

APN: 1418-10-810-02

**Recording requested by and
When recorded mail to:**

Gordon Consulting, Inc.
Post Office Box 10341
Zephyr Cove, Nevada 89448

Mail Tax Statements to:



00010357201508589760040046

KAREN ELLISON, RECORDER

RESERVATION OF LAND COVERAGE

This Instrument is made as of the ^{16th} day of ~~June~~ ^{July} 2014, ("Effective Date"), by and between RICHARD J. STUART, Trustee of the RICHARD J. STUART TRUST under Agreement dated 6/27/2005 ("TRUST") and RICHARD J. STUART ("AGENT").

WHEREAS, TRUST currently owns Douglas County, Nevada, APN 1418-10-810-02, commonly known as 228 South Meadow Drive, Glenbrook, Douglas County, Nevada ("Real Property").

WHEREAS, the Real Property is currently listed for sale.

WHEREAS, according to a Turner & Associates, Inc. Survey, dated November 2005, copy of which is attached hereto, the Real Property currently has 3,497 sq. ft. of land coverage.

WHEREAS, according to the approved Glenbrook Subdivision Map, the Real Property is allowed 5,010 sq. ft. of land coverage, which means that 1,513 sq. ft. is available for transfer under TRPA land use ordinances.

WHEREAS, TRUST wants to retain ownership of the 1,513 sq. ft. of excess coverage in the event of the sale and/or transfer of the Real Property.

NOW, THEREFORE, TRUST states as follows:

TRUST hereby appoints Richard Stuart, or a person designated by Richard Stuart, as its agent ("Agent") solely for the limited purposes of transferring any portion of the above-referenced land coverage to an appropriate receiving parcel(s) designed by Richard Stuart and approved by TRPA. Agent is authorized and empowered to execute on behalf of TRUST and its successors and assigns, from time to time, (i) all declarations of covenants, conditions, and

restrictions pertaining to the above-referenced land coverage in the form required by TRPA and (ii) TRPA applications and other documents reasonably required by TRPA to transfer the above-referenced land coverage from the Real Property to an appropriate receiving parcel(s) designated by Richard Stuart and approved by TRPA.

TRUST and AGENT have agreed the above-referenced land coverage may remain banked on the Real Property indefinitely. Any subsequent owner of the Real Property cannot encumber the above-referenced land coverage in any manner (except in favor of TRUST) and shall cooperate in all reasonable ways to facilitate transfer of the above-referenced land coverage off the Real Property as required by TRUST.

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 Real Property, and shall be binding on TRUST its assignees or successor, and all persons acquiring or owing any interest in the Real Property.

IN WITNESS WHEREOF, the TRUST has executed this Instrument effective as of the date set forth above.

SELLER:

RICHARD J. STUART, Trust
Agreement dated 6/27/2005

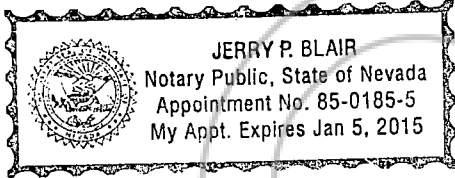
By: Richard J. Stuart
RICHARD J. STUART, Trustee

ACKNOWLEDGMENT

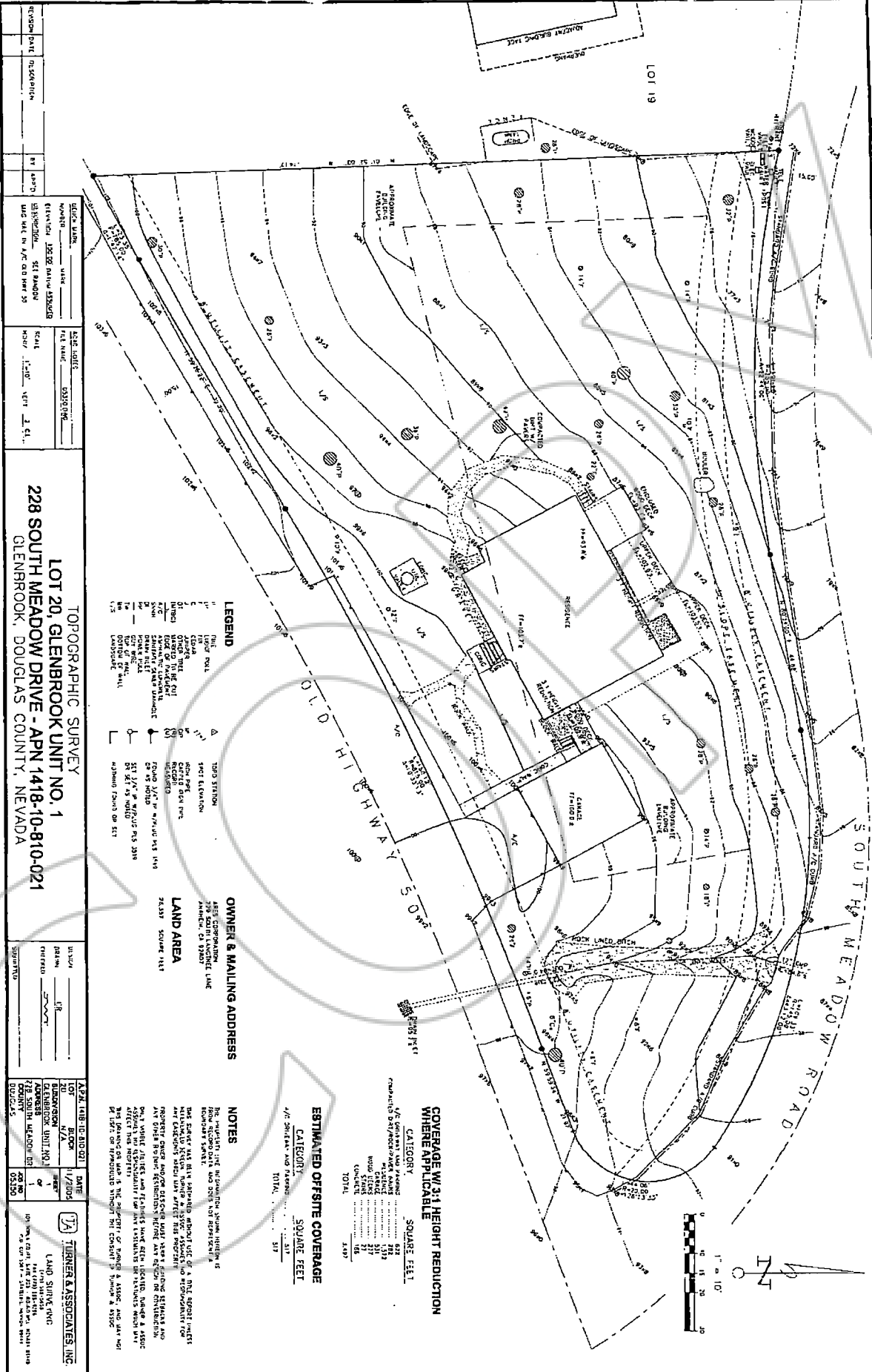
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 16 day of ~~June~~ ^{JULY} 2014, personally appeared before me, JERRY P. BLAIR a Notary Public, in and for said County and State, RICHARD J. STUART, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Irrevocable Power-of-Attorney Regarding Transfer of Land Coverage and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal.



Jerry P. Blair
NOTARY PUBLIC



PROJECT NAME: LOT 20, GLENBROOK UNIT NO. 1
 DATE: 05/20/09
 CLIENT: TURNER ASSOCIATES, INC.
 PROJECT ADDRESS: 228 SOUTH MEADOW DRIVE, GLENBROOK, NEVADA

PROJECT NAME: LOT 20, GLENBROOK UNIT NO. 1
 DATE: 05/20/09
 CLIENT: TURNER ASSOCIATES, INC.
 PROJECT ADDRESS: 228 SOUTH MEADOW DRIVE, GLENBROOK, NEVADA

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- ### LEGEND
- △ TOPO STATION
 - 100 FT ELEVATION
 - 50 FT ELEVATION
 - 25 FT ELEVATION
 - 10 FT ELEVATION
 - 5 FT ELEVATION
 - 2 FT ELEVATION
 - 1 FT ELEVATION
 - 0 FT ELEVATION
 - 100 FT ELEVATION
 - 50 FT ELEVATION
 - 25 FT ELEVATION
 - 10 FT ELEVATION
 - 5 FT ELEVATION
 - 2 FT ELEVATION
 - 1 FT ELEVATION
 - 0 FT ELEVATION

OWNER & MAILING ADDRESS
 228 SOUTH MEADOW DRIVE
 GLENBROOK, NEVADA 89418

NOTES
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NEVADA. THE SURVEYOR'S CERTIFICATE IS ATTACHED TO THIS PLAN. THE SURVEYOR'S OFFICE IS TURNER ASSOCIATES, INC., 1175 N. LAS VEGAS BLVD., SUITE 1000, LAS VEGAS, NEVADA 89102.

ESTIMATED OFFSITE COVERAGE

CATEGORY	SQUARE FEET
APPROXIMATE FENCED AREA	12,000
RESIDENT	1,500
CLUBHOUSE	1,500
POOL	1,500
TOTAL	16,500

COVERAGE W/ 3' HEIGHT REDUCTION WHERE APPLICABLE
 CATEGORY SQUARE FEET
 APPROXIMATE FENCED AREA 12,000
 RESIDENT 1,500
 CLUBHOUSE 1,500
 POOL 1,500
 TOTAL 16,500

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