

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, NV 89449-5310

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0906 PG-10515 RPTT: 0.00



WHEN RECORDED MAIL TO:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, NV 89449-5310
Attn: Peter Eichar, AICP
TRPA File Number 19990853

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE
PURPOSE OF PROJECT AREA COVERAGE CALCULATIONS
("DEED RESTRICTION")**

TO BE RECORDED AGAINST APNs 1318-10-310-016, 1318-10-310-025, & 1318-09-701-004

This Deed Restriction is made this 19 day of September, 2006, by Peggy R. Peak, Trustee of the Peggy R. Peak Trust dated August 13, 2003 (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property (Parcels 1, 2, and 3 hereinafter collectively referred to as the "Property"), located in Douglas County, State of Nevada, more particularly described as follows:

Parcel 1

Lot 16, in Block F, as shown on that certain map entitled Amended Map of Zephyr Cove Property, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1929, as Document No. 241.

Assessor's Parcel Number 1318-10-310-016

Parcel 2

All that certain lot, piece of parcel of land situated in the County of Douglas, State of Nevada, and further described by metes and bounds as flows, to wit:

BEGINNING at the southwest corner of Lot 16, Block F, and continuing due south, on the same straight line, which is the western boundary line of Lot 16, as shown on Zephyr Cove Property's Amended Map, which was filed for record with the Recorder of Douglas County, Nevada, August 5, 1929, as Document No. 241, to the north boundary line of U.S. Highway 50, approximately 35 feet more or less; thence east along the north boundary line of U.S. Highway 50, 100 feet more or less, to the point due south of the southeast corner of Lot 16; thence north approximately 35 feet, more or less, to the southeast corner of Lot 16; thence west along the south boundary line of Lot 16 to the point of the beginning.

Parcel 2 being more fully shown on that certain Record of Survey recorded November 20, 1952, in the office of the Douglas County Recorder as Document No. 8764.

Assessor's Parcel Number 1318-10-310-025

Parcel 3

All that portion of the northeast ¼ of the southeast ¼ of Section 9, Township 13 North, Range 18 East, M. D. B. & M., in Douglas County, Nevada, and further described by metes and bounds, as follows, to wit:

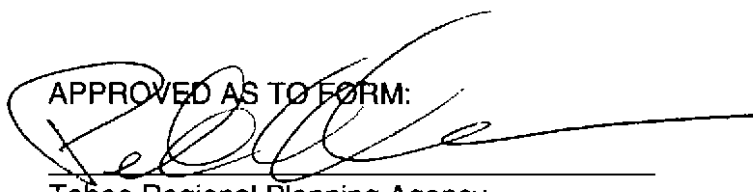
BEGINNING at the northeast corner of said parcel on the east boundary of said Section 9, which point is the southeast corner of the parcel conveyed by Gertrude S. Church to W.H. Moffat by a deed dated May 10, 1930, recorded in Book T of Deeds, Page 116, official records of Douglas County, Nevada, which point of beginning is further described as bearing South 0°05'40" East, a distance of 453.23 feet from the ½ -inch pipe used by the Zephyr Cove Properties Subdivision for the north meander corner between Sections 9 and 10; thence South 0°05'40" East, along the east boundary of said Section 9, a distance of 32.56 feet to a point on the left or northerly forty (40) foot right-of-way line of State Highway Route 3 (U.S Highway 50); thence, from a tangent which bears South 87°09'51" West, curving to the left along said right-of-way line with a radius of 540 feet through an angle of 100°00'14", an arc distance of 94.28 feet to a point on the east property line of that certain parcel covered by Gertrude S. Church to Carl F. Johnson by a deed dated November 12, 1928, recorded in Book S of Deeds, Page 504, official records of Douglas County, Nevada; thence north along said property line, a distance of 45.39 feet to a point which is the southwest corner of the aforesaid parcel conveyed by Gertrude S. Church to W.H. Moffat by deed dated May 10, 1930, recorded in Book T of Deeds, Page 116, official records of Douglas County, Nevada; thence east along said property line, a distance of 93.23 feet to the point of beginning.

Parcel 3 being more fully shown on that certain Record of Survey recorded November 20, 1952, in the office of the Douglas County Recorder as Document No. 8764.

Assessor's Parcel Number 1318-09-701-004

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. Declarant received approval from the TRPA on September 7, 2006 for a boundary line adjustment resulting in three legal lots with corresponding determination of maximum permissible coverage. This boundary line adjustment is subject to certain conditions contained in said approval, including a condition that Declarant record a deed restriction permanently assuring that the Property be treated as if legally consolidated for purposes of future coverage calculations only.

APPROVED AS TO FORM:



Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 15th day of September, 2006, before me, *Linda Allen* personally appeared Peter Eichar 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/she executed the same in his authorized capacity, and that by his/her signature on the instrument.

Linda Allen
NOTARY PUBLIC

