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, Senior Planner TRPA File Number 20020302 REQUESTED BY

KINGTEN C. Flow

TO OFFICIAL RECORDS OF

DOUGLAS CO., NEVADA

2003 DEC 19 PM 4: 14

WERNER CHRISTEN RECORDER

17 PAID SU DEPUTY

DECLARATION OF CONDITIONS AND RESTRICTIONS FOR PROJECT AREA ("DEED RESTRICTION")

This Deed Restriction is made this <u>i & day</u> of <u>December</u>, 2003, by The Episcopal Diocese of Nevada, a Religious Corporation (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real properties located in Douglas County, State of Nevada, situated in a portion of Government Lot 4 of Section 15, Township14 North, Range 18 East, M.D. B. & M, being Lot 1 as adjusted by deed in Book 998 of Official Records at page 4565 and shown on Record of Survey supporting a Boundary Line Adjustment as filed in Book 1098 of Official Records at page 1216, as document No. 451195 and being Lots 2, 3 and 4 as shown on Record of Survey supporting a Boundary Line Adjustment as filed in Book 597 of Official Records at page 2567, as document No. 412622, as filed in the office of the Recorder of Douglas County, said parcel being more particularly described in attached Exhibit A.

Said parcel was recorded on March 5, 2003 as Document Number 0568917, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Numbers (APNs) 1418-15-801-001, 1418-15-801-002, 1418-15-801-003 and 1418-15-801-04 (formerly APNs 01-130-18, 19, 20 & 22).

- 2. Declarant has received approval from the Tahoe Regional Planning Agency ("TRPA") on June 26, 2002 (TRPA File Number 20010302), to reconstruct buildings and infrastructure on the Property subject to certain conditions contained in said approval, including a condition that Declarant record a deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if the parcels had been legally consolidated.
- The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.O. 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.

0600115 RK1203PG09461 4. As a condition of the above approval, Chapter 20, <u>Land Coverage</u>, Section 20.3.D(1)(a) of the TRPA Code of Ordinances, requires that the Property be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATIONS

- 1. Declarant hereby declares that, for the purpose of satisfying TRPA's June 26, 2002, condition of approval, the Property identified herein shall always be treated as if the parcels had been legally consolidated for the purpose of land coverage calculations within the project area and the TRPA ordinances pertaining to land coverage.
- 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 Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
- 3. 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 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.

IN WITNESS WHEREOF, the Declarants have executed this Deed Restriction on the day and year written above.

	Declarant's Signature:
	Nowthing Dudden 11/30/03
	Jill Beasley, President BURT DUCO/N/
	Standing Committee Date
	The Episcopal Diocese of Nevada Notary Public - State of Nevada
, and	County of Clark
No.	STATE OF) BARBARA A. LEWIS
) SS. My Appointment Expires No. 12-74842-1 April 9, 2006
j	COUNTY OF)
f	1 m
	On this 30th day of November, 2003, before me, personally
	appeared Burron Dudows 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
١	within instrument, and acknowledged to me that he/she/they executed the same in his/her/their
7	authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s)
	or the entity upon their behalf of which the person(s) acted executed the instrument.
٩	
/	Taibara U. Kevis
	Notary Public

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Declarant's Signature:	\ \		
- Anthaine What Schni	9 Dec 2003		
Rt. Rev. Katharine Jefferts Shori	Date		
Bishop	Janasaaaaaaaaaaaaaaaaa		
The Episcopal Diocese of Nevada	Notary Public - State of Nevada County of Clark BARBARA A. LEWIS		
STATE OF) SS.	My Appointment Expires No: 02-74842-1 April 9, 2006		
COUNTY OF)			
On this			
Barbera 4. Lawis			
APPROVED AS TO FORM:			
tour the			
Tahbe Regional Planning Agency	\		
STATE OF NEVADA) SS.			
COUNTY OF DOUGLAS)	/		
On this day of Kath, 2003, before me, personally appeared personally known to me, or proved to me to be, on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon their behalf of which the person acted executed the instrument.			
Notary Public	KATHERINE S. WHITE lotary Public - State of Nevada ppointment Recorded in Douglas County lo: 00-63591-5 - Expires July 17, 2004		

0600115 BK:203PG09463 Deed Restriction for APN 1418-15-801-001, 002, 003, 004 Page 4 of 4

Exhibit A

LEGAL DESCRIPTION For THE EPISCOPAL DIOCESE OF NEVADA

A parcel of land situated in a portion of Government Lot 4, Section 15, Township 14 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being Lot 1 as adjusted by deed in Book 998 of Official Records at page 4565 and shown on Record of Survey supporting a Boundary Line Adjustment as filed in Book 1098 of Official Records at page 1216, as document No. 451195 and being Lots 2, 3, and 4 as shown on Record of Survey supporting a Boundary Line Adjustment as filed in Book 597 of Official Records at page 2567, as document No. 412622, as filed in the office of the Recorder of Douglas County, said parcel being more particularly described as follows:

BEGINNING at the Northcast corner of said Lot 1, and considering the Meridian of this description to be identical with the Meridian of said Record of Survey in Book 597 of Official Records at page 2567, as document No. 412622;

Thence South 6°24'04" East 325.97 feet along the West Right of Way line of U.S. Highway 50 to an angle point;

Thence South 13°01'57" East 345.43 feet continuing along the West Right of Way line of U.S. Highway 50 to an angle point:

Thence North 89°49'57" West 460.90 feet to the Government Meander line at Lake Tahoe;

Thence North 24°00'00" West 390.84 feet along said meander line to an angle point;

Thence North 40°00'00" West 393.53 feet continuing along said meander line to an angle point;

Thence North 89°57'13" East 758.58 feet to the POINT OF BEGINNING.

Said parcel contains 374,394 sq.ft. more or less, or 8.59 Acres more or less, together with adjacent lands between said Government Meander Line at Lake Tahoe and a line on the bed of Lake Tahoe, whose elevation is 6,223.00 feet, Lake Tahoe datum, as provided for in NRS 321.595 in 1979.

APN 1418-15-801-001 APN 1418-15-801-002 APN 1418-15-301-003 APN 1418-15-801-004

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