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OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 9 Fee: \$47.00
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RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

WHEN RECORDED MAIL TO:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Theresa Avance, Senior Planner
TRPA File No.: ERSP2013-0535

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA COVERAGE CALCULATION AND SCENIC CONTRAST SCORING
("DEED RESTRICTION")
TO BE RECORDED AGAINST APNS 1318-27-001-001, 1318-27-001-002, 1318-27-001-003,
1318-27-001-004, 1318-27-001-005, AND 1318-00-002-006**

This Deed Restriction is made this 21st day of FEBRUARY 2014, by Edgewood Companies, formerly known as Park Cattle Company, a Nevada Corporation (hereinafter "Declarants").

RECITALS

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

Parcels One and Two:

See Exhibit "A", attached.

Said parcels, commonly known as Assessor's Parcel Number (APN) 1318-27-001-001 and 1318-27-001-004, were recorded on May 20, 1958, as a part of Document Number 13132 in Book D-1 at Page 198 of Official Records of Douglas County.

Parcel Three:

All that certain parcel of land commonly known as APN 1318-27-001-002 and more particularly described as follows:

Parcel A as said Parcel is set forth on that certain parcel map for Robert L. Pruett, recorded May 4, 1995, in Book 595, at Page 693, as Document No. 361489 of Official Records, Douglas County, Nevada,

Excepting any portion of the described property in the bed of Lake Tahoe below the adjudicated elevation of low water.

Said parcel was recorded on February 21, 1996, under Document Number 381732 in Book 296 at Page 3457 of Official Records of Douglas County.



Project Area Deed Restriction APNs 1318-27-001-001/-002/-003/-004/-005, and 1318-00-002-006
Edgewood Lodge and Golf Course Improvement Project
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Parcel Four:

All that certain parcel of land commonly known as APN 1318-27-001-003 and more particularly described as follows:

Parcel B as said Parcel is set forth on that certain parcel map for Robert L. Pruett, recorded May 4, 1995, in Book 595, at Page 693, as Document No. 361489 of Official Records, Douglas County, Nevada,

Excepting any portion of the described property in the bed of Lake Tahoe below the adjudicated elevation of low water.

Said parcel was recorded on February 21, 1996, under Document Number 381731 in Book 296 at Page 3453 of Official Records of Douglas County.

Parcel Five:

See Exhibit "B", attached.

Said parcel is a portion of two parcels commonly known as Assessor's Parcel Number (APN) 1318-27-001-005 and 1318-00-002-006, which portion was recorded on May 20, 1958, as a part of Document Number 13132 in Book D-1 at Page 198 of Official Records of Douglas County.

Parcels One, Two, Three, Four, and Five are hereinafter collectively referred to as the "Property."

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 January 10, 2014 for a plan revision to the Edgewood Lodge and Golf Course Improvement Project, including a condition that the Declarants record a deed restriction permanently assuring that the scenic contrast rating and the coverage calculations for the Property shall always be made as if the parcels had been consolidated.
4. As a condition of the above approval, Chapter 30, Land Coverage, Section 30.4.1.C.2.a.iii. 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 10, 2014 condition of approval, the Property identified herein shall always be treated as if the parcels had been consolidated for the purposes of scenic contrast rating, land coverage calculations, and the application of TRPA ordinances pertaining to land coverage.



Project Area Deed Restriction APNs 1318-27-001-001/-002/-003/-004/-005, and 1318-00-002-006
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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 Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the property.
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 shall be 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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Project Area Deed Restriction APNs 1318-27-001-001/-002/-003/-004/-005, and 1318-00-002-006
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IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this day and year written above.

Declarants' Signature:

Dated: Feb 21, 2014

Chuck Scharer, Vice President
Edgewood Companies, formerly known as Park Cattle Company

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On FEBRUARY 21, 2014, before me, SHEREE K. ASHAPA, Notary Public, personally appeared CHUCK SCHARER, who proved to me on the basis of satisfactory evidence to be the person(s) 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC





Project Area Deed Restriction APNs 1318-27-001-001/-002/-003/-004/-005, and 1318-00-002-006
Edgewood Lodge and Golf Course Improvement Project
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APPROVED AS TO FORM:

Theresa Vance
Tahoe Regional Planning Agency

Dated: 2/21/14

STATE OF Nevada)
) SS.
COUNTY OF Douglas)

On 2-21-14, before me, Linda Allen, Notary Public, personally appeared Theresa Vance, who proved to me on the basis of satisfactory evidence to be the person(s) 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Allen
NOTARY PUBLIC

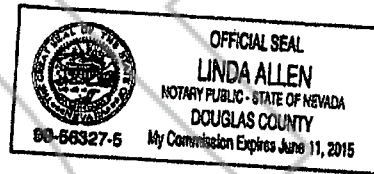




EXHIBIT 'A'

**Edgewood Golf Course
Legal Description**

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of the South 1/2 of Section 22, and the North 1/2 of Section 27, Township 13 North, Range 18 East, M.D.B.&M. described as follows:

BEGINNING at a point on the intersection of the California-Nevada State Line and the Western right-of-way line of Lake Parkway from which point a General Land Office (GLO) Brass Cap monument on said State Line stamped "1946" and shown on Parcel Map 27-13-18, also being Document #361489 of Official Records of Douglas County, bears South 47°51'50" East a distance of 488.37 feet;

Thence the following seventeen (17) courses:

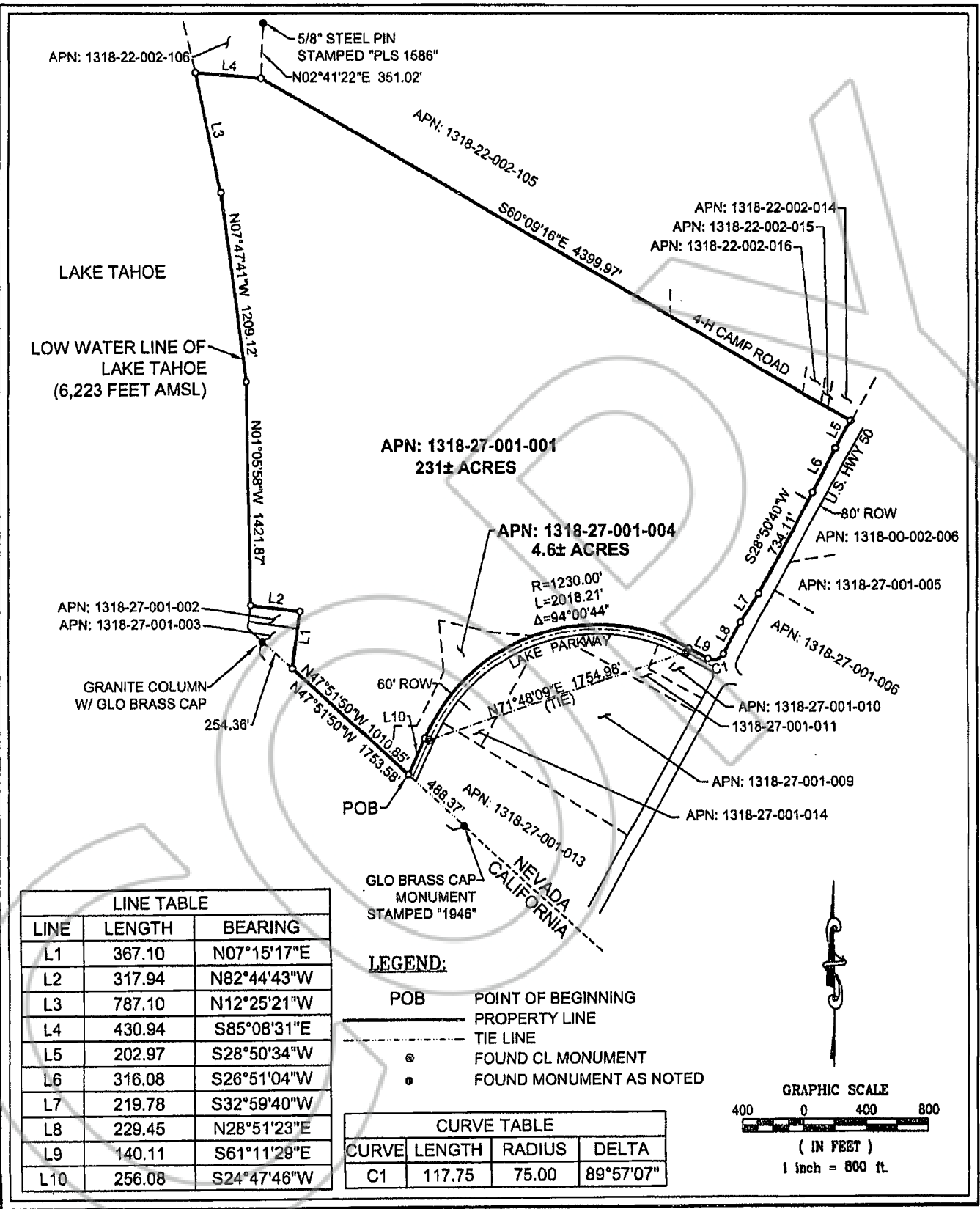
1. Along said State Line North 47°51'50" West 1010.85 feet to the Southeast corner of Parcel B shown on said Document # 361489 of Official Records of Douglas County;
2. Leaving said State Line along the East line of said Parcel B North 07°15'17" East a distance of 367.10 feet to the Northeast corner of Parcel A shown on said Document #361489 and described in Book 1291, Page 3514 of Official Records of Douglas County;
3. Along the North line of said Parcel A North 82°44'43" West a distance of 317.94 feet to the intersection of said Parcel and the Low Water Line of Lake Tahoe;
4. Along said Low Water Line, being elevation 6223 feet above mean sea level, North 01°05'58" West a distance of 1421.87 feet;
5. Continuing along said Low Water Line North 07°47'41" West a distance of 1209.12 feet as per Book 288 Page 501 of Official Records of Douglas County;
6. Continuing along said Low Water Line North 12°25'21" West a distance of 787.10 feet;
7. Leaving said Low Water Line South 85°08'31" East a distance of 430.94 feet;
8. Thence South 60°09'16" East a distance of 4399.97 to a point on the Western right-of-way line of U.S. Highway 50;
9. Continuing along the Western right-of-way of U.S. Highway 50 South 28°50'34" West a distance of 202.97 to an angle point on the Western right-of-way line on U.S. Highway 50;
10. Continuing along said right-of-way line South 26°51'04" West a distance of 316.08 feet;
11. Continuing along said right-of-way line South 28°50'40" West a distance of 734.11 feet;
12. Continuing along said right-of-way line South 32°59'40" West a distance of 219.78 feet;
13. Continuing along said right-of-way line South 28°51'23" West a distance of 229.45 feet to a point on the Northwest corner of the intersection of U.S. Highway 50 and Lake Parkway (formerly known as Roop Road) being the beginning of a tangent curve;
14. Along the arc of a 75.00 foot radius tangent curve to the right, an arc distance of 117.75 feet, having a central angle of 89°57'07" to the Northern right-of-way line of Lake Parkway;
15. Along the Northern right-of-way line of Lake Parkway North 61°11'29" West a distance of 140.11 feet to the beginning of a tangent curve;
16. Continuing along the Northwestern right-of-way of Lake Parkway on an arc of a 1230.00 foot radius curve to the left, an arc distance of 2018.21 feet, having a central angle of 94°00'44" to a point being the end of a curve on the Northwesterly right-of-way of Lake Parkway and described in Book 978 Page 251 and Book 978 Page 250 of Official Records of Douglas County;
17. Continuing along said Northwestern right-of-way line South 24°47'46" West a distance of 256.08 feet.

To the Point of Beginning, AND CONTAINING an area of 235.6 acres, more or less.

Description Basis of Bearing:

The basis of bearing is NAD83/2013, established by GPS static observation. The record bearings were rotated to found GLO monuments along State Line bearing North 47°51'50" West a distance of 1753.58 feet apart.

Douglas County Assessor's Parcel Numbers: APN: 1318-27-001-001, APN: 1318-27-001-004.



LINE TABLE		
LINE	LENGTH	BEARING
L1	367.10	N07°15'17"E
L2	317.94	N82°44'43"W
L3	787.10	N12°25'21"W
L4	430.94	S85°08'31"E
L5	202.97	S28°50'34"W
L6	316.08	S26°51'04"W
L7	219.78	S32°59'40"W
L8	229.45	N28°51'23"E
L9	140.11	S61°11'29"E
L10	256.08	S24°47'46"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	117.75	75.00	89°57'07"

- LEGEND:**
- POB POINT OF BEGINNING
 - PROPERTY LINE
 - - - TIE LINE
 - ⊙ FOUND CL MONUMENT
 - FOUND MONUMENT AS NOTED

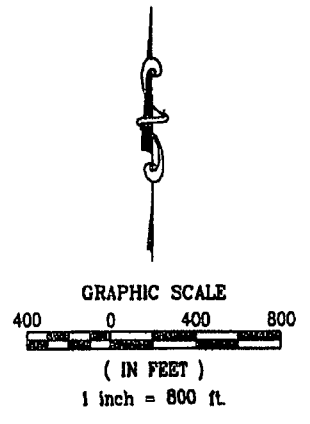




EXHIBIT 'B'

Edgewood Friday Station Pond Legal Description

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of the North 1/2 of Section 27, Township 13 North, Range 18 East, M.D.B.& M. described as follows:

COMMENCING at the Northerly point of the Northeasterly curve at the intersection of U.S. Highway 50 right-of-way and Lake Parkway from which a General Land Office (GLO) Brass Cap monument on the California-Nevada State Line stamped "1946" and shown on Parcel Map 27-13-18 of Official Records of Douglas County, also being Document #361489 of Official Records of Douglas County bears S59°20'49"W a distance of 2056.47 feet. Thence, North 28°50'40" East along the Eastern right-of-way line of U.S. Highway 50 a distance of 704.75 feet to the **TRUE POINT OF BEGINNING**.

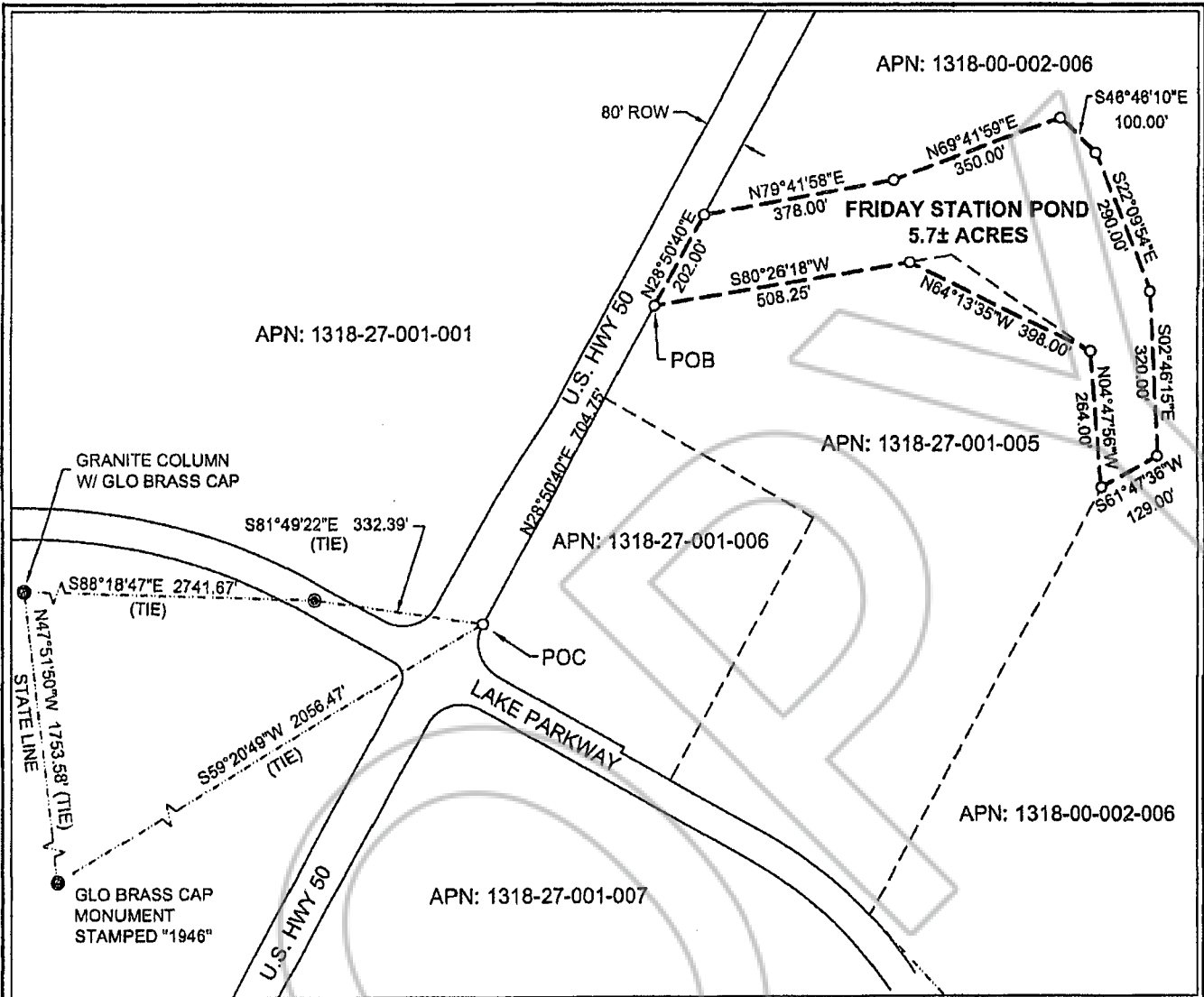
Thence, the following ten (10) courses:

1. Along the Eastern right-of-way line of U.S. Highway 50 North 28°50'40" East a distance of 202.00 feet;
2. Leaving said right-of-way line North 79°41'58" East a distance of 378.00 feet;
3. North 69°41'59" East a distance of 350.00 feet;
4. South 46°46'10" East a distance of 100.00 feet;
5. South 22°09'54" East a distance of 290.00 feet;
6. South 02°46'15" East a distance of 320.00 feet;
7. South 61°47'36" West a distance of 129.00 feet;
8. North 04°47'56" West a distance of 264.00 feet;
9. North 64°13'35" West a distance of 398.00;
10. South 80°26'18" West a distance of 508.25 feet;

To the POINT OF BEGINNING, AND CONTAINING an area of 5.7 acres, more or less.

Description Basis of Bearing:

The basis of bearing is NAD83/2013, established by GPS static observation. The record bearings were rotated to found GLO monuments along State Line bearing North 47°51'50" West a distance of 1753.58 feet apart.



LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- EASEMENT LINE
- - - TIE LINE
- ⊙ FOUND CL MONUMENT
- FOUND MONUMENT AS NOTED

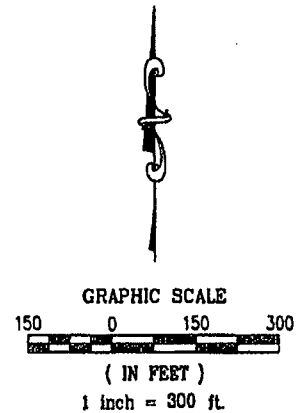


EXHIBIT "B"
EDGEWOOD FRIDAY STATION POND