

RECORDING REQUESTED BY:

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



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

✓ Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Theresa Avance, Senior Planner
TRPA File # ERSP2014-0740

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA AND COVERAGE CALCULATIONS ("DEED RESTRICTION")
TO BE RECORDED AGAINST APNs: 1418-15-701-009 AND 1418-15-701-010**

This Deed Restriction is made this 3rd day of SEPTEMBER, 2015 by SF Pacific, LLC, a California Limited Liability Company (hereinafter "Declarants").

RECITALS

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

Parcel A:

See Exhibit "A"

Said parcel was recorded in Book 0907, Page 3306 as document number 0709306 on September 14, 2007, in the Office of the Douglas County Recorder and having Assessor's Parcel Numbers 1418-15-701-009.

Parcel B:

See Exhibit "B"

Said parcel was recorded in Book 0907, Page 3306 as document number 0709306 on September 14, 2007, in the Office of the Douglas County Recorder and having Assessor's Parcel Numbers 1418-15-701-010.

Parcels A and B 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 June 19, 2015 for a new secondary residence, 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 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 June 19, 2015 condition of approval, the Property identified herein shall always be treated as if the lots had been legally consolidated for the purposes of land coverage calculations within the project area, and the 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 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.

///
///
///

IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarant's Signature:

[Handwritten Signature]

Dated: 9/3/15

By: Berry T. Mori
SF Pacific, LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

)
) ss
)

COUNTY OF CONTRA COSTA

On 09/03/15, 2015, before me, Michelle Ann Wallace, Notary Public
notary public, personally appeared **BARRY T. MORI** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

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

WITNESS my hand and official seal

Signature Michelle Ann Wallace (Seal)



Exhibit A

APN 1418-15-701-009

Parcel 1:

All that portion of the S 1/2 of Lot 3 in Section 15, T. 14 N., R. 18 E., M.D.B.&M., Situate, lying and being in the County of Douglas, State of Nevada, herein designated as the southerly portion of Lot "B", which said Lot "B" is described in that certain Deed dated December 29, 1954, and recorded in Book B-1 of Deeds at Page 237, records of said Douglas County, said southerly portion of Lot "B" herein conveyed and being more fully described as follows, to wit:

Beginning at the southeasterly corner of said Lot "B" on the westerly right of way line of Nevada State Highway, U.S. Route 50, from which said point of beginning the section corner common to Sections 14, 15, 22, and 23, T. 14 N., R. 18 E., M.D.B.&M., bears S.45°19'59.6" E., a distance of 2102.499 feet; and running thence N. 89°38'49.7" W., along the southerly boundary of said Lot "B" a distance of 753.458 feet to a point;

Thence S. 60°00'00" W., continuing along said southerly boundary a distance of 97.472 feet to an intersection with the Government Meander Line of lake Tahoe as adjusted by survey;

Thence N. 60°00'00" E., a distance of 90.799 feet to a point;

Thence S. 89°38'49.7" E., a distance of 798.250 feet to an intersection with the above mentioned westerly right of way line of Nevada State Highway, U.S. Route 50;

Thence S. 7°30'37.5" E., along said highway right of way line a distance of 42.667 feet to a point;

Thence S. 6°12'20.5" E., continuing along said highway right of way line a distance of 8.792 feet to the point of beginning.

Together with adjacent lands between said Governing Meander Line at Lake Tahoe and a line on the bed of Lake Tahoe, whose elevation is 6,223 feet, Lake Tahoe Datum, as provided for in NRS 321.595.

Exhibit B

APN 1418-15-701-010

Parcel 1:

All that portion of the S 1/2 of Lot 3 in Section 15, T. 14 N., R. 18 E., M.D.B.&M., Situate, lying and being in the County of Douglas, State of Nevada, herein designated as Lot "A", which said Lot "A" is described in that certain Deed dated December 29, 1954, and recorded in Book B-1 of Deeds at Page 245, records of said Douglas County and being more particularly described by metes and bounds as follows:

Beginning at a point, in the 1/16 Section line which is the south boundary of said Lot 3, which is the point of its intersection with the westerly right of way line of the Nevada State Highway, U.S. Route 50, and from which point the section corner common to Sections 14, 15, 22, and 23 T. 14 N., R. 18 E., M.D.B.&M., bears S. 48°14'32.6" E., a distance of 1981.432 feet, and running thence N. 89°43'38.3" W., along the 1/16 section line which is the south boundary of said Lot 3, a distance of 762.869 feet, to its intersection with the Government Meander Line of Lake Tahoe as adjusted by survey;

Thence N.39°47'52.2" W. along said meander line, a distance of 144.080 feet;

Thence N. 60°00'00" E., a distance of 97.472 feet;

Thence S. 89°38'49.7" E., a distance of 753.458 feet, to a point in the westerly right of way line of the Nevada State Highway, U.S. Route 50;

Thence S. 6°12'20.5" E., along said highway right of way line, a distance of 159.359 feet, to the point of beginning.

Together with adjacent lands between said Government Meander Line at Lake Tahoe and a line on the bed of Lake Tahoe, whose elevation is 6,223 feet, Lake Tahoe datum, as provided for in NRS 321.595.

Parcel 2:

All that land located in Government Lot 4 of Section 15, T. 14 N., R. 18 E., M.D.B.&M., and being a portion of Lot 1, as shown on the record of survey filed in Book 597, official records, at Page 2567, in the Douglas County Recorder's Office, and described as:

Beginning at the northeast corner of said Lot 1 and thence the following three courses:

N 89°40'40" W 762.71 feet along the north line of said Lot 4 to the Government Meander Line at Lake Tahoe.

S 40°00'00" E 6.40 feet along said meander line,

N 89°57'13" E 758.58 feet to the point of beginning.

Together with adjacent lands between said Government Meander Line at Lake Tahoe and a line of the bed of Lake Tahoe, whose elevation is 6,223 feet, Lake Tahoe datum, as provided for in NRS 321.595.