. Declarant also hereby declares that the transferred coverage may be returned to the ending Parcel only if TRPA approves the transfer of such pursuant to TRPA's Ordinances in effect at the time of such development. 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 Project Area 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.

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

Declarant's Signature:

[Handwritten Signature]

Dated: 7/29/13

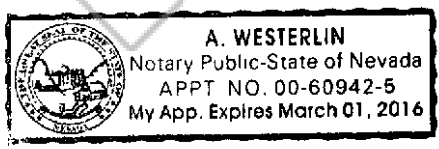
Kevin R. Lane, Power-of-Attorney
Entitled by Nick and Lisa Rollins through John C. Serpa

STATE OF Nevada)
) SS.
COUNTY OF Douglas

On July 29, 2013, before me, A. WESTERLIN, Notary Public, personally appeared Kevin R. Lane, who 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/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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature]

APPROVED AS TO FORM:

Theresa Avance
Tahoe Regional Planning Agency

Dated: 7-26-13

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On 7-26-13, before me, Linda Allen, Notary Public,
personally appeared Theresa Avance, who 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/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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda Allen

