

Recording requested by:
Tahoe Regional Planning Agency

When recorded mail to:
✓ Tahoe Regional Planning Agency
P.O. Box 1038
Zephyr Cove, NV 89448
Attn: Elizabeth Harrison

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA AND COVERAGE CALCULATION
("DEED RESTRICTION")**

This Deed Restriction is made by Lewis S. Feldman and Marta Jo Schachtli, as Trustees of the Feldman Family Trust under Trust Agreement Dated 12/24/95 ("Feldman"), Leslie J. Shaw and Janice E. Shaw ("Shaw"), and Lake Salmon, LLC, a Nevada limited liability company ("Lake Salmon") (collectively, Feldman, Shaw and Lake Salmon are referred to as "Declarants").

RECITALS

1. Declarants are the owners of certain real property described as follows:

PARCEL I AND II:

Feldman and Shaw are each owners of an undivided ½ interest in and to that certain real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel No. 05-350-05, and more particularly described as Parcels I and II in the attached Exhibit "A."

PARCEL III:

Lake Salmon is the owner of that certain real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel No. 05-350-06, and more particularly described as Parcel III in the attached Exhibit "A."

The Grant Deed conveying Parcels I, II and III were recorded on January 12, 2001, as Document No. 0506814 in Book 0101 at pages 2522-23 in the Douglas County Recorder's Office.

Parcels I, II and III 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, State. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the TRPA pursuant to the Tahoe

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Regional Planning Compact.

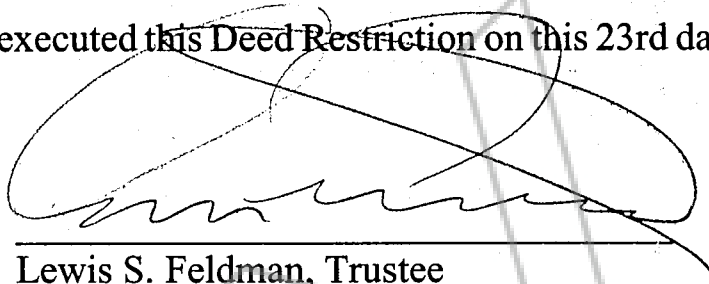
3. Feldman and Shaw received approval from the TRPA on February 22, 2001, for construction of a 300 square foot addition to an existing commercial building situated on Parcels I and II, subject to certain conditions contained on said approval (TRPA File No. 200668), including a condition that a deed restriction be recorded 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 20, Land Coverage, Section 20.3D(1)(a), of the TRPA Code of Ordinances requires that the Property, consisting of Parcels I, II and III, be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATION

1. Declarants hereby declare that, for the purpose of satisfying TRPA's February 22, 2001, condition of approval, the Property, consisting of Parcels I, II and III 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 application of 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 interests 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 party, 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 on this 23rd day of April 2001.

DECLARANTS:

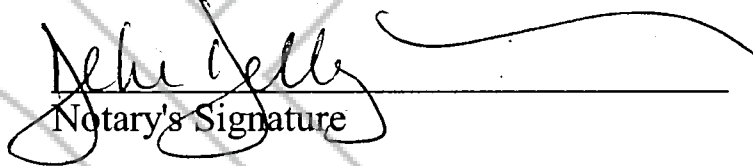
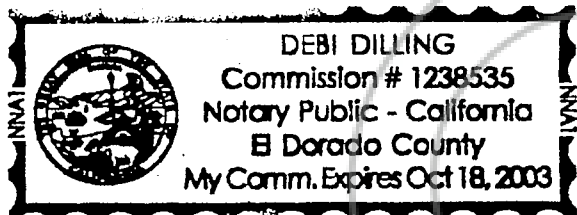


Lewis S. Feldman, Trustee

State of California }
 } SS.
County of El Dorado }

On April 27, 2001, before me personally appeared LEWIS S. FELDMAN, personally known to me (~~or 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 executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary's Signature

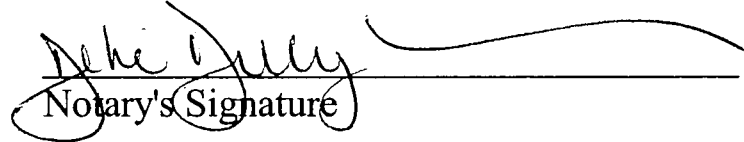
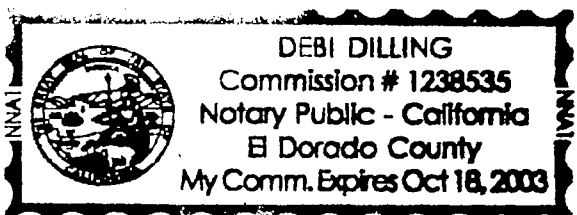


Marta Jo Schachtli, Trustee

State of California }
 } SS.
County of El Dorado }


On April 27, 2001, before me personally appeared MARTA JO SCHACHTILI, personally known to me (~~or 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 executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary's Signature

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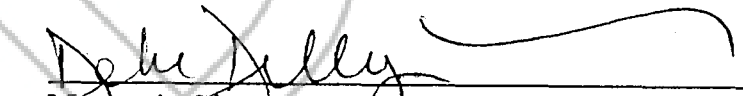


Leslie J. Shaw

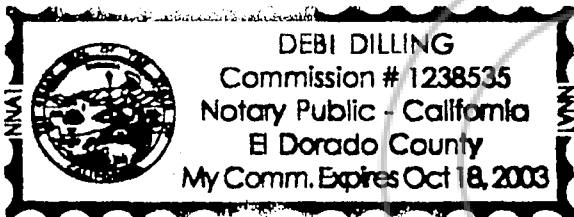
State of California }
 } SS.
County of El Dorado }

On April 27, 2001, before me personally appeared LESLIE J. SHAW, personally known to me (~~or 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~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary's Signature

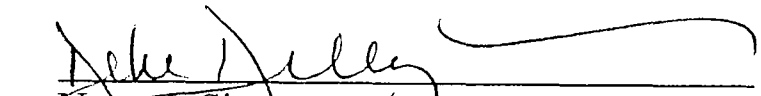


Janice E. Shaw
Janice E. Shaw

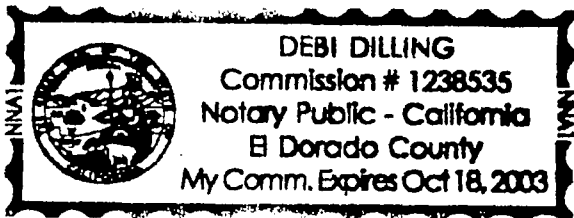
State of California }
 } SS.
County of El Dorado }

On April 27, 2001, before me personally appeared JANICE E. SHAW, personally known to me (~~or 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~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary's Signature



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LAKE SALMON, LLC

By: [Signature]
Lewis S. Feldman, Managing Member

State of California }
 } SS.
County of El Dorado }

On April 7, 2001, before me personally appeared LEWIS S. FELDMAN, personally known to me (~~or 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 executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary's Signature

APPROVED AS TO FORM:

TAHOE REGIONAL PLANNING AGENCY

By: Jordan Kahn

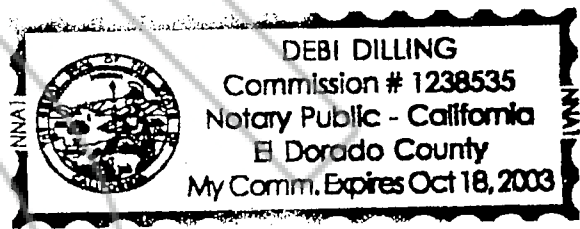
Its: Assistant Agency Counsel

State of NEVADA }
 } SS.
County of DOUGLAS }

On ^{May} ~~April~~ 2, 2001, before me personally appeared JORDAN KAHN, personally known to me (or 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 executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Katherine S. White
Notary's Signature



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EXHIBIT "A"

COPY

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DOUGLAS COUNTY

WHEN RECORDED MAIL TO:
GORDON R. LANE
P.O. BOX 10334
ZEPHYR COVE, NV 89448

Order No.
Escrow No. 8614753
R.P.T.T. 13 02
Based on full value
Based on full value
less liens

CORPORATION GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, NEVADA BANKING COMPANY

(GRANTOR), a corporation organized and existing under the laws of the State of Nevada does hereby grant, bargain, sell, and convey to GORDON R. LANE AND CAROL L. LANE, husband and wife, as joint tenants

(GRANTEE), all that real property in the County of DOUGLAS, State of Nevada, being Assessor's Parcel Number 03-141-19, specifically described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY and without liability for the consideration therefor, or on the validity or enforceability of said instrument, or for the effect of such recording on the fee of the property involved.

(Continued)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated April 11, 1996

STATE OF NEVADA

County of DOUGLAS

NEVADA BANKING COMPANY

BY:

Wayne Snyder
Executive Vice-President

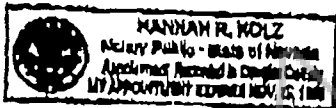
This document was acknowledged before me on April 11, 1996 by Wayne Snyder

Executive Vice President of NEVADA BANKING COMPANY

MAIL TAX STATEMENT TO:
SAME AS ABOVE

FOR RECORDER'S USE

Mannam R. Kolz
Notary Public



1042

385299

BK0496P62092

All that portion of Section 34, Township 14 North, Range 14 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at Nevada Department of Transportation right-of-way monument #5, a point on the Easterly right-of-way of U.S. Highway 50; thence North 27°22'45" East, 16.86 feet along said right-of-way to the POINT OF BEGINNING; thence South 89°46'36" East, 61.38 feet; thence North 00°13'24" East, 19.87 feet; thence South 89°42'11" East 15.00 feet; thence North 00°13'24" East, 20.00 feet; thence North 89°42'11" West, 56.19 feet to said Easterly right of way; thence along the arc of a curve to the right having a radius of 1114.14 feet, delta of 01°13'48", and an arc length of 23.92 feet; thence south 27°22'45" West, 20.83 feet to the POINT OF BEGINNING.

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.
MUNICIPAL RECORDS
DOUGLAS CO., NEVADA

76 APR 12 12:16

LINDA SLATER
RECORDER
PAID DEPUTY

385299

BK0496PG2093

EXHIBIT "B"

COPY

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Order No. TSL-21384
 Document Transfer Tax \$780.00
 APN 05-350-050 & 05-350-060

Mail Tax Bill to Grantee:
 P.O. Box 456
 Zephyr Cove, NV 89448

0506814 202

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

KENNETH BITLER and PEGGY L. BITLER, as Trustees of the Ken and Peggy Bitler Family Trust dated May 13, 1992

do hereby GRANT, BARGAIN and SELL TO

LEWIS S. FELDMAN and MARTA JO SCHACHTILI, as Trustees of the FELDMAN FAMILY TRUST under Trust Agreement dated 12/24/95 as to an undivided 1/2 interest in and to Parcels I and II and LESLIE J. SHAW and JANICE B. SHAW, husband and wife as Joint Tenants with the Right of Survivorship as to an undivided 1/2 interest in and to Parcels I and II;

LAKE SALMON, LLC, a Nevada Limited Liability Company as to Parcel III

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

PARCEL I

A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 15, Township 13, North, range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the intersection of the South line of the SE 1/4 of said Section 15 and the southwesterly right of way of U.S. Highway 50; thence along said right of way North 47°36'00" West 60.41' to the southeasterly corner of that certain parcel as described in Book Y of Deeds at Page 264 and recorded September 27, 1947; thence along the boundary of said parcel the following courses: South 85°30'00" West 150.00'; North 47°36'00" West 150.00'; North 85°30'00": East 150.00' to the right of way of U.S. Highway 50; thence along said right of way North 47°36'00" West 131.49' to a 2" iron pipe; thence South 59°52'38" West 168.73'; thence South 47°06'07" East 70.94'; thence South 35°08'08" West 120.20' to the section line common to Sections 22 and 15; thence along said section line South 89°55'52" east 417.34' to the point of beginning.

PARCEL II

That certain non-exclusive easement for the purposes of ingress and egress over and across the Southwesterly 20' of the adjacent parcel of property, more particularly described as follows:

COMMENCING at a 1" iron pipe at the intersection of the Southerly line of said Section 15 and the Southwesterly line of U.S. Highway 50, 80 feet wide; thence North 47°36'00" West along said Southwesterly line 341.05 feet to the point of beginning; thence continuing along said Southwesterly line North 47°36'00" West 160.00 feet to the Southeasterly line of Elks Point Road 60 feet wide; thence South along said Southeasterly line South 42°17'45" West 68.38 feet; thence South 42°53'53" West 91.62 feet; thence South 47°06'07" East 110.00 feet; thence North 59°52'38" East 168.74 feet to the true point of beginning.

0506814

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Order: LEW FELDMAN Description: 506814 Partall of Page 1 of 2 Comment: 182 HWY 50

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PARCEL III

All that real property situate in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 13 North, Range 18 East, M.D.B. & M., in the County of Douglas, State of Nevada, described as follows:

COMMENCING at the intersection of the Westerly right of way line of the Nevada State Highway with the South line of said Section 15, whence the South quarter corner of said Section bears North 89°51' West 1003.75 feet; thence North 47°36' West 60.41 feet along said right of way line to the Point of Beginning; thence North 47°36' West 150 feet along said right of way line; thence South 85°30' West 150 feet; thence South 47°36' East 150 feet to the line of a fence; thence North 85°30' East 150 feet along said fence line to the Point of Beginning.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED JAN 9, 2001

KEN AND PEGGY BITLER FAMILY TRUST

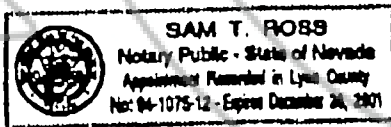
Kenneth Bitler
KENNETH BITLER, Trustee

Peggy L. Bitler
PEGGY L. BITLER, Trustee

STATE OF NEVADA)
COUNTY OF LYON) SS.

On JAN 9, 2001 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), KENNETH BITLER and PEGGY L. BITLER, Trustees of the KEN AND PEGGY BITLER FAMILY TRUST who acknowledged to me that they executed the within instrument.

[Signature]
Notary Public



RECORDERS USE
REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
2001 JAN 12 PM 4: 22
LINDA SLATER
RECORDER
PAID BY DEPUTY

0506814

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0513450

BK0501PG0806

COPY

RECORDER'S USE

REQUESTED BY
Tahoe Regional Planning

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 MAY -3 AM 10: 34

LINDA SLATER
RECORDER

s. K. 03 PAID *KJ* DEPUTY

0513450

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