

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 # ERSP2017-1282

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RESTRICTING TRANSFERRED COVERAGE TO HEALTH AND SAFETY PURPOSES
("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1318-23-301-001**

This Deed Restriction is made this 29th day of MARCH 2018 by Sierra Colina, LLC, a Nevada limited liability company (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property described as follows:

Parcel A as set forth on Parcel Map for The Estate of Elizabeth Schulz Rabe filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 21, 1990, in Book 990, Page 3206, as File No. 235099.

Said parcel was recorded as document number 0661794 on November 29, 2005, in the Office of the Douglas County Recorder and having Assessor's Parcel Number 1318-23-301-001, hereinafter referred to as the "Property."

2. Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on March 23, 2018 to transfer 1,841 square feet of additional land coverage to the recorded easement within the Property for the benefit of Sierra Pacific Power Company, dba NV Energy, to satisfy NV Energy requirements for a service access road to utility equipment (public health and safety). Said easement was recorded as document number 2018-910384 on February 14, 2018, in the Office of the Douglas County Recorder.
3. The Property is 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, the Declarant is required to record an appropriate deed restriction documenting that the land coverage transferred to the Property may not be used for any purpose other than public health and safety.

DECLARATIONS

1. Declarant hereby declares that the additional 1,841 sq. ft. of land coverage transferred to the Property for the purpose of public health and safety may not be relocated or reused onsite for any purpose other than public health and safety, as defined in the TRPA Code of Ordinances.
2. 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 Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest 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.

///
///
///

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

Declarant's Signature: [Handwritten Signature]

Dated: 03-29-18

Steven C. Kenninger, Manager
Sierra Colina, LLC
by SICOLAND, LLC, a Delaware limited liability company, Its Manager
by QMO, LLC, a Delaware limited liability company, Its Manager

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.

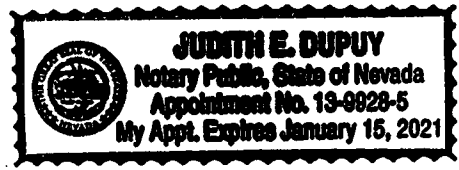
STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On March 29, 2018 before me, Judith E. DuPuy a Notary Public, personally appeared Steven C. Kenninger 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: [Handwritten Signature] (Seal)
Name: Judith E. DuPuy
(typed or printed)



APPROVED AS TO FORM:

Theresa Avance
Theresa Avance, Senior Planner
Tahoe Regional Planning Agency

Dated: 3/23/18

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 NEVADA)
) SS.
COUNTY OF DOUGLAS)

On 3-23-18 before me, Linda Allen a Notary Public,
personally appeared Theresa Avance,
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 (Seal)

Name: Linda Allen
(typed or printed)

