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Recording requested by:
Tahoe Regional Planning Agency

When recorded mail to:
✓ Tahoe Regional Planning Agency
P.O. Box 1038
Zephyr Cove, NV 89448
Attn: Jeanne McNamara
TRPA File No. 20010420

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA AND COVERAGE CALCULATION
"DEED RESTRICTION"**

This declaration is made this 19 day of JUNE, 2002, by Tahoe Community Church, a Nevada Corporation (hereinafter "Declarants").

RECITALS

A. Declarants are the owners of certain real property described as follows:

PARCEL ONE:

That certain real property located in Douglas County, State of Nevada, described in the attached Exhibit "A."

Said parcel was recorded on June 6, 2002, as document number 543923 bk 0602 pg 1355, and adjusted by boundary line adjustment map recorded on June 6, 2002, as document number 543962 Book 0602 Page 1617 at the office of the Douglas County Recorder. Assessor's Parcel Number 07-180-76.

PARCEL TWO:

That certain real property located in Douglas County, State of Nevada, described in the attached Exhibit "B."

Said parcel was recorded on June 6, 2002, as document number 543923 bk 0602 pg 1355, and adjusted by boundary line adjustment map recorded on June 6, 2002, as document number 543962 Book 0602 Page 1617 at the office of the Douglas County Recorder. Assessor's Parcel Number 07-180-77.

PARCEL THREE:

Parcel 3, as set forth on the Parcel Map for Norman E and Mary Ann Thomas being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., recorded December 12, 1977, in Book 1277, Page 507, as Document No. 15756, Official Records of Douglas County, State of Nevada.

Said parcel was recorded on May 22, 1997, at the office of the Douglas County Recorder as document number 413038 Book 0597 Page 3588. Assessor's Parcel Number 07-180-78.

PARCEL FOUR:

Parcel 4, as set forth in the parcel map for Norman E. and Mary Ann Thomas, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East

0545090
BK 0602 PG 05996

M.B.D.&M., recorded December 12, 1977, in Book 1277, Page 507, as Document No. 15756 of the Official Records of Douglas County, State of Nevada.

Said parcel was recorded on November 17, 1993, at the office of the Douglas County Recorder as document number 322802 Book 1193 Page 3360. Assessor's Parcel Number 07-180-79.

Parcels One, Two, Three and Four are hereinafter collectively referred to as the "Property"

- B. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, State. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
- C. TRPA has, by condition of the February 27, 2002 approved project (TRPA File No. 20010420) required that a deed restriction be recorded which treats the above referenced parcels as though merged for land coverage calculation purposes only.
- D. As a condition of the above approval, Chapter 20, Land Coverage, Section 20.3D(1)(a), of the TRPA Code of Ordinances requires that the Property, consisting of Parcels One, Two, Three and Four be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.
- E. Douglas County has, by condition of the March 11, 2002 Design Review Approval (DA 02-001), required that the recorded deed restriction states the following; "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for the purposes of Douglas County Code."

DECLARATIONS

1. Declarants hereby declare that, for the purpose of satisfying TRPA's February 27, 2002, condition of approval, the Property, consisting of Parcels One, Two, Three and Four identified herein, shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area and applying TRPA ordinances pertaining to land coverage.
2. Declarants hereby declare that, for the purposes of satisfying Douglas County's March 11, 2002 condition of approval, the Declarants are of the understanding that "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for the purposes of Douglas County Code."
3. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the Property.
4. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor party, if any. TRPA is 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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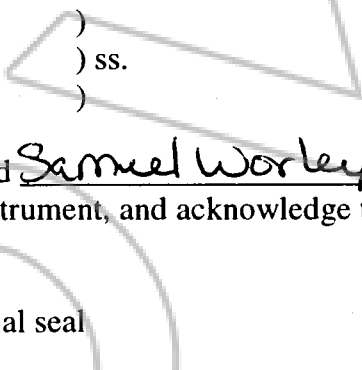
BK 0602 PG 05997

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

Samuel Worley
Samuel Worley, General Manager
Tahoe Community Church

Dated: June 19, 2002

STATE OF Nevada
COUNTY OF Douglas

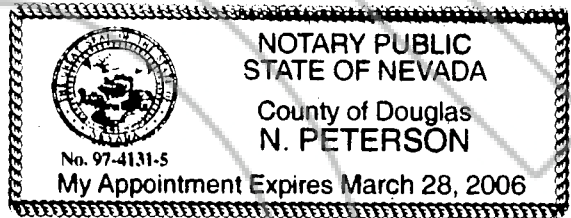


On this 19 day of June in the year 2002, before me personally appeared Samuel Worley, General Manager personally known to me to be the person whose name is ascribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal

[Signature]
Notary Signature

My commission expires 3/28/06



APPROVED AS TO FORM:

Jordan Kahn Dated: June 19, 2002

TAHOE REGIONAL PLANNING AGENCY EXECUTIVE DIRECTOR OR DESIGNEE

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 19 day of June 2002, 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



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BK0602PG05998

May 20, 2002
99247-1

DESCRIPTION
Adjusted Parcel 1

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

All that portion of Parcel 1, being a portion of the NE ¼ NW ¼, Section 26, T.13N., R.18E., M.D.M., as shown on the Parcel Map recorded as Document No. 16756 in Douglas County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1

THENCE South 0° 08' 00" West, 89.22 feet;

THENCE North 89°46'00" West, 140.80 feet;

THENCE North 04°48'28" East, 58.79 feet;

THENCE North 12°22'40" East, 66.57 feet;

THENCE South 73°59'08" East, 126.73 feet to the Point of Beginning.

Containing 14,403 square feet, more or less.

The Basis of Bearing for this description is identical to the Parcel Map recorded as Document No. 16756.

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

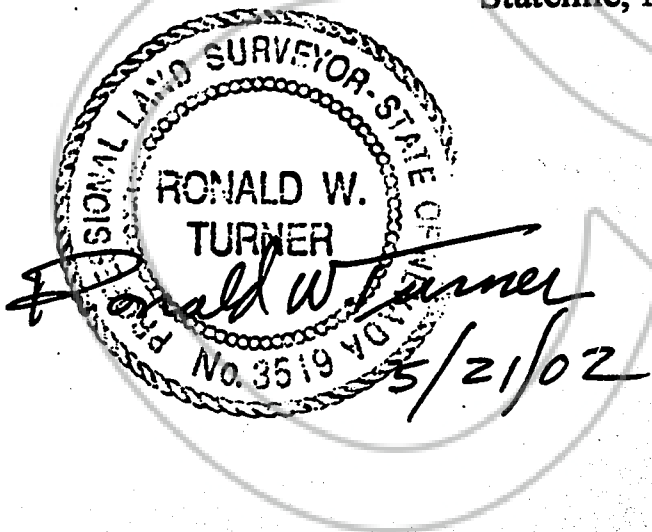


EXHIBIT "A"

0545090

BK0602PG05999

May 20, 2002
99247-2

DESCRIPTION
Adjusted Parcel 2

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

All that portion of Parcel 2, being a portion of the NE ¼ NW ¼, Section 26, T.13N., R.18E., M.D.M., as shown on the Parcel Map recorded as Document No. 16756 in Douglas County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 2;
THENCE South 0° 08' 00" West, 87.50 feet;
THENCE North 89°46'00" West, 163.80 feet;
THENCE North 14°52'04" East, 90.43 feet;
THENCE South 89°46'00" East, 140.80 feet to the Point of Beginning.

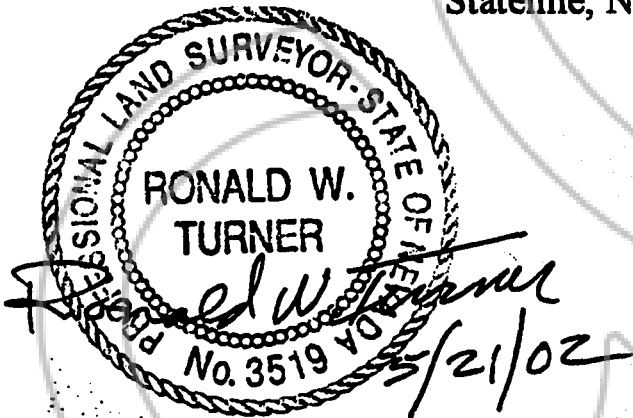
Containing 13,326 square feet, more or less.

The Basis of Bearing for this description is identical to the Parcel Map recorded as Document No. 16756.

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

CONFORMED COPY
HAS NOT BEEN COMPARED
TO THE ORIGINAL



REQUESTED BY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 JUN -6 AM 11:10

LINDA SLATER
RECORDER

0543923

EXHIBIT "B"
0543923

\$ PAID 0545090

Book 0602 Page 1355

BK 0602 PG 06000

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COPY

REQUESTED BY
Jade Community Church
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 JUN 19 PM 1:44

LINDA SLATER
RECORDER

\$ 19⁰⁰ PAID *Bh* DEPUTY

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