

APNs 07-480-10 ⇒ 07-341-01

**RECORDED AT THE REQUEST OF
AND RETURN TO:
TAHOE REGIONAL PLANNING AGENCY
POST OFFICE BOX 1038
ZEPHYR COVE, NV 89448**

**DEED RESTRICTION FOR LOT CONSOLIDATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This declaration is made this 10 day of November, 2000, by Olivo Enterprises, Inc. (owner of APN 07-480-10) and Dennis Raggi (owner of APN 07-341-01), hereinafter referred to as "Declarants".

RECITALS:

1. Declarants are the owners of that certain real property located in Douglas County, State of Nevada, described in Exhibit A attached. (Legal descriptions of APN 07-480-10 and APN 07-341-01)
2. The properties are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 95-551, 94 Stat. 3233, 1980; hereinafter the "Compact"), which Region is subject to the regional plan adopted by the TRPA pursuant to the Compact.
3. TRPA has, by condition of the August 25, 1999 approved boundary line adjustment (TRPA File#990299) required that a deed restriction be recorded which treats the above referenced parcels as though merged for land coverage calculation purposes only.

DECLARATION:

Declarant hereby declares that, for the purpose of satisfying TRPA's August 25, 1999, condition of approval, TRPA file #990299, APN 07-480-10 and APN 07-341-01, (legal descriptions attached in Exhibit A), shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area and the TRPA ordinances pertaining to land coverage.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarants and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada, and TRPA. Douglas County and TRPA are deemed and agreed to be third party beneficiaries of this declaration and as such can enforce the provisions of the declaration.

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In witness whereof, Declarant has executed this declaration on the day and year written above.

[Handwritten Signature]

Nello Olivo, Manging Member, Olivo Enterprises, Inc.

Dated: 11/3/00

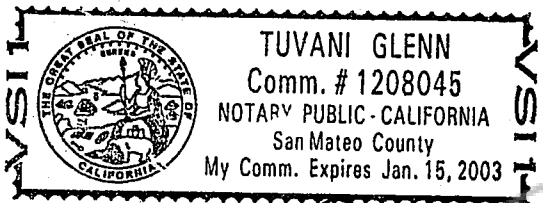
STATE OF California)
COUNTY OF El Dorado) ss.

On this 3rd day of Nov., in the year 2000, before me personally appeared Nello Olivo, personally known to me to be the person whose name is ascribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal

[Handwritten Signature]
Notary Signature

My commission expires 1-15-03



In witness whereof, Declarant has executed this declaration on the day and year written above.

[Handwritten Signature]
Dennis Raggi

Dated: 11.10.2000

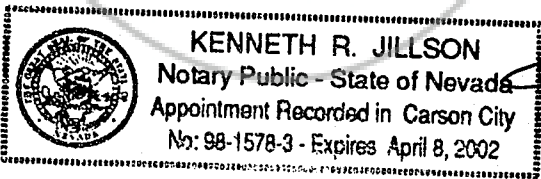
STATE OF Nevada)
COUNTY OF Washoe) ss.

On this 10 day of Nov, in the year 2000, before me personally appeared Dennis Raggi, personally known to me to be the person whose name is ascribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal

[Handwritten Signature]
Notary Signature

My commission expires April 8, 2002



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APPROVED AS TO FORM:

Jordan Kahn Dated: 10/26/00
JORDAN KAHN

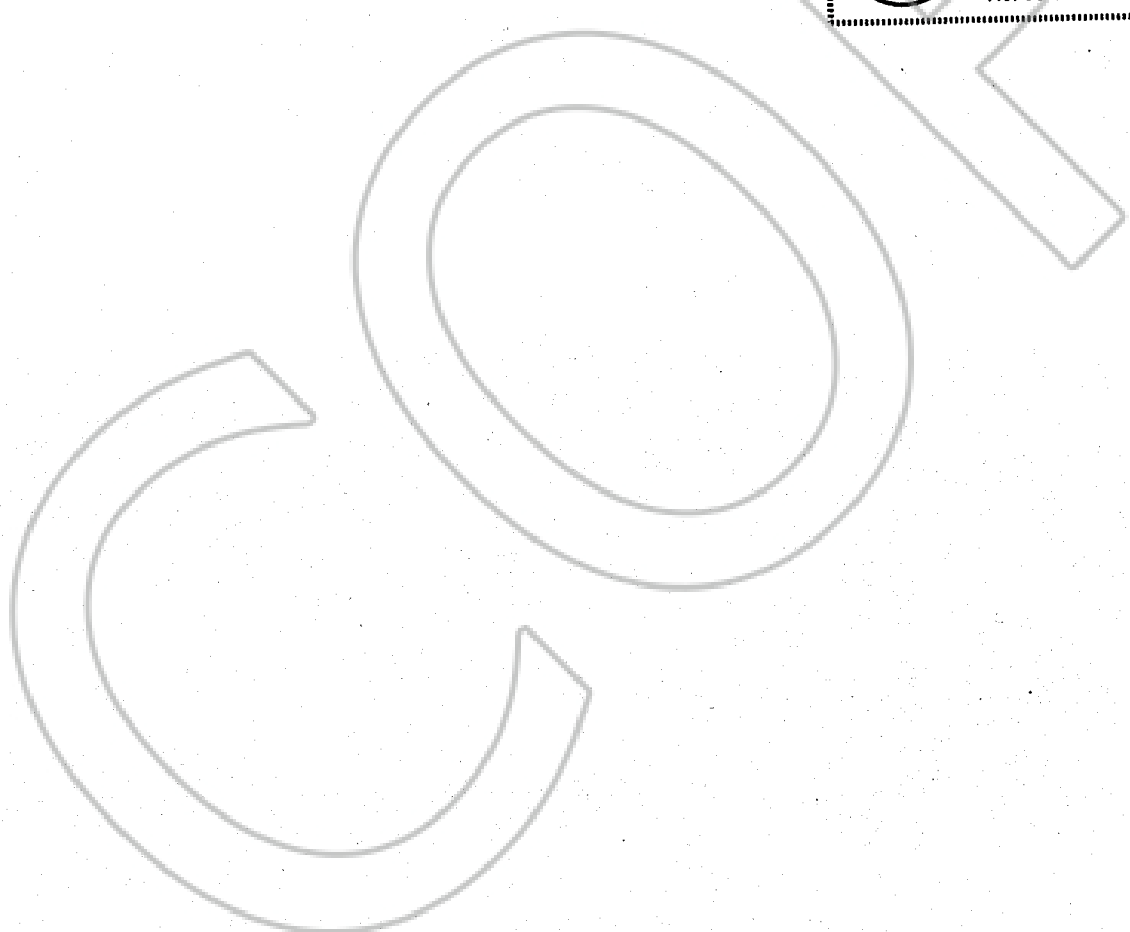
TAHOE REGIONAL PLANNING AGENCY EXECUTOR DIRECTOR OR DESIGNEE

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 26 day of Oct., 2000, before me, personally appeared Jordan Kahn, 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 behalf of which the person(s) acted executed the instrument.

Katherine S. White
NOTARY PUBLIC

 KATHERINE S. WHITE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 00-63591-5 - Expires July 17, 2004



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DESCRIPTION
Adjusted Lot 6

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

All those portions of Lots 5 and 6 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

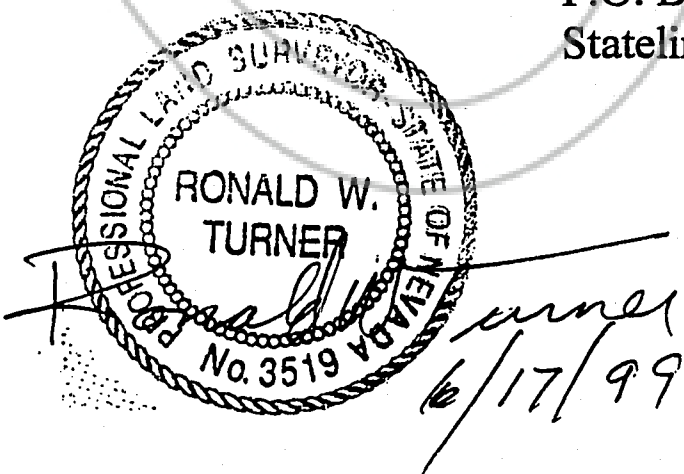
Beginning at the center of the Summer Place cul-de-sac;
thence North 25°28'31" East 231.01 feet;
thence South 89°20'49" East 409.27 feet;
thence South 00°23'02" West 580.86 feet;
thence North 89°27'45" West 157.12 feet;
thence North 28°36'00" West 130.69 feet;
thence along a tangent curve to the left with a radius of 120.00 feet, a central angle of 78°30'00", and an arc length of 164.41 feet;
thence North 18°34'31" East 183.57 feet;
thence North 81°43'44" West 205.00 feet to the Point of Beginning.

Containing 200,117 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



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EXHIBIT A

04/07/2000
98164-9

DESCRIPTION
APN 07:341:01

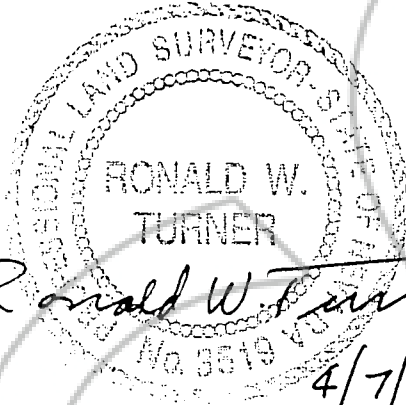
All that real property situate in the County of Douglas, State of Nevada,
described as follows:

All of Lot 1, Block C, of Kingsbury Highlands, filed for record on
November 21, 1960, as Document No.16916.

The Basis of Bearing for this description is the above referenced Kingsbury
Highlands.

Note: Refer this description to your title company before
incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



REQUESTED BY
Mid Kiff & Associates
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER

\$11⁰⁰ PAID *KJ* DEPUTY

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