



KAREN ELLISON, RECORDER

**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 # TRAN2014-1319

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TRANSFER OF EXISTING DEVELOPMENT CONSISTING OF  
SIX RESIDENTIAL DEVELOPMENT RIGHTS ("DEED RESTRICTION")  
TO BE RECORDED AGAINST APN 1418-15-701-009**

This Deed Restriction is made this 3<sup>RD</sup> day of SEPTEMBER, 2015, by SF Pacific, LLC, a California Limited Liability Company (hereinafter "Declarant").

**RECITALS**

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

See attached Exhibit "A".

Said property was recorded in Document Number 0709306 on September 14, 2007, in the office of the County Recorder, County of Douglas, State of Nevada, and having Assessor's Parcel Number 1418-15-701-009. (hereinafter "Sending Parcel")

2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on June 22, 2015 to transfer one residential development right to the Receiving Parcel, located in Douglas County, State of Nevada, described as follows:

See attached Exhibit "B".

Said property was recorded in Document Number 0709306 on September 14, 2007, in the office of the County Recorder, County of Douglas, State of Nevada, and having Assessor's Parcel Number 1418-15-701-010. (hereinafter "Receiving Parcel")

3. The Sending Parcel and the Receiving Parcel are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 51 of the TRPA Code of Ordinances requires that an appropriate deed restriction be recorded documenting the transfer of one residential development right from the Sending Parcel, and the requirement that the Sending Parcel be restricted.

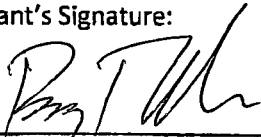
#### DECLARATIONS

1. Declarant hereby declares that the Sending Parcel described above is, and shall be, deemed by TRPA to have permanently transferred one residential development right assigned to the Sending Parcel as defined in Section 50.3 of the Code, and to have no residential development rights remaining. Declarant acknowledges that the residential development right may be returned to the Sending Parcel only if TRPA approves the transfer of such pursuant to TRPA's ordinances in effect at the time of such development.
2. Declarant agrees to pay or cause to be paid all real property taxes and other assessments levied or assessed against the Sending Parcel.
3. Declarant declares that the Receiving Parcel, described above, is hereby deemed to have received one residential development right from the Sending Parcel. Said residential development right does not constitute project approval or a vested right to development.
4. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending parcel and the Receiving Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
5. 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 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.

///  
///  
///

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

Declarant's Signature:

  
\_\_\_\_\_  
By: Barry T. Mori  
SF Pacific, LLC

Dated: 9/3/15

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  
)

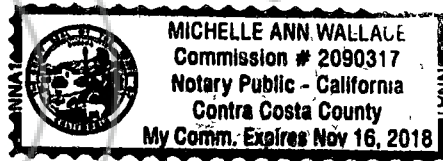
COUNTY OF CONTRA COSTA

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)



APPROVED AS TO FORM:

Theresa Quance

Tahoe Regional Planning Agency

Dated: 6/22/15

STATE OF Nevada )

) SS.

COUNTY OF Douglas )

On June 22, 2015, before me Kimberly L. HERN, Notary Public, personally appeared Theresa Quance, 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: Kimberly L. HERN

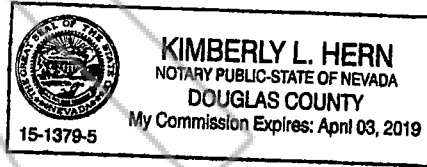


Exhibit A

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.