

APN 07-130-03  
07-130-05  
07-130-20

**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: Kathy Canfield

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.

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

This Deed Restriction is made this 11<sup>th</sup> day of MAY, 2001, by Douglas County, (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in Douglas County, State of Nevada, described in Exhibit "A" and having Douglas County Assessor's parcel Numbers (APNs) 07-130-03 which was recorded on September 3, 1982, document number 70693, Book 982, Page 108, 07-130-05 which was recorded on September 28, 1998 as document number 450469, Book 998, Page 5765 & 07-130-20 which was recorded on September 3, 1982, document number 70693, Book 982, Page 108 (hereinafter "Sending Parcel").
2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on Octoberber 23, 2000, to transfer 25,225 square feet of land coverage from the Sending Parcel to a receiving parcel, described in Exhibit "B", and having Douglas County Assessor's Parcel Number (APN) 07-180-94. Said parcel was recorded on November 7, 2000 as document number 0502950, Book 1100, Page 1354 (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 the transfer of coverage.

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## 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 and retired 25,225 square feet of existing land coverage and now contain 40,875 square feet of banked land coverage.
2. Declarant declares that Declarant is permanently restricted from transferring the coverage back to the Sending Parcel.
3. This Deed Restriction shall be deemed a covenant running with the land, or and 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 Parcel 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 has 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 declaration on the day and year written above.

Declarant's Signature:

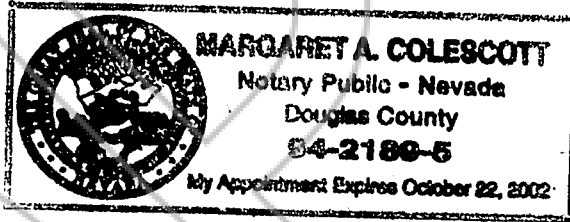
Daniel C. Holler  
Daniel Holler, Douglas County Manager

Dated: 5-16-01

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 11 day of May 2001, before me, personally appeared Daniel C. Holler, 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.

Margaret A. Colescott  
NOTARY PUBLIC



APPROVED AS TO FORM:

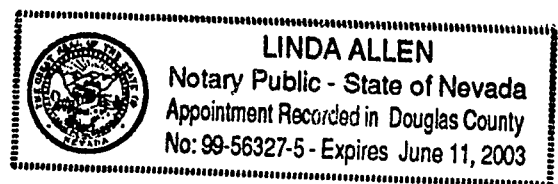
Jordan Kahn Dated: 5/16/01  
JORDAN KAHN

TAHOE REGIONAL PLANNING AGENCY EXECUTIVE DIRECTOR OR DESIGNEE

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 16<sup>th</sup> day of May 2001, 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.

Linda Allen  
NOTARY PUBLIC



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DESCRIPTION  
APN 07-130-03

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

All that portion of the Southwest ¼ of Section 23, Township 13 North, Range 18 East, M.D.M. follows:

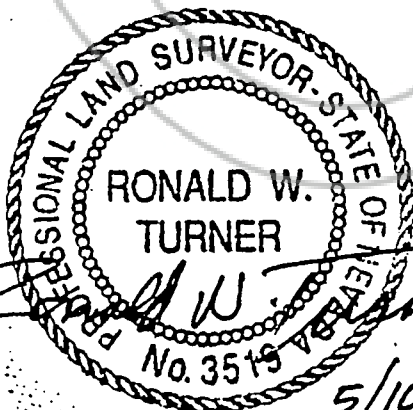
Beginning at a point on the Easterly line of U.S. Highway 50 which bears North 26°41'42" East 221.49 feet from the Southwest corner of said Section 23; thence along said Easterly line along curve concave to the Northwest with a radius of 2,540 feet, a central angle of 17°46'29", and an arc length of 787.98 feet, the chord of said curve bears North 12°34'58" East 784.83 feet; thence South 89°11'34" East 313.59 feet; thence South 00°48'26" West 250.00 feet; thence North 89°11'34" West 100.55 feet; thence South 00°48'26" West 490.11 feet; thence South 01°10'20" West 30.23 feet; thence North 88°53'34" West 372.64 Feet to the Point of Beginning.

Containing 6.09 Acres, more or less.

The Basis of Bearing for this description is the above referenced to that Record of Survey, Document No. 477533.

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



5/10/01

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EXHIBIT A

05-10-01  
00210-4

DESCRIPTION  
APN 07-130-05

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

All that portion of the Southwest  $\frac{1}{4}$  of Section 23, Township 13 North, Range 18 East, M.D.M. follows:

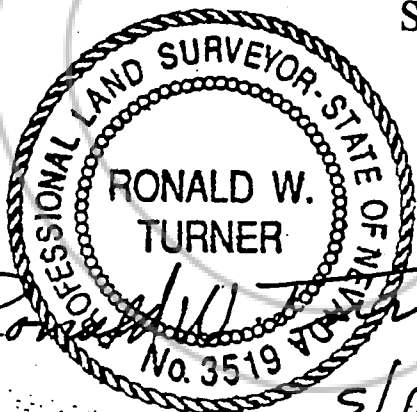
Beginning at a point which bears North  $64^{\circ}57'06''$  East 521.76 feet from the Southwest corner of said Section 23;  
thence North  $00^{\circ}48'26''$  East 210.00 feet;  
thence South  $88^{\circ}53'34''$  East 100.00 feet;  
thence South  $00^{\circ}48'26''$  West 210.00 feet;  
thence North  $88^{\circ}53'34''$  West 100.00 feet to the Point of Beginning.

Containing 0.482 Acres, more or less.

The Basis of Bearing for this description is the above referenced to that Record of Survey, Document No. 477533.

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*

05-10-01  
00210-5

DESCRIPTION  
APN 07-130-20

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

All that portion of the Southwest  $\frac{1}{4}$  of Section 23, Township 13 North, Range 18 East, M.D.M. follows:

Beginning at a point which bears North  $47^{\circ}49'37''$  East 641.80 feet from the Southwest corner of said Section 23;

thence North  $00^{\circ}48'26''$  East 280.11 feet;

thence South  $89^{\circ}11'34''$  East 100.55 feet;

thence North  $00^{\circ}48'26''$  East 500.55 feet;

thence South  $89^{\circ}17'34''$  East 649.46 feet;

thence South  $00^{\circ}48'26''$  West 1185.72 feet;

thence North  $88^{\circ}53'34''$  West 545.64 feet to the beginning of a tangent curve to the left with a radius of 1040 feet, a central angle of  $0^{\circ}41'01''$ ;

thence along said curve an arc length of 27.79 feet;

thence along a curve concave to the Northwest with a radius of 24 feet, a central angle of  $51^{\circ}03'19''$ , and an arc length of 21.39 feet, the chord of said curve bears North  $26^{\circ}38'35''$  East 20.69 feet;

thence North  $01^{\circ}06'55''$  East 13.39 feet to the beginning of a tangent curve to the right with a radius of 56 feet, a central angle of  $38^{\circ}44'30''$ ;

thence along said curve and an arc length of 37.87 feet;

thence North  $39^{\circ}51'25''$  East 68.75 feet;

thence North  $00^{\circ}48'26''$  East 91.40 feet;

thence North  $89^{\circ}11'34''$  West 141.50 feet;

thence North  $00^{\circ}48'26''$  East 189.00 feet;

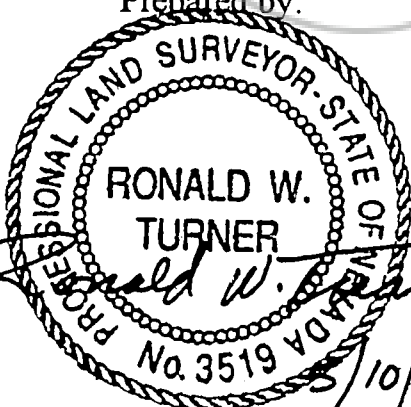
thence North  $88^{\circ}33'34''$  West 100.00 feet to the Point of Beginning.

Containing 17.72 Acres, more or less.

The Basis of Bearing for this description is the above referenced to that Record of Survey, Document No. 477533.

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

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Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



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**EXHIBIT B**

**DESCRIPTION**

**A.P.N. 07-180-940**

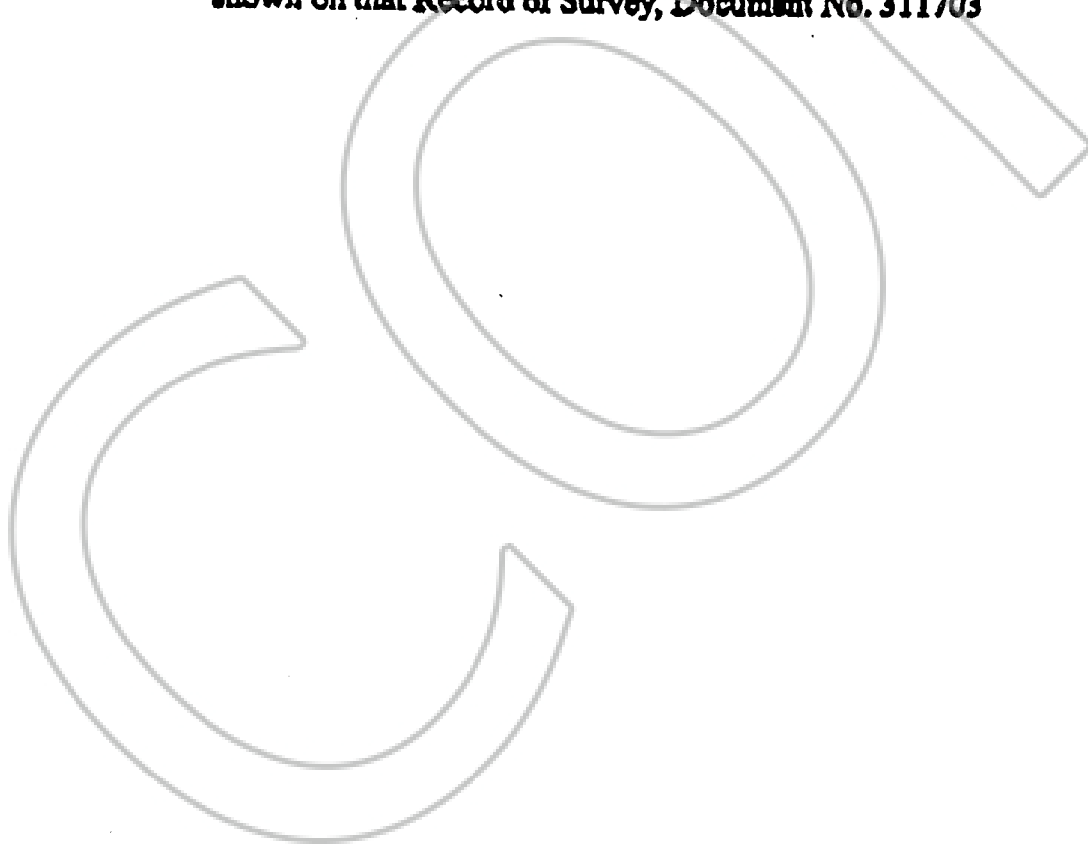
**All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:**

**All that portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. & M, more particularly described as follows:**

**Commencing at the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 26;**

- thence South 89° 39' 48" East 157.60 feet to the True Point of Beginning**
- thence North 00° 14' 09" West 1,125.25 feet**
- thence South 89° 41' 40" East 162.81 feet**
- thence South 00° 08' 32" West 255.79 feet**
- thence South 00° 13' 03" West 214.83 feet**
- thence South 89° 41' 40" East 163.80 feet**
- thence South 00° 13' 03" West 130.00 feet**
- thence North 89° 41' 40" West 163.80 feet**
- thence South 00° 02' 19" West 524.67 feet**
- thence North 89° 39' 48" West 155.88 feet to the True Point of Beginning**

**The Basis of Bearing for this description is the bearing North 00° 14' 09" West as shown on that Record of Survey, Document No. 311703**



**REQUESTED BY  
FIRST AMERICAN TITLE CO.**

**IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA**

**2001 MAY 17 PM 3:38**

**LINDA SLATER  
RECORDER**

**\$13<sup>00</sup> PAID *KD* DEPUTY**

**0514340**

**BK0501PG4899**