

RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 7 Fee: 20.00
BK-0511 PG- 2660 RPTT: 0.00

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attention: Wendy Jepson, Senior Planner
TRPA File No. ERSP2010-1289



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

This Deed Restriction is made by Alfred J. Amoroso and Regina A. Amoroso , Trustees of The Amoroso Family Trust dated 4/2/2000 (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property located Douglas County, State of Nevada, described as follows:

Parcel One:

Parcel 1:

All that portion of the North ½ of the South ½ of Lot 4, Section 34, Township 14, North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.3 feet from the South ¼ corner of said Section 34; thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet; thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet; thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet; thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe; thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel; thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line; thence along the approximate low water line North 23°25' East 111feet; thence North 11°25' East 47 feet; thence North 31°25' East 39 feet; thence North 63°25' East 85.95

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feet; thence leaving the approximate low water line South 89°56'12" East 94.5 feet, more or less to the Northwest corner of the above described parcel; thence South 38°24'15 West 280.29 feet to the Point of Beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

Per N.R.S 111.312, This legal description was previously recorded on January 23, 1998 in book 0198, Page 3558, as Document No. 043.1077, Official Records, Douglas County, State of Nevada.

Parcel 2.

Together with roadway easements as recorded in Book 9, Pages 224, 225, and 226, Official Records of Douglas County, Nevada.

Parcel 3.

Easement for pipeline for Betty Springs as evidenced by document recorded June 09, 1936 in Book U of Deeds at Page 204.

The exact location of said easement is not disclosed of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Parcel Two:

Parcel 1.

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range East, M.D.B&M, that is more particularly described as follows:

Beginning at a point in the South line of the property described in deed to Hugh T. Harrison, et ux, recorded May 15, 1956, in Book c-1 of Deeds, Page 49, Douglas County, Nevada records, from which the South Quarter corner of said Section 23 bears 89°56'50" East 410.40 feet and South 29°59'42" East 378.30 feet; thence from the point of beginning North 0°03'10" East 120.00 feet; thence North 89°56'50" West 100 feet; thence South 0°03'10" West 120.00 feet to a point in the South line of property above referred to; thence South 89°56'50" East 100 feet to the Point of Beginning.

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Parcel 2.

An easement for ingress to said parcel from Highway 50, and egress therefrom to said highway to be used in common with others entitled to use the same over the strips of parcels described in documents recorded March 11, 1961 in Book 9, Pages 224, 225, 226 and 227 Douglas County, Nevada records, and over that strip of land 20 feet in width that lies 10 feet on either side of the following described centerline:

Beginning at a point on the West right of way line of U.S. Highway 50 and which bears North 21°15'55" West a distance of 703.06 feet from the South Quarter corner of Section 34, Township 14 North, Range 18 East, M.D.B&M; thence North 89°56'12" West 285.00 feet to a point; thence South 47°23'50" West 114.00 feet; thence South 76°00'00" West 48.00 feet to the true Point of Beginning; thence South 13°34'00" West 71.70 feet; thence South 32°37'30" East 59.26 feet to the Northerly line of the parcel of ground conveyed by this deed. The lines of said 20-foot strip are to be lengthened or shortened to intersect the Northerly line of said parcel of ground.

Per N.R.S. 111.312 this legal description was previously recorded on December 15, 2006, in Book 1206, Page 5869, as Document No. 690903, Official Records, Douglas County, State of Nevada TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Parcel Three:

Parcel 1.

That portion of the Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B&M., described as follows:

Commencing at the South quarter corner of said Section 34; thence North 29°59'42" West a distance of 378.30 feet to the Southeasterly corner of the property as conveyed to Hugh T. Harrison et ux, by deed recorded May 15, 1956, in Book C-1 of Deeds at Page 49, Douglas County Nevada, records; being a point in the Westerly right of way line of U.S. Highway 50; thence North 89°56'50" West along the South line of said Harrison property, a distance of 410.40 feet to the Southeast corner of the property conveyed to Warren E. Merrill, et ux, by deed recorded September 28, 1965, in Book 34 of Official Records at Page 565, Douglas County, Nevada; records; thence North 00°03'10" East along the East line of said Merrill property, a distance of 20.00 feet to the True Point of Beginning; thence continuing North 00°03'10" East along the East line of said Merrill property and the Northerly extension. Thereof, a distance of 120.00 feet; thence South 89°56'50" East, a distance of 100.00 feet; thence South 00°03'10" West, a distance of 120.00 feet to a point in the North line of an easement 20.00 feet in width, to be hereinafter described; thence North 89°56'50" West along the North line of said easement, a distance of 100.00 feet to the True Point of Beginning.

Parcel 2.

Together with an easement 20.00 feet in width to be used in common with others particularly described as follows:

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Commencing at the South quarter corner of said Section 34; thence North 29°59'42" West, a distance of 378.30 feet to the Southeasterly corner of the property conveyed to Hugh T. Harrison, et ux, by deed recorded May 15, 1956 in Book C-1 of Deeds at Page 49, Douglas County, Nevada; records, being a point in the Westerly right of way line of U.S. Highway 50; the True Point of Beginning; thence North 89°56'50" West along the South line of said Harrison property, a distance of 410.40 feet to the Southeast corner of the property conveyed to Warren E. Merrill, et ux, by deed recorded September 28, 1965, in book 34 of Official Records at Page 565, Douglas County, Nevada, records; thence North 00°03'10" East along the East line of said Merrill property, a distance of 20.00 feet to the Southwest corner of the herein above described parcel; thence South 89°56'50" East along the South line of the herein above described parcel and the Easterly extension thereof, a distance of 406.36 feet to a point in the Easterly line of the Harrison property as first herein above referred to, being a point in the Westerly right of way line of said U.S. Highway 50; thence South 11°22'15" East along the Easterly line of said Harrison parcel, a distance of 20.40 feet to the True Point of Beginning.

Parcel 3.

An Easement of 20.00 feet in width to be used in common with others the centerline of which is described as follows:

Commencing at the Northwest corner of the herein above described parcel of land; thence South 00°03'10" West along the West line thereof, a distance of 10.00 feet to a point 10.00 feet North of the Northeast corner of the Merrill parcel as herein above referred to, the True Point of Beginning; thence along said centerline North 89°56'50" West, a distance of 62.95 feet to a point in the centerline of the easement as described in the deed to said Merrill property, as herein before referred to; thence continuing along the centerline North 32°37'30" West a distance of 46.25 feet; thence North 13°34'00" East, a distance of 42.09 feet, to a point 10.00 feet South of the South line of the parcel of land described in the deed to A.W. Ray, et ux, recorded March 22, 1971, in Book 85, of Official Records at Page 70, Douglas County, Nevada, records.

Per N.R.S. 111.312, this legal description was previously recorded on October 13, 2006 in Book 1206, Page 4452 as Document No. 690654, Official Records, Douglas County, State of Nevada TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging to or appertaining, and any reversions, remainders, rents, issues or profits thereof.

2. The foregoing Parcel One, Parcel Two and Parcel Three, described above, are collectively called the "Property" and comprise the entire "project area" mentioned herein. 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 ordinances adopted by the TPRA pursuant to the Tahoe Regional Planning Agency.

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3. Declarant received approval from the TRPA on April 19, 2011, to re-construct an existing single family dwelling and garage, caretaker residence, Library, Gymnasium, and guest house, subject to certain conditions contained on said approval, including a condition that Declarant records 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(2)(a) of the TRPA Code of Ordinances, requires that the Property, consisting of Parcel One, Parcel Two and Parcel Three described above, be treated as if legally consolidated for the purpose of future land coverage calculations.

DECLARATION

1. Declarant hereby declares that, for the purpose of satisfying TRPA's April 19, 2011, condition of approval, the project area consisting of Parcel One, Parcel Two and Parcel Three identified herein shall always be treated as if said three parcels had been legally consolidated for the purposes of land coverage calculations within the project area, and for applying TRPA ordinances pertaining to land coverage.
2. 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 the Declarant's assigns, and all persons acquiring or owning any interests in the property.
3. 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 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.

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

Declarant's Signature:

Alfred J. Amoroso

Dated: 5/11/11

Alfred J. Amoroso, Trustee
The Amoroso Family Trust dated 4/2/2000

Regina A. Amoroso Trustee

Dated: 5/11/11

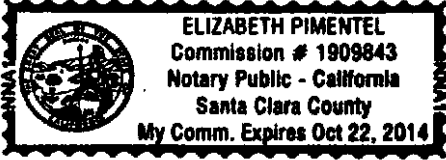
Regina A. Amoroso, Trustee
The Amoroso Family Trust dated 4/2/2000

STATE OF California)
) SS.
COUNTY OF Santa Clara)

On this 11 day of May, 2011, before me, Elizabeth Pimentel, personally appeared Alfred J. Amoroso and Regina A. Amoroso, Trustees of The Amoroso Family Trust dated 4/2/2000 personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon their behalf of which the persons acted executed the instrument.

WITNESS my hand and official seal.

Elizabeth Pimentel
NOTARY PUBLIC



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APPROVED AS TO FORM:

Wendy Jepson
Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of May, 2011, before me, Linda Allen personally appeared Wendy Jepson 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.

WITNESS my hand and official seal.

Linda Allen
NOTARY PUBLIC

