

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
Attention: Julie Roll, Senior Planner
TRPA File No. ERSP2022-0099

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA COVERAGE CALCULATION,
TO BE RECORDED AGAINST APNS 1418-34-401-001 AND 1418-34-401-002 ("DEED RESTRICTION")**

This Deed Restriction is made this 7 day of July, 2022, by PINE ROCK, LLC, A NEVADA LIMITED LIABILITY COMPANY (hereinafter "Declarant One") to GREEN ROCK, LLC, A NEVADA LIMITED LIABILITY COMPANY (hereinafter "Declarant Two").

RECITALS

1. Declarant One is the owner of certain real property located in Douglas County, Nevada, Assessor's Parcel Number 1418-34-401-001, and as described as follows:

Being a portion of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.B. & M. as shown on a Record of Survey recorded in the Office of the County Recorder, Minden, Douglas County, Nevada.

Commencing at the South Quarter corner of Section 34, Township 14, North, Range 18 East, M.D.B. & M., said point also being the Southeast corner of Lot 4 of the aforesaid section; thence North 0° 28' 52" East 1,309.84 feet to the Northeast corner of said Lot 4, said point being marked by a 2-inch capped iron pipe; thence North 89° 54' 57" West 1,140.14 feet to a point on a meander line, said point being marked by True Point of Beginning; thence South 89° 54' 57" East 770.11 to a point on the Westerly Right of Way line of U.S. Highway 50; thence along the said right of way line as follows: South 5° 28' 09" East 153.85 feet to the beginning of a curve; thence on a curve to the left through a delta angle of 4° 56' 51" whose radius is 2,040 feet and an arc length of 176.15 feet to a point; thence leaving said right of way line, North 89° 55' 35" West 651.34 feet to a point on a meander line, said point being marked by a drill hole in a boulder, thence along a meander line as follows: North 19° 47' 13" West 212.55 feet to a point marked by a 2-inch capped iron pipe; thence North 33° 51' 43" West 153.98 feet to the True Point of Beginning.

Beginning at the Northwesterly corner of the Parcel of land described in that Deed of Correction Book 805, Page 9203, Douglas County Records;

thence South 33°51'43" East 153.98 feet;
thence South 19°47'13" East 212.55 feet;
thence North 89°55'35" West 56.6 feet more or less to a point on the
approximate Low-Water Line of Lake Tahoe, elevation 6223.0 feet, Bureau of
Reclamation Datum;
thence Northerly along said approximate Low-Water Line the following 6
courses:

North 15°22'36" West 29.88 feet;
North 21°10'34" West 63.04 feet;
North 25°18'36" West 76.85 feet;
North 33°04'14" West 55.07 feet;
North 14°02'57" West 52.27 feet;
North 25°00'51" West 81.58 feet;

thence leaving said approximate Low-Water Line South 89°54'57" East 39.6
feet more or less to the Point of Beginning.

Containing 19,016 square feet, more or less.

2. Declarant Two is the owner of certain real property located in Douglas County, Nevada, Assessor's Parcel Number 1418-34-401-002, and as described as follows:

A portion of the South half of the North half of Lot 4 of Section 34, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

BEGINNING at a point at the Southeast corner of the parcel, on the Westerly right-of-way line of U.S. Highway No. 50, said point being described as bearing North 19°22' 12" West a distance of 868.19 feet from the South One-Quarter corner of said Section 34; thence North 89°56' 12" West 624.49 feet to the Southwest corner of the parcel, on the meander line of Lake Tahoe; thence North 19°47'12" West along the meander line 174.17 feet to the Northwest corner of the parcel; thence South 89°55'35" East 650.91 feet to the Northeast corner of the parcel and on the Westerly right-of-way line of said highway; thence from a tangent which bears South. 10° 17' 55" East curving to the left along the right-of-way line with a radius of 2040 feet through an angle of 1°04'20" an arc distance of 38.23 feet to a point; thence South 11°22' 15" East along the right-of-way line 128.82 feet to the POINT OF BEGINNING, said parcel containing 2.382 acres, more or less.

Also the right and privilege to the use through pipe lines of water heretofore or hereafter assigned to the above parcels from that certain spring generally known and designated as Beatty Springs, situate in Lot 4, Section 34, Township 14 North, Range 18 East.

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Beginning at the Northwesterly corner of the Parcel of land described in that Grant, Bargain and Sale Deed in Book 602, page 9390, Douglas County Records;

thence South 19°47'13" East 174.17 feet;
thence North 89°56;12" West 42.2 feet more or less to a point on the approximate Low-Water Line of Lake tahoe, elevation 6223.0 feet, Bureau of Reclamation Datum;

thence Northerly along said approximate Low-Water Line the following 5 courses;

North 13°12'50" west 51.48 feet;
North 08°02'02" west 33.56 feet;
North 56°57'46" west 51.94 feet;
North 14°06'39" west 46.13 feet;
North 15°22'36" west 7.78 feet;

thence leaving said approximate Low-Water Line South 89°55'35" east 56.6 feet more or less to the Point of Beginning.

Containing 7,412 square feet, more or less.

These two properties collectively referred to hereinafter as the "Property" (APNs: 1418-34-401-001 and 1418-34-401-002).

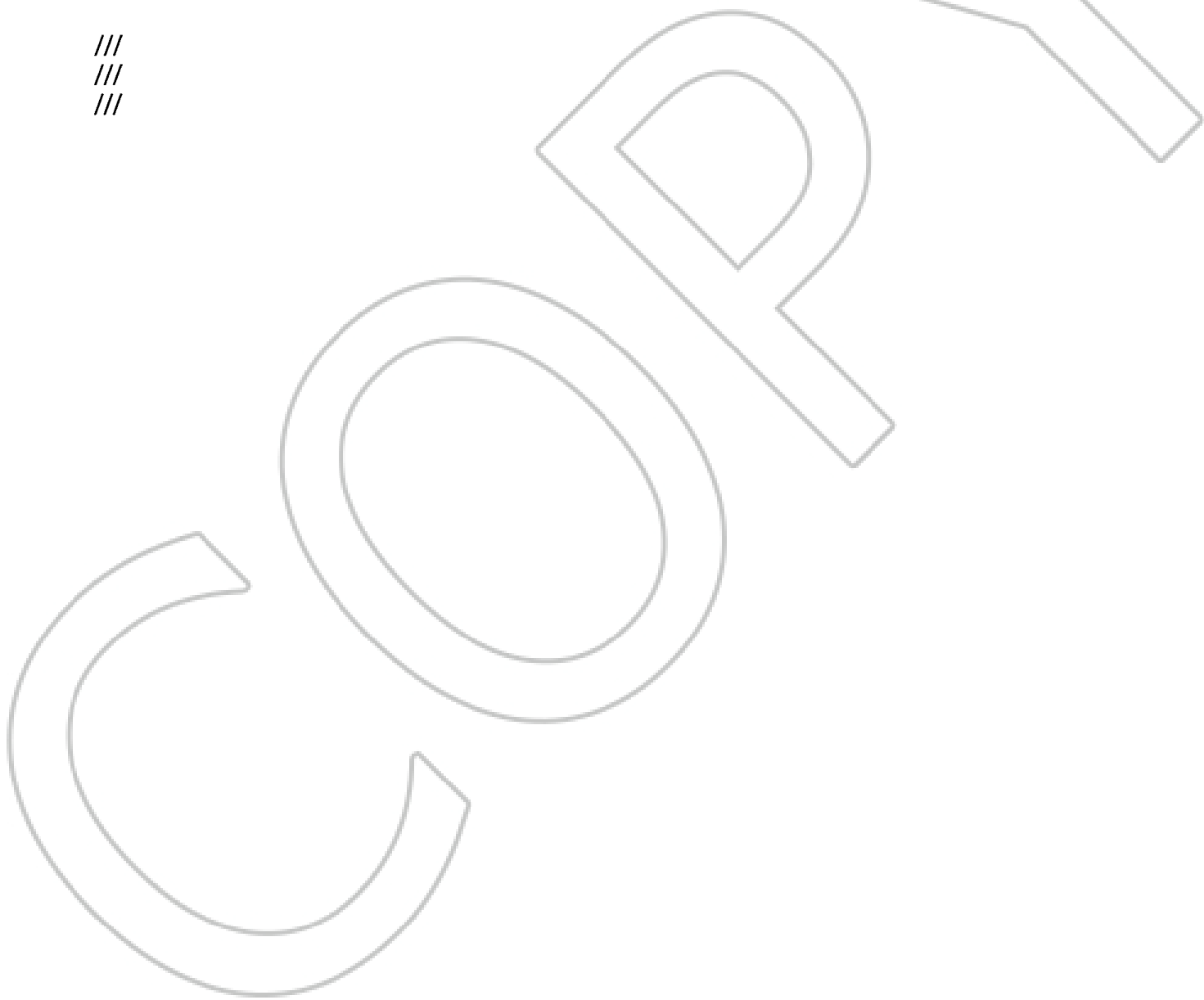
2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Agency (TRPA) Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TPRA.
3. Declarants received approval from the TRPA on July 5, 2022 for a teardown and rebuild project (ERSP2022-0099), 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 lots within the project area shall always be made as if they 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

- A. Declarant hereby declares that the Property consisting of the Property consisting of APNs 1418-34-401-001 and 1418-34-401-002 and as identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area, and the applying TRPA ordinances pertaining to land coverage.

- B. The 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 Declarant and the Declarant's assigns, and all persons acquiring or owning any interests in the property.
- C. The Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the TRPA or its successor agency, if any. TPRA 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.

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

Declarant's Signature:

[Handwritten Signature]

Dated: 7.7.22

PR Management, LLC *Maureen*
Kenneth R. Jilison

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)

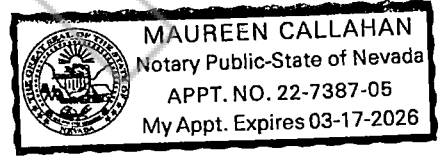
On 7-7-22 before me, Maureen Callahan a Notary Public, personally appeared Kenneth R. Jilison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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: *Maureen Callahan* (Seal)

Name: Maureen Callahan
(typed or printed)



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

Declarant's Signature:

PR Management, LLC
Kenneth R. Sillson

Dated: 7-7-22

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 7-7-22 before me, Maureen Callahan a Notary Public, personally appeared Kenneth R. Sillson, 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.

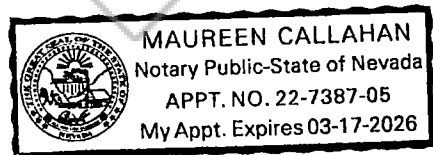
I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Maureen Callahan (Seal)

Name: Maureen Callahan

(typed or printed)



APPROVED AS TO FORM:

Julie Roll
Julie Roll, Senior Planner
Tahoe Regional Planning Agency

Dated: 7/15/22

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 7/15/22 before me, Georgina Balkwell a Notary Public,
personally appeared Julie Roll

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: GB (Seal)

Name: Georgina Balkwell

(typed or printed)

