

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00
BK-0306 PG- 3323 RPTT: 0.00



APN: 1318-15-802-001

Recording requested by and
when recorded return to:

Lake Tahoe Oil, LLC
c/o Kevin Lane
P.O. Box 456
Zephyr Cove, NV 89448

Above Space Reserved for Recording Information

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions ("**Declaration**") is made as of the date set forth below by LAKE TAHOE OIL, LLC, a Nevada limited liability company ("**Declarant**").

RECITALS

A. Declarant is the owner of that certain real property situated at 199 U.S. Highway 50, Zephyr Cove, Douglas County, State of Nevada, and more particularly described in the attached Exhibit A (the "**Servient Tenement**").

B. Declarant is also the owner of that certain real property situated situated at 187 U.S. Highway 50, Zephyr Cove, Douglas County, State of Nevada, and more particularly described in the attached Exhibit B (the "**Dominant Tenement**").

C. Declarant intend by this Declaration to restrict the use of the Servient Tenement for the benefit of the owner of the Dominant Tenement, together with its successors and assigns.

DECLARATION

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Declarant makes the following declaration:

1. Declarant hereby declares that the use of the Servient Tenement is permanently restricted to prohibit the sale of petroleum products, including, without limitation, any grade, blend or stock of gasolines, motor vehicle fuels, engine fuels, diesel fuels, petroleum oil distillates, engine oils, lubricating oils, and/or motor oils.

2. The restrictions set forth in this Declaration shall be deemed covenants running with the land or equitable servitudes, as the case may be, and shall constitute benefits to the Dominant Tenement and burdens to the Servient Tenement and shall be binding on the owner of the Servient Tenement, and its successors and assigns and all persons acquiring or owning any interest in the Servient Tenement.

3. This Declaration may not be revoked or modified without the prior express written and recorded consent of the owner of the Dominant Tenement or its successors and assigns.

IN WITNESS WHEREOF, Declarant has executed this Declaration on this ___ day of January 2006.

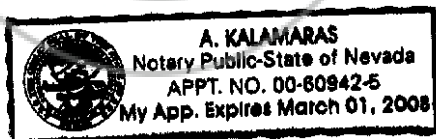
LAKE TAHOE OIL, LLC
a Nevada limited liability company

By: _____
Name: KEVIN LANE
Title: MANAGING MEMBER

State of Nevada }
 } SS.
County of Douglas }

On March 8, 2006, before me personally appeared Kevin Lane, 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

Exhibit A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

COMMENCING at the Section corner common to Section 14, 15, 22, and 23, Township 13 North, Range 18 East, M.D.B.&M; thence from said point of commencement Westerly along the southerly line of said Section 15, 1,570.00 feet more or less to a point on the Northeasterly right-of-way line of U.S. Highway 50; thence North 47°36'00" West along said line 1,440.55 feet to the Point of Beginning; thence from said Point of Beginning and continuing along said line North 47°36'00" West 145.00 feet; thence leaving said line North 42°24'00" East 100.00 feet; thence North 80°30'10" East 117.91 feet; thence South 03°36'00" East 65.41 feet; thence along a tangent curve to the right of the center of which bears South 86°24'00" West 82.50 feet an arc distance of 66.23 feet; thence tangent to the preceding curve South 42°24'00" West 88.00 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 1318-15-802-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 9, 2003, BOOK 1203, PAGE 3649, AS FILE NO. 599030, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

All those certain Reciprocal Easements described as follows:

PARCEL 2:

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Section 15; thence along the Section line common to Sections 15 and 22 North 89°54'09" West, 1513.39 feet to a point on the northeasterly right-of-way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of Recorder, Douglas County, Nevada in Book T of Deeds, at Page 436;

Continued on next page



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thence along said northeasterly right-of-way North 46°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of Recorder, Douglas County, Nevada in Book 980, at Page 1969, as Document No. 48927, a found 3/4" iron pipe and plus RLS 3519;

thence continuing along said northeasterly right-of-way North 47°36'00" West, 152.81 feet to the Point of Beginning;

thence along said northeasterly right-of-way North 47°36'00" West, 437.47 feet to the southeasterly corner of Parcel #1 as shown on said Record of Survey;

thence North 84°16'35" East, 25.88 feet;

thence North 42°24'00" East, 50.32 feet;

thence North 26°07'31" West, 18.56 feet;

thence North 42°24'00" East, 13.61 feet;

thence North 47°36'00" West, 120.00 feet;

thence South 42°24'00" West, 71.06 feet;

thence non-tangent to the preceding course along the arc of a curve to the left having a radius of 29.50 feet, central angle of 46°39'32", an arc length of 24.02 feet, a chord bearing and distance of South 24°01'56" East, 23.37 feet;

thence South 47°21'42" East, 68.90 feet;

thence South 36°36'19" East, 20.91 feet;

thence South 17°25'22" East, 10.60 feet to a point on

the northeasterly right-of-way of U.S. Highway 50;

thence along said northeasterly right-of-way North 47°36'00" West, 175.55 feet to the southeasterly corner of Shell Oil Company, A.P.N. 05-290-01, as recorded in the office of Recorder, Douglas County, Nevada in Book 1094, at Page 559;

thence along the boundary of said Shell Oil Company the following five courses:

thence North 42°24'00" East, 88.00 feet;

thence along the arc of a curve to the left having a radius of 82.50 feet, central angle of 46°00'00", and an arc length of 66.24 feet;

thence North 03°36'00" West, 65.41 feet;

thence South 80°30'10" West, 117.91 feet;

thence South 42°24'00" West, 100.00 feet to a point on said

northeasterly right-of-way of U.S. Highway 50;

thence along said northeasterly right-of-way North 47°36'00" West, 14.45 feet;

thence North 42°24'00" East, 545.28 feet;

thence South 52°35'03" East, 40.63 feet;

thence North 68°56'23" East, 164.88 feet;

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thence North 04°43'13" West, 17.70 feet;
thence South 59°30'37" East, 128.00 feet;
thence South 76°36'23" West, 67.98 feet;
thence South 09°08'39" East, 200.78 feet;
thence South 09°10'30" East, 122.01 feet;
thence along the arc of a curve to the left having a radius
of 34.12 feet, central angle of 89°43'38" and an arc length
of 53.43 feet;
thence North 81°05'52" East, 64.33 feet;
thence South 12°39'37" East, 30.95 feet;
thence South 35°39'37" East, 348.46 feet to a point on the
westerly right-of-way of Elks Point Road;
thence along said westerly right-of-way along the arc of a
curve to the right having a radius of 320.00 feet, central
angle of 33°22'12", arc length of 186.37 feet, chord
bearing South 25°42'54" West, and chord length of 183.75
feet;
thence along said westerly right-of-way South 42°24'00" West,
80.76 feet;
thence North 47°36'00" West, 171.43 feet;
thence South 42°19'21" West, 55.58 feet;
thence North 47°36'52" West, 31.73 feet;
thence South 42°24'00" West, 63.25 feet;
thence South 47°36'25" East, 26.67 feet;
thence South 43°32'23" West, 70.01 feet to the Point of
Beginning.

Said land more fully imposed as Adjusted A.P.N. 05-290-15
on that certain Record of Survey recorded May 21, 2003 in
Book 0503 of Official Records at Page 11239, as Document
No. 577574.

ASSESSOR'S PARCEL NO. 1318-15-802-003

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED DECEMBER 9, 2003, BOOK 1203, PAGE 3649, AS FILE NO.
599030, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."



Exhibit B

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Being a portion of the Southeast quarter of Section 15, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

Commencing at the center line intersection of U.S. Highway 50 and Elks Point Road; thence North $42^{\circ}24'00''$ East along the center line of Elks Point Road 40.00 feet to a point on the Northeasterly right of way line of U.S. Highway 50; thence South $47^{\circ}36'00''$ East along said right of way line 55.00 feet to the true point of beginning; thence continuing South $47^{\circ}36'00''$ East along said right of way line 135.00 feet to a point from which the record tie to the Southwest corner of the Southeast quarter of Section 15 is as follows:

South $47^{\circ}36'00''$ East 421.59 feet along the Northeasterly right of way line of U.S. Highway 50 to the point of intersection of said right of way line and the South line of Section 15, Township 13 North, Range 18 East, M.D.B. & M., thence West along said section line 1133.79 feet to the South quarter corner of said Section 15.

Thence leaving said point on said Northeasterly right of way line, North $42^{\circ}24'00''$ East 140.00 feet; thence North $47^{\circ}36'00''$ West 160.00 feet to a point on the Southeasterly right of way line of Elks Point Road; thence South $42^{\circ}24'00''$ West along said right of way line 115.00 feet to the beginning of a curve to the left; thence Southerly along the arc of said curve having a radius of 25.00 feet through a central angle of $90^{\circ}00'00''$ an arc distance of 39.27 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded October 8, 2001, in Book 1001, Page 2086, as Document No. 524560.



The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE

Title to said estate or interest is vested in:

LAKE TAHOE OIL, LLC, A NEVADA LIMITED LIABILITY COPANY

COPY



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BK- 0306
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03/09/2006