

The undersigned hereby affirms that there is no Social Security number contained in this document

RECORDING REQUESTED BY:

Teresa Gardner, City Clerk
City of Sparks
431 Prater Way
Sparks, NV 89431

AFTER RECORDATION, RETURN BY MAIL TO:

Teresa Gardner, City Clerk
City of Sparks
431 Prater Way
Sparks, NV 89431

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AGREEMENT TO ABROGATE, EXTINGUISH AND TERMINATE
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR VICTORIAN SQUARE**

THIS AGREEMENT is made effective as of this ____ day of _____, 2015, by entities that represent more than eighty (80) percent of the membership interest in the Victorian Square Association (the "VS Association"), those parties being the CITY OF SPARKS, a municipal corporation of the State of Nevada (the "City"), the SPARKS REDEVELOPMENT AGENCY, an agency created pursuant to Nevada's Community Redevelopment Law (the "Agency") and WOLFHOUND HOLDINGS LLC, a Nevada Corporation.

WITNESSETH

WHEREAS, on March 5, 1997, the owners of various properties located in Victorian Square in downtown Sparks, Nevada, recorded a Declaration of Covenants, Conditions, Restrictions, and Easements for Victorian Square as Document No.: 2077410 in Book 4802 beginning on Page 624 of the Official Records of Washoe County, Nevada (the "CC&Rs").

WHEREAS, the CC&Rs created a common-interest community, as that term is defined by NRS 116.021.

WHEREAS, the parties to this Agreement desire to terminate the CC&Rs.

WHEREAS, NRS 116.2118 provides that CC&Rs in a common-interest community can be terminated upon the vote of the property owners to whom at least eighty (80) percent of the votes of the Victorian Square Association are allocated.

WHEREAS, the parties to this Agreement are property owners to whom at least eighty (80) percent of the votes of the Victorian Square Association are allocated.

WHEREAS, section 11.1 of the Victorian Square CC&Rs provide the City and the Association with the right to abrogate and extinguish the Victorian Square CC&Rs at any time. However, section 2.5 of the CC&Rs provides that the Association shall have no powers under the CC&Rs until Phase 1 of the Victorian Square project in completed, and Phase 1 of the Victorian Square project has not been completed. Therefore, it is impossible for the Association to take the action anticipated in section 11.1.

WHEREAS, the City desires to exercise its right to abrogate and extinguish the CC&Rs that is provided in section 11.1 of the CC&Rs.

NOW THEREFORE, by the execution of this Agreement, the parties executing this Agreement hereby terminate the Victorian Square CC&Rs pursuant to NRS 116.2118.

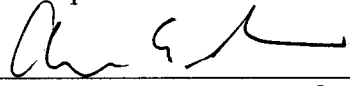
FURTHER, by the execution and recordation of this Agreement, the City hereby abrogates and extinguishes the Victorian Square CC&Rs pursuant to section 11.1 of said CC&Rs.

NOW, THEREFORE, the parties to this Agreement certify and declare that the Victorian Square CC&Rs are terminated, extinguished, and abrogated as to the Parcels described on Exhibit A and B of the CC&Rs.

CITY OF SPARKS
a municipal corporation of the State of Nevada

By: _____
Name:
Title:
Date:

WOLFHOUD HOLDINGS, LLC
a Nevada Corporation

By: 
Name: ALBERT E. SCHEER
Title: AUTHORIZED SIGNATORY
Date: APRIL 15, 2015

SPARKS REDEVELOPMENT AGENCY
a municipal corporation of the State of Nevada

By: _____
Name:
Title:
Date:

APPROVED AS TO FORM AND LEGALITY:

ATTEST:

Chester Adams
City Attorney & Agency Attorney

Teresa Gardner
City Clerk and Agency Secretary

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2014, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known or proved to me to be the person whose name is subscribed to the within instrument, who acknowledged to me that he is the _____ of the City of Sparks, and who further acknowledged to me that he executed the foregoing on behalf of said limited liability company.

WITNESS my hand and official seal.

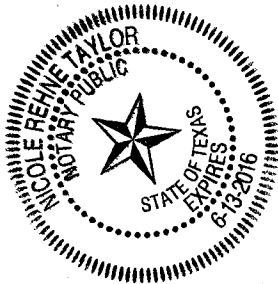
NOTARY PUBLIC

STATE OF Texas)
) ss.
COUNTY OF Dallas)

On this 15 day of Apr. 1 ²⁰¹⁵~~2014~~, before me, the undersigned, a Notary Public in and for said state, personally appeared Albert Scheer, personally known or proved to me to be the person whose name is subscribed to the within instrument, who acknowledged to me that he is the author, 2nd signat with Wolfhound Holdings, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing on behalf of said limited liability company.

WITNESS my hand and official seal.

Nicole Reine Taylor
NOTARY PUBLIC



STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2014, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known or proved to me to be the person whose name is subscribed to the within instrument, who acknowledged to me that he is the _____, with Sparks Redevelopment and who further acknowledged to me that he executed the foregoing on behalf of said limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC

Parcels to Which "Agreement to Abrogate, Extinguish and Terminate Declaration of Covenants, Conditions, Restrictions and Easements for Victorian Square" Applies

APN	OWNER
032-341-24	SPARKS REDEVELOPMENT AGENCY
032-341-23	SPARKS REDEVELOPMENT AGENCY
032-341-02	SYUFY ENTERPRISES
032-341-22	SPARKS REDEVELOPMENT AGENCY
032-341-20	CITY OF SPARKS
032-341-20	SPARKS REDEVELOPMENT AGENCY
032-341-26	SPARKS REDEVELOPMENT AGENCY
032-341-29	CITY OF SPARKS
032-341-28	WOLFHOUND HOLDINGS LLC
032-341-25	SPARKS REDEVELOPMENT AGENCY
032-135-13	SPARKS REDEVELOPMENT AGENCY
032-135-25	SPARKS REDEVELOPMENT AGENCY
032-135-09	SPARKS REDEVELOPMENT AGENCY
032-136-11	SPARKS REDEVELOPMENT AGENCY
032-136-12	CITY OF SPARKS
032-136-06	CITY OF SPARKS
032-136-19	WOLFHOUND HOLDINGS LLC
032-183-13	SPARKS REDEVELOPMENT AGENCY