

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
TRPA File No.: SUBD2017-0492

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA, DENSITY, AND COVERAGE CALCULATION ("DEED RESTRICTION")
TO BE RECORDED AGAINST CONSECUTIVE APNS 1318-23-315-001 THROUGH 1318-23-315-045
(ALL FORMERLY APN 1318-23-301-001)**

This Deed Restriction is made this 26th day of December, 2018, by St. Thomas Construction, Inc., a California Corporation, as Manager of Tallac Investments, LLC, a Nevada Limited Liability Company, as Managing Member of Tahoe Now Ventures, LLC, a Nevada Limited Liability Company (hereinafter "Declarants").

RECITALS

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

Parcel One

Lot 1 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-028.

Parcel Two

Lot 2 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-027.

Parcel Three

Lot 3 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-026.

Parcel Four

Lot 4 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-025.

Parcel Five

Lot 5 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-024.

Parcel Six

Lot 6 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-023.

Parcel Seven

Lot 7 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-022.

Parcel Eight

Lot 8 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-021.

Parcel Nine

Lot 9 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-020.

Parcel Ten

Lot 10 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-019.

Parcel Eleven

Lot 11 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-018.

Parcel Twelve

Lot 12 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-017.

Parcel Thirteen

Lot 13 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-016.

Parcel Fourteen

Lot 14 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-015.

Parcel Fifteen

Lot 15 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-014.

Parcel Sixteen

Lot 16 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-013.

Parcel Seventeen

Lot 17 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-012.

Parcel Eighteen

Lot 18 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-011.

Parcel Nineteen

Lot 19 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-010.

Parcel Twenty

Lot 20 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-009.

Parcel Twenty-one

Lot 21 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-008.

Parcel Twenty-two

Lot 22 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-007.

Parcel Twenty-three

Lot 23 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-006.

Parcel Twenty-four

Lot 24 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-005.

Parcel Twenty-five

Lot 25 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-004.

Parcel Twenty-six

Lot 26 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-003.

Parcel Twenty-seven

Lot 27 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-002.

Parcel Twenty-eight

Lot 28 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-001.

Parcel Twenty-nine

Lot 29 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-044.

Parcel Thirty

Lot 30 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-043.

Parcel Thirty-one

Lot 31 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-042.

Parcel Thirty-two

Lot 32 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-041.

Parcel Thirty-three

Lot 33 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-040.

Parcel Thirty-four

Lot 34 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-039.

Parcel Thirty-five

Lot 35 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-038.

Parcel Thirty-six

Lot 36 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-037.

Parcel Thirty-seven

Lot 37 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-036.

Parcel Thirty-eight

Lot 38 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-035.

Parcel Thirty-nine

Lot 39 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-034.

Parcel Forty

Lot 40 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-033.

Parcel Forty-one

Lot 41 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-032.

Parcel Forty-two

Lot 42 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-031.

Parcel Forty-three

Lot 43 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-030.

Parcel Forty-four

Lot 44 per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-029.

Parcel Forty-five

Lot A (Common Area) per that Final Map PD 15-002 for Sierra Colina filed for record on August 7, 2018 as Document Number 2018-917736, and having Assessor Parcel Number 1318-23-315-045.

Parcels One through Forty-five are hereinafter collectively referred to as the "Property", and is shown as the combined project area in Exhibit 'A'.

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 September 8, 2017 to subdivide the Property into forty-five (45) separate legal parcels, subject to certain conditions contained on said approval, including a condition that the Declarants record a deed restriction permanently assuring that the coverage calculations and density for the Property shall always be made as if the parcels had never been subdivided.
4. As a condition of the above approval, and as required in Chapter 30, Land Coverage, Section 30.4.1.C.2.a.(iii) of the TRPA Code of Ordinances, the parcels within the above project area be treated as if legally consolidated for the purpose of future land coverage and density calculations within the project area.

DECLARATIONS

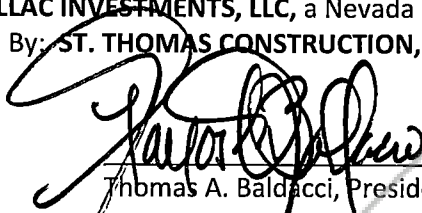
1. Declarants hereby declare that, for the purpose of satisfying TRPA's September 8, 2017 condition of approval, the Property identified herein shall always be treated as if the parcels had not been subdivided, and treated as if legally consolidated for the purpose of future land coverage and density calculations, and the application of TRPA ordinances pertaining thereto.
2. Additionally, the three residential units of use banked to the property as a result of the project plan revision (TRPA File ERSP2017-0730) shall be banked to the project common area (APN 1318-23-315-045), and available for future transfer.
3. 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.
4. 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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IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written below.

Declarant's Signature:

TAHOENOW VENTURES, LLC, a Nevada Limited Liability Company
By: **TALLAC INVESTMENTS, LLC**, a Nevada Limited Liability Company, Its: Managing Member
By: **ST. THOMAS CONSTRUCTION, INC.**, a California corporation, Its: Manager



Thomas A. Baldacci, President

Dated: 12/26/18

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.

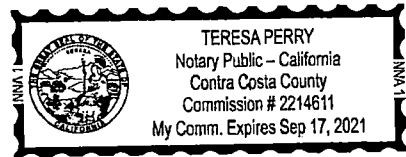
STATE OF California)
) SS.
COUNTY OF Contra Costa)

On December 26 2018 before me, Teresa Perry a Notary Public, personally appeared Thomas A. Baldacci 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Teresa Perry (Seal)
Name: Teresa Perry
(typed or printed)



APPROVED AS TO FORM:

Theresa Avance
Theresa Avance, Senior Planner
Tahoe Regional Planning Agency

Dated: 12/17/18

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 12-17-18 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)

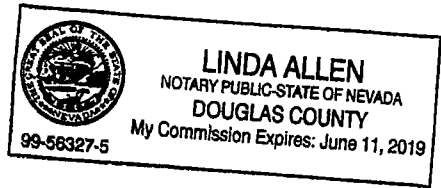
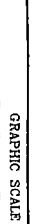
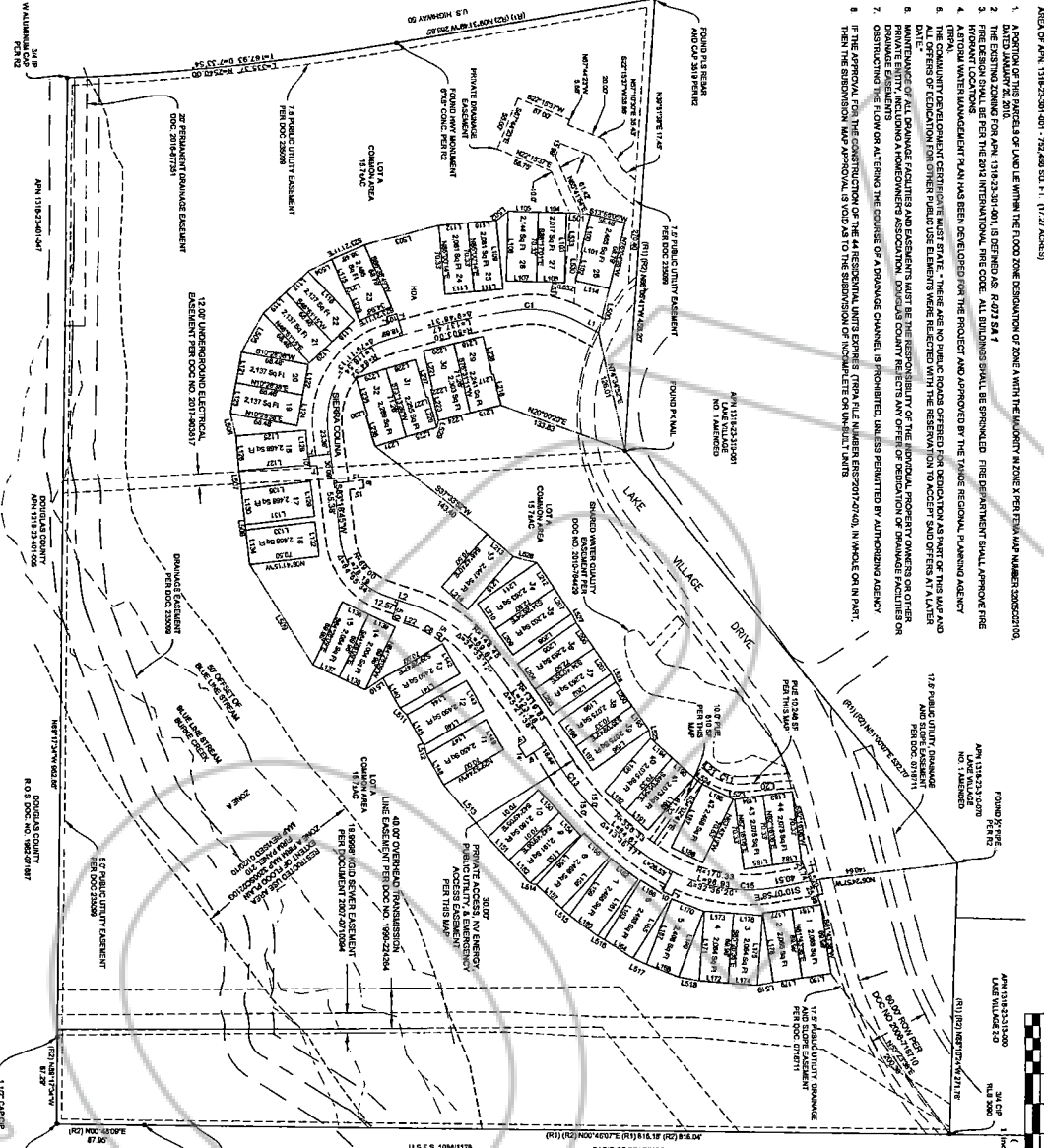


Exhibit A

NOTES:

1. A PORTION OF THIS PARCELS OF LAND IS WITHIN THE FLOOD ZONE DESIGNATION OF ZONE A WITH THE MAJORITY X ZONE X REVIEW MAP NUMBER 200022100.
2. DATED MAY 20, 2010 FOR APN: 1318-23-001, IS REFERRED AS: PD23 24.7.
3. FLOOD ZONE SHALL BE PER THE 2012 INTERNATIONAL FIRE CODE. ALL BUILDINGS SHALL BE PROVIDED FIRE DEPARTMENT SHALL APPROVE FIRE HYDRANT LOCATIONS.
4. THE MAJORITY X ZONE X REVIEW MAP HAS BEEN DEVELOPED FOR THE PROJECT AND APPROVED BY THE TRUCKEE REGIONAL PLANNING AGENCY (TRPA).
5. THE MAJORITY X ZONE X REVIEW MAP MUST STAY IN THE AREA NO PUBLIC ROADS OFFERED FOR DEDICATION AS PART OF THIS MAP AND DATE.
6. MAINTENANCE OF ALL DRAINAGE FACILITIES AND RESIDENTS MUST BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER DRAINAGE FACILITIES FOR OTHER PUBLIC USES EXCEPTING WATER COLLECTION FROM THE SUBDIVISION TO ACCEPT AND OFFERS A PLAN.
7. IF THE APPROVAL FOR THE CONSTRUCTION OF THE 44 RESIDENTIAL UNITS SPHINS (TRPA FILE NUMBER 200907200), IN WHOLE OR IN PART, THEN THE SUBDIVISION MAP APPROVAL IS VOID AS TO THE SUBDIVISION OF INCOMPLETE OR UN-FULLY LABELED.



CHORD (LENGTH) (FOOT)	ANGLE (DEGREE)
0	0.00
10	0.35
20	0.70
30	1.05
40	1.40
50	1.75
60	2.10
70	2.45
80	2.80
90	3.15
100	3.50
110	3.85
120	4.20
130	4.55
140	4.90
150	5.25
160	5.60
170	5.95
180	6.30
190	6.65
200	7.00
210	7.35
220	7.70
230	8.05
240	8.40
250	8.75
260	9.10
270	9.45
280	9.80
290	10.15
300	10.50
310	10.85
320	11.20
330	11.55
340	11.90
350	12.25
360	12.60

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	30.20	S18°23'12\"/>			



APN 1318-23-001-001
 LOTS 44 = 2.27 AC
 COMMON AREA 15.73 AC
 TOTAL = 18.00 AC

BASES OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS PER A RECORD OF SURVEY RECORDED AS DOCUMENT NO. 2004-181 IN THE DOUGLAS COUNTY RECORDS OFFICE, DOUGLAS COUNTY, NEVADA AND BEING A SUBDIVISION OF MAP 2007-181 IN THE DOUGLAS COUNTY RECORDS OFFICE, DOUGLAS COUNTY, NEVADA.

REFERENCE DOCUMENTS:
 1. A RECORD OF SURVEY SHOWING A PORTION OF SURVEY RECORDED AS DOCUMENT NO. 2004-181 IN THE DOUGLAS COUNTY RECORDS OFFICE, DOUGLAS COUNTY, NEVADA.
 2. A RECORD OF SURVEY SHOWING A PORTION OF SURVEY RECORDED AS DOCUMENT NO. 2007-181 IN THE DOUGLAS COUNTY RECORDS OFFICE, DOUGLAS COUNTY, NEVADA.

LEGEND:
 • FOUND PROPERTY CORNER AS NOTED
 ○ SET OFF NEVADA CAP STAMPED P.S. 11400
 L LOT CORNER - NOT SET
 D DEDICATION POINT, NOTHING FOUND, NOTHING SET
 1 RECORD BEARING AND DISTANCE
 (R-1) RECORD PER MAP DOC. NO.
 (R-2) PRIVATE ACCESS EASEMENT
 (R-3) PUBLIC UTILITY EASEMENT
 (R-4) EMERGENCY ACCESS EASEMENT

SIERRA COLINA

2018-917763

SEC 23 T1N R18E

FINAL MAP PD 15-002
 FOR
 SIERRA COLINA
 APN: 1318-23-001-001
 A PORTION NW 1/4 OF THE SW 1/4 OF
 SECTION 23, T13 N, R18 E, M.D.M.

DOUGLAS COUNTY, NEVADA
WELSH HAGEN
 ASSOCIATES
 ENGINEERING - PLANNING - SURVEYING
 2015 S. Rock Blvd., Suite 118
 Reno, Nevada 89502
 (775) 853-7776
 SHEET 3 OF 3

APR 2017