

APN 1318-26-101-001 PTA

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



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Patrick Dobbs, Associate Planner
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

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

This Deed Restriction is made by Tahoe Douglas Fire Protection District ("TDFPD") and Frontier Communications of the Southwest, Inc. (formerly known as New Communications of the Southwest Inc., a Delaware corporation) ("FCSW") (collectively hereinafter "Declarants").

RECITALS

A. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows (hereinafter referred to as "Properties"):

Parcels One and Two:

Parcel One:

A portion of the northwest one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada being more particularly described as follows:

COMMENCING at the northwest corner of said Section 26 as shown on Record of Survey for Park Cattle Company, Document No. 155945, Official Records, Douglas County, Nevada; thence S. 00°21'39" E., along the West line of said Section 26, 123.02 feet; thence S. 60°36'51" E., 151.80 feet to a point on the southerly right-of-way line of Kingsbury Grade and the most westerly corner of the California Interstate Telephone Company parcel as shown on Record of Survey for California Interstate Telephone, recorded April 1, 1960 as Document No.15865 and the TRUE POINT OF BEGINNING; thence, along said southerly right-of-way line, N. 63°54'49" E., 127.64 feet to a 5/8" rebar with cap marked PLS 11172; thence, continuing along said southerly right-of-way line, 57.19 feet along the arc of a curve to the right having a central angle of 03°24'48" and a radius of 960.00 feet, (chord bears N. 65°37'13" E., 57.18 feet); thence S. 11°22'47" E., 109.62 feet; thence S. 26°32'42" W., 68.33 feet to a point on the northeasterly

line of the Park Cattle Company property; thence N. 60°36'51" W., 181.11 feet to the POINT OF BEGINNING.

Containing 16,126 Square Feet, more or less.
Assessor's Parcel Number 1318-26-101-001

Parcel Two

A portion of the northwest one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada being more particularly described as follows:

COMMENCING at the northwest corner of said Section 26 as shown on Record of Survey for Park Cattle Company, Document No. 155945, Official Records, Douglas County, Nevada; thence S. 00°21'39" E., along the West line of said Section 26, 123.02 feet; thence S. 60°36'51" E., 151.80 feet to a point on the southerly right-of-way line of Kingsbury Grade and the most westerly corner of the California Interstate Telephone Company parcel as shown on Record of Survey for California Interstate Telephone, recorded April 1, 1960 as Document No. 15865; thence, along said southerly right-of-way line, N. 63°54'49" E., 127.64 feet to a 5/8" rebar with cap marked PLS 11172; thence, continuing along said southerly right-of-way line, 57.19 feet along the arc of a curve to the right having a central angle of 03°24'48" and a radius of 960.00 feet, (chord bears N. 65°37'13" E., 57.18 feet), to the TRUE POINT OF BEGINNING; thence, continuing along said southerly right-of-way line, 83.88 feet along the arc of a curve to the right having a central angle of 05°00'23" and a radius of 960.00 feet, (chord bears N. 69°49'48" E., 83.86 feet); thence S. 17°41'59" E., 315.90 feet to a point on the northeasterly line of the Park Cattle Company property; thence N. 60°36'51" W., along said northeasterly line, 210.79 feet; thence N. 26°32'42" E., 68.33 feet; thence N. 11°22'47" W., 109.62 feet to the POINT OF BEGINNING.

Containing 26,926 Square Feet, more or less.
Assessor's Parcel Number 1318-26-101-001

The legal descriptions for said parcels were recorded in Document *2015-856299, on January 30, 2015, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-26-101-001.

- B. 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 Tahoe Regional Planning Agency (the "TRPA").
- C. FCSW received approval from the TRPA on January 14, 2015 (the "Approval") to treat the two parcels resulting from the subdivision of the Property as one parcel for the purposes of shared parking. Said parcels are to be treated as a project area subject to certain conditions contained in the Approval, including a condition that Declarants record a deed restriction permanently assuring that the shared parking for the parcels within the project area shall always be made as if the parcels had been legally consolidated.

DECLARATION

1. Declarants hereby declare that, for the purpose of satisfying the conditions of the Approval, the Property consisting of Parcels One and Two identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of shared parking within the project area. Declarants intend to fulfill the parking requirement by entering into that certain Agreement Establishing Reciprocal Parking and Other Easements and Covenants recorded concurrently with this Deed Restriction. Should either property owner sell or transfer ownership to any party other than to a governmental entity with a similar public safety mission, the parking site plan shall be revised as required by TRPA and/or Douglas County, and a Change in Operation form be submitted to TRPA for approval. This provision may not be modified without the agreement of TRPA.
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 the Declarants' 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.
4. This Deed Restriction may be executed in counterparts, all of which executed counterparts shall together constitute a single document. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[remainder of page intentionally left blank; signatures and acknowledgments appear on following pages]

IN WITNESS WHEREOF, Declarants have executed this Deed Restriction as of the dates set forth below.

TAHOE DOUGLAS FIRE
PROTECTION DISTRICT

FRONTIER COMMUNICATIONS
OF THE SOUTHWEST, INC.

By: _____

By: Kelley Stewart

Name: _____

Name: Kelley STEWART

Its: _____

Its: Manager Real Estate

Date: _____

Date: 1-23-2015

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____, 2015 by

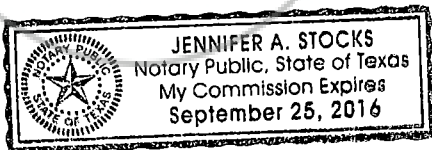
Notary Public

State of Texas
County of Collin

This instrument was acknowledged before me on 1/23/2015, 2015 by Kelley Stewart, Manager Real Estate Services of Frontier Communications of the Southwest, Inc., a Delaware corporation, on behalf of said corporation.

Jennifer A. Stocks
Signature of Notary

Notary Seal to be attached



IN WITNESS WHEREOF, Declarants have executed this Deed Restriction as of the dates set forth below.

TAHOE DOUGLAS FIRE
PROTECTION DISTRICT

FRONTIER COMMUNICATIONS
OF THE SOUTHWEST, INC.

By: Benjamin P. Sharit
Name: BENJAMIN P. SHARIT
Its: FIRE CHIEF
Date: 1/23/2015

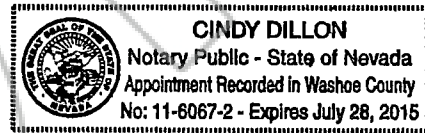
By: _____
Name: _____
Its: _____
Date: _____

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on January 23, 2015 by

Benjamin P. Sharit

Cindy Dillon
Notary Public



State of Texas
County of _____

This instrument was acknowledged before me on _____, 2015 by Kelley Stewart, Manager Real Estate Services of Frontier Communications of the Southwest, Inc., a Delaware corporation, on behalf of said corporation.

Signature of Notary

Notary Seal to be attached

APPROVED AS TO FORM:

Patrick Dobbs
Tahoe Regional Planning Agency

1/14/2015

STATE OF Nevada
COUNTY OF Douglas

On 1-14-15, before me, Linda Allen, Notary Public,
personally appeared Patrick Dobbs,
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.

Signature: _____

Linda Allen

