

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448  
Attn: Kara Russell, Assistant Planner

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN. FIRST AMERICAN TITLE COMPANY OF NEVADA

998/03

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COVERAGE ASSIGNMENT ("DEED RESTRICTION")**

This Deed Restriction is made this 19<sup>th</sup> day of SEPTEMBER, 1998, by Walter E. and Sally J. Hartman, husband and wife; and Falcon Capital LLC, a Wyoming Limited Liability Company (hereinafter "Declarants").

**RECITALS**

1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:  
  
See EXHIBIT "B" attached hereto, assigned new Assessor's Parcel Number APN 05-220-17 (hereinafter "Sending Parcel") on April 29, 1997.
2. The Declarants have received approval from the Tahoe Regional Planning Agency (TRPA) on September 10, 1998 to transfer 1,201 square feet of land coverage from the Sending Parcel to the Receiving Parcel, described as follows:  
  
See EXHIBIT "A" attached hereto, Assessor's Parcel Number 05-114-14 (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 20 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 portion of the Sending Parcel from which the coverage has been transferred be retired permanently and 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

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capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed the instrument.

*Gordon R. Lane*  
NOTARY PUBLIC

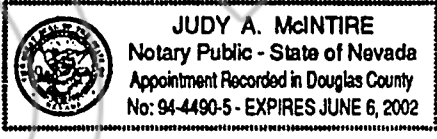


APPROVED AS TO FORM:  
*John R. Marshall*  
Tahoe Regional Planning Agency  
John R. Marshall

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF Douglas )

On this 14th day of September, 1998, before me, personally appeared John R. Marshall personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person 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 their behalf of which the person(s) acted executed the instrument.

*Judy A. McIntire*  
NOTARY PUBLIC



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EXHIBIT

B

11-22-96  
JN 9603

DESCRIPTION

APN 05-229-02 to APN 05-101-09

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

All that portion of Section 15, Township 13 North, Range 18  
East, M.D.M., more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block B, Round  
Hill Village Unit No.3, filed for record as Document #3785;  
thence North 24 30'40" East 711.76 feet;  
thence South 29 39'53" East 390.00 feet to a point on the  
North line of that parcel of land described in Book 83, Page  
243, as Document No. 50668, Official Douglas County Records;  
thence South 29'19'53" East 54.19 feet;  
thence South 60 27'12" West 169.40 feet;  
thence South 29 19'53" East 68.00 feet;  
thence North 60 28'18" 169.64 feet to the Westerly line of  
that parcel of land described in Book 596, Page 2877, as  
Document No. 337137, Official Douglas County Records;  
thence along said Westerly line South 51 12'17" East 129.77  
feet to the Northerly corner of Lot 11, Block B of said  
Round Hill Village Unit No.3;  
thence along the Northerly boundary of said Unit No.3, South  
16 38'01" West 381.34 feet;  
thence South 54 33'36" West 213.34 feet;  
thence North 47 02'16" West 236.89 feet;  
thence North 24 53'45" West 105.71 feet to the Point of  
Beginning.

The basis of bearing for this description is the bearing  
"North 89 47'57" West along the East 1/2 mile of the North  
line of said Section 15, per R.O.S., Document No. 313400.

REGISTERED  
*Reed Turner*  
DEUTERIAL RECORDER  
DOUGLAS COUNTY, NEVADA

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LINDA SLATER  
RECORDER  
AS *PAK 2* DEPUTY

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All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 9, in Block B, as shown on the map of ROUND HILL VILLAGE UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on November 24, 1965.

EXCEPTING THEREFROM that certain portion of Lot 9, described as beginning at the front corner common to said Lots 9 and 10; said point being the TRUE POINT OF BEGINNING; thence along the lot line common to Lots 9 and 10, North 39°37'40" West, 60.00 feet; thence leaving said lot line South 14°00'00" West, 13.45 feet; thence parallel with said lot line South 39°37'40" East, 53.96 feet to a point on the front lot line of Lot 9; thence along said front lot line North 40°15'00" East, 11.00 feet to the Point of Beginning.

PARCEL 2:

All that portion of Lot 10, in Block B, as shown on the map of ROUND HILL VILLAGE UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on November 24, 1965.

COMMENCING at the rear corner common to Lots 9 and 10; thence along the lot line common to Lots 9 and 10, South 39°37'40" East, 38.00 feet to the TRUE POINT OF BEGINNING; thence leaving said lot line North 66°00'00" East, 20.00 feet; thence parallel with said lot line South 39°37'40" East, 21.04 feet; thence South 08°00'00" West, 26.07 feet to said lot line; thence Northerly along said lot line North 39°37'40" West, 44.00 feet to the Point of Beginning.

A.P.N. 05-301-09

REQUESTED BY  
WESTERN TITLE COMPANY, INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'96 MAY 15 P3:43

LINDA SIMPSON  
RECORDER  
\$8.00 PAID BY DEPUTY

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EXHIBIT "A"  
DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of lots 15 and 16, Block F, as shown on that certain map entitled AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES filed for record August 5, 1929, as Document 267, Official Records, Douglas County, Nevada, filed as Document No. 5127 on November 10, 1938. Said Parcel "A" more particularly described as follows:

Beginning at the most Northerly corner of Lot 16 as said lot is shown on said record map; thence South 36°30' East 60.00 feet along the Northeasterly property line of Lot 16 to the property corner common to Lots 15 and 16; thence continuing South 36°30' East a 60.00 feet along the property line of Lot 15 as said lot is shown on said recorded map to the most Easterly corner of said Lot 15; thence South 53°30' West 62.50 feet along said southeasterly property line to a point, thence North 35°30' West 120.00 feet to a point on the Northwesterly property line of Lot 16; thence North 53°30' East 62.50 feet along said property line to the point of beginning.

COPY

REC'D BY  
FIRST AMERICAN TITLE CO.  
IN OFFICE OF  
DOUGLAS CO., NEVADA

'97 JUL 15 AM 128

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REC'D BY  
REC'D BY  
\$8.00 PAID K2 DEPUTY

REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 SEP 22 AM 115

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LINDA SLATER  
RECORDER  
\$13.00 PAID K2 DEPUTY