

REQUESTED BY
Kirsten C. Frank
OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

RECORDING REQUESTED BY:

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

2003 DEC 19 PM 4: 14

WERNER CHRISTEN
RECORDER

WHEN RECORDED MAIL TO:

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- ✓ Tahoe Regional Planning Agency
Post Office Box 1038
Zephyr Cove, Nevada 89448
Attn: Kathy Canfield, Senior Planner
TRPA File Number 20020302

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

This Deed Restriction is made this 18th day of December, 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, Township 14 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.
3. 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

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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 Northeast 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 $6^{\circ}24'04''$ East 325.97 feet along the West Right of Way line of U.S. Highway 50 to an angle point;

Thence South $13^{\circ}01'57''$ East 345.43 feet continuing along the West Right of Way line of U.S. Highway 50 to an angle point;

Thence North $89^{\circ}49'57''$ West 460.90 feet to the Government Meander line at Lake Tahoe;

Thence North $24^{\circ}00'00''$ West 390.84 feet along said meander line to an angle point;

Thence North $40^{\circ}00'00''$ West 393.53 feet continuing along said meander line to an angle point;

Thence North $89^{\circ}57'13''$ 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 1418-15-801-003
APN 1418-15-801-004

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