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REQUESTED BY
Midkiff + Associates

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 1038
Zephyr Cove, Nevada 89448

2004 JUN -2 AM 10:40

WERNER CHRISTEN
RECORDER

WHEN RECORDED MAIL TO:
✓ Tahoe Regional Planning Agency
Post Office Box 1038
Zephyr Cove, Nevada 89448
Attn: Kathy Canfield, Senior Planner
TRPA File No.: 20021678

20⁰⁰ PAID *KA* DEPUTY

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

This Deed Restriction is made this 21 day of April, 2003, by Claudia Huntington and Claire Huntington McCloud, as Trustees of the Huntington Glenbrook Trust (hereinafter "Declarants").

RECITALS

1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

(See Attachment "A" for legal description)

Said parcels were recorded on May 17, 1976, Official Records of Douglas County, Nevada, and having Assessor's Parcel Numbers 01-080-25 & 28
2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.
3. Declarants received approval from the TRPA on October 8, 2002 to adjust the lot line between Parcel A and B, subject to certain conditions contained on said approval, including a condition that Declarants 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.
4. As a condition of the above approval, Chapter 20, Land Coverage, Section 20.3.D(1)(a) of the TRPA Code of Ordinances, requires that the parcels within the above project area be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATIONS

1. Declarants hereby declare that, for the purpose of satisfying TRPA's January 30, 2003 condition of approval, the property consisting of the parcels described in Attachment "A"

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Deed Restriction 01-080-25 & 28
Huntington Glenbrook Trust
Page Three

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant(s)' Signature(s):

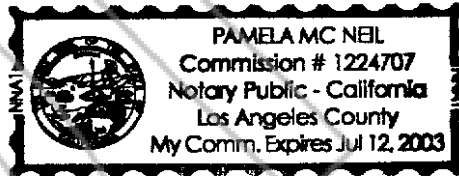
Claire Huntington McCloud
Claire Huntington McCloud, Trustee
Huntington Glenbrook Trust

Dated: 4-21-03

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On this 21st day of April, 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(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 their behalf of which the person(s) acted) executed the instrument.

Pamela McNeil
NOTARY PUBLIC



APPROVED AS TO FORM:

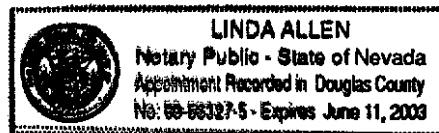
[Signature]
Tahoe Regional Planning Agency

Dated: Jan 30, 2003

STATE OF Nevada)
) SS.
COUNTY OF Douglas)

On this 30th day of January, 2003, 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 their behalf of which the person(s) acted) executed the instrument.

Linda Allen
NOTARY PUBLIC



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ATTACHMENT "A"PARCEL 1:

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

BEGINNING at the Northwesterly corner of that certain 1.503 acre parcel deeded by the Glenbrook Company, a Delaware Corporation, to James Thom and Marian E. Thom, his wife, by Deed recorded September 9, 1940, in Book V of Deeds, at page 532, Douglas County, Nevada, records; said point of beginning bears North 42° 50' East 1052.80 feet from the South one-quarter corner of Section 10, Township 14 North, Range 18 East, M.D.B.&M., thence from said point of beginning along the Northerly line of said property conveyed to Thom, South 88° 12' East 50.00 feet; thence North 2° 42' 45" West 272.39 feet to a point on the meander line of Lake Tahoe; thence along said meander line North 56° 53' West 65.95 feet; thence continuing along said line South 69° 51' West 144.54 feet; thence leaving said line South 19° 23' 52" East 150.55 feet; thence South 62° 46' 18" West 140.36 feet; thence South 51° 33' West 20.00 feet to a point in the Northeasterly line of that certain 2.28 acre parcel deeded by Glenbrook Company, a Delaware Corporation, to Elizabeth W. Crozer Campbell, filed for record August 16, 1945, in Book X of Deeds at page 270, Douglas County, Nevada, Records, thence along said line South 38° 27' East 231.65 feet; thence South 22° 44' East 33.27 feet to a point in the Northeasterly line of lands now or formerly belonging to Belyea; thence South 66° 59' East 92.39 feet to a point in the Westerly line of the lands of the above described parcel conveyed to Thom; thence along said line North 0° 38' East 210.20 feet to the point of BEGINNING.

PARCEL 2:

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

COMMENCING at a point on the meander line of Lake Tahoe, said point bears North 42° 50' East 1052.80 feet; thence North 25° 12' West 295.18 feet; thence along said meander line North 69° 51' East 114.54 feet; thence South 56° 53' East 183.95 feet; thence North 57° 48' East 93.47 feet from the South one-quarter section corner of Section 10, Township 14 North, Range 18 East, M.D.B.&M., being the true point of beginning; thence along said meander line South 57° 48' West 93.47 feet; thence North 56° 53' West 118.00 feet; thence South 2° 42' 45" East 272.39 feet to a point in the Northerly line of that certain 1.503 acre parcel deeded by the Glenbrook Company, a Delaware Corporation, to James Thom and Marian E. Thom, his wife, by Deed recorded September 9, 1940, in Book V of Deeds, at page 532, Douglas County, Nevada, records; thence along the Northerly line thereof South 88° 12' East 200.00 feet to the Northeasterly corner thereof; thence North 7° 31' 30" West 266.00 feet to the point of BEGINNING.

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Schedule A, Page 1 of 5 Pages

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PARCEL 3:

All right, title and interest in and to that real property situated in the County of Douglas, State of Nevada, described as follows:

BEGINNING at a point in the U. S. meander line of Lake Tahoe said point is distant North 62° 50' East 191.03 feet from the most Northerly corner of that certain 2.28 acre parcel of land deeded by the Glenbrook Company, a Delaware Corporation, to Elizabeth W. Crozer Campbell, filed for record August 16, 1945, in Book X of Deeds, at page 270, Douglas County, Nevada, records; thence from said point of beginning along said meander line the following courses and distances: South 49° 51' East 98.58 feet; North 69° 51' East 144.54 feet; thence continuing along said line South 56° 53' East 65.95 feet; thence leaving said line North 2° 42' 45" West 71.82 feet to the point on the shore line of Lake Tahoe; thence along said shore line the following courses and distances: North 82° 30' West 88.73 feet; North 86° 00' West 121.00 feet; thence South 77° 55' West 77.00 feet; thence leaving said shore line South 19° 15' 23" East 33.37 feet to the point of BEGINNING.

PARCEL 4:

All right, title and interest in and to that real property situated in the County of Douglas, State of Nevada, being a portion of the Southwest Quarter of the Southeast Quarter of Section 10, Township 14 North, Range 18 East, M.D.B.&M., bounded and described as follows:

BEGINNING at a point in the meander line of Lake Tahoe at the Northeasterly corner of the herein described parcel; thence along said meander line South 57° 48' West 93.47 feet; thence continuing along said line North 56° 53' West 118.00 feet to the most Northerly corner thereof; thence North 2° 42' 45" West 71.82 feet to a point on the shore line of Lake Tahoe; thence along said line South 81° 53' East 105.00 feet; thence South 87° 18' East 57.00 feet; thence North 76° 30' East 11.33 feet to a point which bears North 7° 31' 30" West from the point of beginning; thence South 7° 31' 30" East 72.16 feet to the point of BEGINNING.

THE ABOVE PARCELS 1, 2, 3 and 4 ARE SUBJECT TO:

1. Rights of way and easements for roadways, pipe lines, ditches, canals, flumes, and conduits; pole lines and electric power and telephone transmission lines, over across, under and through said premises as may now be established and used over said premises.
2. The right of the United States of America to raise and lower the level of Lake Tahoe between the elevations of 6223.0 feet and 6229.5 feet above sea level, and the right to flood all land lying within such elevations pursuant to the Truckee River Agreement, filed under

Document No. 102151, Washoe County, Nevada, records, and as set forth in document recorded November 11, 1919, in Book Q of Deeds at page 207, Douglas County, Nevada, records.

3. Rights of way and easements for ingress and egress and for whatsoever kind or nature, as reserved in the deeds to EDMUND A. MUTH, et ux, recorded April 19, 1961, in Book 6 of Official Records at page 23, Douglas County, Nevada, records.
4. Rights and restrictions as set forth in that certain declaratory judgment recorded July 17, 1962, in Book 12 of Official Records at page 572, Douglas County, Nevada, records.
5. Covenants, conditions and restrictions contained in Deed to EDMUND A. MUTH, recorded April 19, 1961, in Book 6 of Official Records at page 85, and on October 6, 1961, in Book 9 at page 20, Douglas County, Nevada, records.

PARCEL 5:

A portion of Lot 5 (SW-1/4 SE-1/4) of Section 10, T. 14 N., R. 10 E., M.D.B.M., described as Commencing at the south one-quarter section corner of said Section 10, thence N. 42°50' E., 1052.8 feet to the northwest corner of that land conveyed from The Glenbrook Co. to Jas. Thom et ux, described in a Deed in Book V of Deeds, Page 532, Records of Douglas County, Nevada; thence S. 88°12' E., 250.0 feet along the north line of said land to the northeast corner thereof; thence N. 7°31'30" W., 147.36 feet along the easterly line of that land described as Parcel 1 in a Deed from Margaret Muth, a widow, to David Huntington et ux, in Book 58, Page 518, Filing No. 40,705, Douglas County Records, to the True Point of Beginning of the herein described parcel of land.

Thence N. 7°31'30" W., 118.64 feet along the hereinabove mentioned easterly line to a point on the Lake Tahoe Meander Line; thence N. 57°48' E., 149.79 feet along said Meander Line; thence S. 85°01' E., 100.29 feet along said Meander Line thence S. 7°31' W., 169.31 feet leaving said Meander Line; thence S. 83°42' W., 190.12 feet to the True Point of Beginning.

PARCEL 6:

Beginning at a point on the Lake Tahoe Meander Line identical with the northwesterly corner of the land hereinabove described as Parcel 5, thence N. 7°31'30" W., 72.16 feet to a point on the shore of Lake Tahoe; thence N. 58°50'30" E., 82.01 feet along said shore; thence S. 72°40' E., 77.31 feet along said shore, thence S. 81°12'30" E., 93.83 feet continuing along said shore to a point N. 7°31' E., from the northeasterly corner of said Parcel 5 if the easterly line of said Parcel 5 were produced in its

same direction; thence S. 7°31' W., 5.37 feet to said north-easterly corner of said Parcel 5, a point on the Lake Tahoe Meander Line; thence N. 85°01' W., 100.29 feet along said Meander Line; thence S. 57°48' W., 149.79 feet continuing along said Meander Line to the Place of Beginning..

BOTH PARCELS 5 and 6 are subject, however, to the restriction and covenant that there shall be constructed upon the premises hereby conveyed by Grantees, or their successors or assigns, only one (1) single family dwelling and one (1) additional structure which may be a garage, or a guest house, or a combination guest house-garage.

TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY, non-exclusive in nature and subject to reasonable relocation by Grantor corporation and for family and guest use and benefit, described as follows:

A strip of land 12 feet in width each side of the following described centerline:

Beginning at a point from whence the south one-quarter section corner of Section 10, T. 14 N., R. 18 E., M.D.B.&M., bears S. 41°18' W., 1246.87 feet distant, thence S. 77°48' E., 41.33 feet; thence N. 81°20' E., 80.0 feet to the westerly line of that land described hereinabove as Parcel 5, at a point N. 7°31'30" W., 30.0 feet from the southwesterly corner of said Parcel 5; thence N. 86°18' E., 144.84 feet; thence S. 54°30' E., 57.0 feet; thence S. 11°07' E., 125.34 Feet; thence S. 6°52' E., 99.97 feet; thence S. 0°53' E., 199.5 feet to the point of Ending on the westerly edge of the pavement of the access road from U.S. 50 to Glenbrook Inn, said Point of Ending bears N. 67°27'30" E., 1269.38 feet distant from said south one-quarter section corner of Section 10.

TOGETHER WITH A TEMPORARY EASEMENT, LICENSE AND RIGHT-OF-WAY, non-exclusive in nature and for family and guest use and benefit, to terminate immediately upon completion of construction of the above-described easement and access road, said easement and right-of-way described as follows:

A strip of land 12 feet in width each side of the following described centerline:

Beginning at a point from whence the south one-quarter section corner of Section 10, T. 14 N., R. 18 E., M.D.B.&M., bears S. 41°18' W., 1246.87 feet distant, thence N. 64°02'30" E., 125.32 feet to the westerly line of that land described hereinabove as Parcel 5, at a point N. 7°31'30" W., 82.0 feet from the southwesterly corner of said Parcel 5; thence N. 77°18' E., 219.42 feet to a point on the easterly line of said Parcel 5; thence S. 80°06'30" E., 84.09 feet; thence S. 87°04' E., 67.61 feet; thence N.