

APNs: 1318-23-401-008, 1318-23-401-009, 1318-23-401-010, 1318-23-401-011, 1318-23-401-012, 1318-23-401-013, 1318-23-401-014, 1318-23-401-015, 1318-23-401-016, 1318-23-401-017, 1318-23-401-018, 1318-23-401-020, 1318-23-401-021, 1318-23-401-022, and 1318-23-401-023

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 9 Fee: 22.00
BK-0212 PG- 4464 RPTT: 0.00



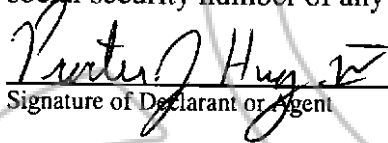
Recording requested by:
Maupin, Cox & LeGoy

After recordation, return Declaration and mail future property tax statements to the following address:

Quigley Investment Company
c/o Joyce Quigley, General Partner
2315 Crows Nest Parkway
Reno, Nevada 89519-5726

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SHARED BMP FACILITIES

Pursuant to NRS Section 239B.030, the undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person.



Signature of Declarant or Agent

This Declaration of Covenants, Conditions, and Restrictions for Shared BMP Facilities (the "Deed Restriction") is executed by Norman L. Quigley and Nancy M. Quigley, as Co-Trustees of The Norman and Nancy Quigley Family Trust under the Trust Agreement dated June 12, 2007, hereafter referred to as the "Quigley Family Trust," H. Wayne Kingsley and Barbara J. Kingsley, as Co-Trustees of The Wayne Kingsley Family Trust, now known as "The Wayne & Barbara Kingsley Family Trust," under the Trust Agreement dated August 12, 1992, as amended and restated by the Trust Agreement dated September 30, 2008, hereafter referred to as the "Kingsley Family Trust," and Quigley Investment Company, a Nevada limited partnership, all of whom are hereafter referred to collectively as the "Declarants."

RECITALS

This Deed Restriction is executed by the Declarants with reference to the following facts:

1. The Kingsley Family Trust and the Quigley Family Trust each own an undivided fifty percent (50%) interest in that certain real property situated in Douglas County, Nevada, described as follows:

A portion of Section 23, Township 13 North, Range 28 East, M.D.B. &M., more particularly described as follows:

Parcel B 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. (Douglas County Assessor's Parcel Number:1318-23-401-008. Previous (OLD) Parcel Number 07-130-11.)

2. Quigley Investment Company is the owner of certain real property situated in Douglas County, Nevada, described on Exhibit A attached hereto and incorporated herein by reference, commonly referred to as follows:

Douglas County Assessor's Parcel Numbers (Previous (OLD) Parcel Numbers): 1318-23-401-009 (7-170-02); 1318-23-401-010 (7-170-01); 1318-23-401-011 (7-161-01); 1318-23-401-012 (7-161-02); 1318-23-401-013 (7-161-03); 1318-23-401-014 (7-161-04); 1318-23-401-015 (7-161-05); 1318-23-401-016 (7-161-06); 1318-23-401-017 (7-161-07); 1318-23-401-018 (7-161-08); 1318-23-401-020 (7-161-09); 1318-23-401-021 (7-170-05); 1318-23-401-022 (7-170-04); and 1318-23-401-023 (7-170-03).

The properties referred to in paragraph 1. above and this paragraph 2. are hereafter referred to collectively as the "Shared BMP Area."

3. The Shared BMP Area 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 (the "TRPA") pursuant to the Tahoe Regional Planning Compact.

4. Declarants received approval from the TRPA in a letter dated May 11, 2009, authorizing the Declarants' installation and maintenance of Best Management Practices (BMPs), subject to certain conditions contained in the approval, including a condition that Declarants record a deed restriction permanently assuring that the Shared BMP Area would continue to maintain and comply with the BMPs.

5. As a condition of the approval referred to in paragraph 4. above, Chapter 25, Best Management Practices, of the TRPA Code of Ordinances, requires that the parcels within the Shared BMP Area maintain and comply with the BMPs so they function in the manner in which they were intended.

DECLARATIONS

Based upon the foregoing Recitals, the Declarants hereby agree upon the following:

1. Declarants hereby declare that, for the purpose of satisfying the TRPA's May 11, 2009, condition of approval, the Declarants and all future owners of the Shared BMP Area, consisting of Douglas County APNs 1318-23-401-008, 1318-23-401-009, 1318-23-401-010, 1318-23-401-011, 1318-23-401-012, 1318-23-401-013, 1318-23-401-014, 1318-23-401-015, 1318-23-401-016, 1318-23-401-017, 1318-23-401-018, 1318-23-401-020, 1318-23-401-021, 1318-23-401-022, and 1318-23-401-023, must always maintain and comply with the BMPs so they function in the manner in which they were intended.

2. This Deed Restriction is to be a covenant running with the land, or an equitable servitude, as the case may be, and is to be binding on the Declarants and the Declarants' successors in title.

3. 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. The Declarants acknowledge and agree that the TRPA is a third party beneficiary of this Deed Restriction, and as such, it may take any action reasonably necessary to enforce the provisions of this Deed Restriction.

This Deed Restriction is dated this 16 day of February, 2012.

The Norman and Nancy Quigley Family Trust

By Norman L. Quigley
Norman L. Quigley, Co-Trustee

By Nancy M. Quigley
Nancy M. Quigley, Co-Trustee

The Wayne Kingsley Family Trust, now known as
The Wayne & Barbara Kingsley Family Trust

By *H. Wayne Kingsley*
H. Wayne Kingsley, Co-Trustee

By *Barbara J. Kingsley*
Barbara J. Kingsley, Co-Trustee

Quigley Investment Company

By: The Quigley Children's Trust

By *Norman L. Quigley*
Norman L. Quigley, Co-Trustee

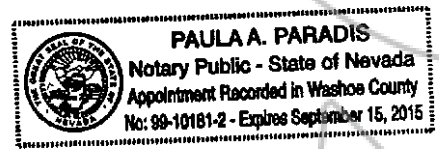
By *Barbara J. Quigley*
Barbara J. Quigley, Co-Trustee

General Partner

STATE OF NEVADA)
)
COUNTY OF WASHOE)

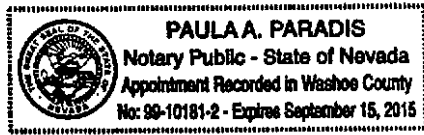
The foregoing document was acknowledged before me on February 16, 2012, by Norman L. Quigley and Nancy M. Quigley, as Co-Trustees of The Norman and Nancy Quigley Family Trust under the Trust Agreement dated June 12, 2007.

Paula A. Paradis
Notary Public



STATE OF NEVADA)
)
COUNTY OF WASHOE)

The foregoing document was acknowledged before me on February 6, 2012, by H. Wayne Kingsley and Barbara J. Kingsley, as Co-Trustees of The Wayne Kingsley Family Trust, now known as The Wayne & Barbara Kingsley Family Trust under the Trust Agreement dated August 12, 1992, as amended and restated by the Trust Agreement dated September 30, 2008.



Paula A Paradis
Notary Public

STATE OF NEVADA)
)
COUNTY OF WASHOE)

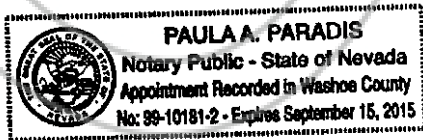
The foregoing document was acknowledged before me on February 6, 2012, by Barbara J. Kingsley, as one of the Co-Trustees of The Quigley Children's Trust under the Trust Agreement dated September 21, 1994, in the trust's capacity as one of the General Partners of Quigley Investment Company, a Nevada limited partnership.



Paula A Paradis
Notary Public

STATE OF NEVADA)
)
COUNTY OF WASHOE)

The foregoing document was acknowledged before me on February 16, 2012, by Norman L. Quigley, as one of the Co-Trustees of The Quigley Children's Trust under the Trust Agreement dated September 21, 1994, in the trust's capacity as one of the General Partners of Quigley Investment Company, a Nevada limited partnership.



Paula A Paradis
Notary Public

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
EXHIBIT A**

The real property referred to in paragraph 2. of the Recitals in the foregoing Deed Restriction is the real property situated in Douglas County, Nevada, described as follows:

Parcel 1:

Beginning at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.& M., which is 1146.6 feet west of the one-quarter corner; thence westerly along the section line a distance of 163.2 feet, more or less, to the 1/16 section line; thence northerly along this 1/16 section line a distance of 1320.00 feet, more or less, to the East-West 1/16 section line; thence easterly along this line to a point which is 1146.6 feet west of the one-quarter section line; thence southerly 1320 feet, more or less, to the point of beginning. This parcel having an area of 4.94 acres, more or less, EXCEPTING THEREFROM those portions in the northerly portion of Shady Lane Subdivision previously sold.

Parcel 2:

The northerly one-half (1/2) of those premises described as follows:

Beginning at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.& M., which is 1064.4 feet West of the one-quarter (1/4) corner, which is the point of beginning; thence Westerly along the Section line a distance of 82 feet; thence Northerly and parallel to the North-South (N-S) one-quarter (1/4) Section line a distance of 1320 feet, more or less, to the 1/16th Section line; thence Easterly along this line a distance of 82 feet; thence Southerly 1320 feet, more or less, to the point of beginning.

This property is also described as the North one-half (N 1/2) of the West One-half (W 1/2) of Lot 7 of the unofficial John Palady Tract.

EXCEPTING THEREFROM the North half of said property sold to Don Hall

Parcel 3:

Parcels 2 and 3, being a portion of the Joel F. Anderson property in the Southeast quarter of the Southwest quarter of Section 23, Township 13 North, Range 18 East, M.D.B.& M., shown on that Record of Survey recorded November 4, 1955 in Book of Maps as Document No. 10970, Douglas County Records.

Parcel 4:

Being a portion of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 23, Township 13 North, Range 18 East, M.D.B.& M., more particularly described as follows:

BEGINNING at a point in the Westerly line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 23 from which the section line common to Sections 23 and 26 of said Township and Range bears Southerly along said Westerly line a distance of 1160.00 feet; thence Southerly along said Westerly line a distance of 1160.00 feet more or less, to the section line common to said Sections 23 and 26; thence Easterly along said Section line 1146.6 feet more or less, to said quarter section corner; thence from the point of beginning Easterly a distance of 69.25 feet to the Westerly line of Shady Lane; thence Southerly along said Westerly line a distance of 130.00 feet; thence leaving said Westerly line Westerly 69.25 feet, more or less, a point in the Westerly line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter; thence Northerly along said Westerly line 130.00 feet, more or less, to the point of beginning.

TOGETHER WITH a right of way for road purposes over the existing roadway from the hereinabove described property to Kingsbury Grade.

The above-described property is also known as Lot 6 of "SHADY LANE," as shown on a record of survey filed in the office of the County Recorder on November 4, 1955.

Parcel 5

COMMENCING at a point on the section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.& M., 1309.80 feet West of the 1/4 corner, said point being further described as being the most Southwesterly corner of the parcel conveyed to JOEL F. ANDERSON AND MURIEL R. ANDERSON, by Deed recorded July 12, 1955 in Book B-1 of Deeds at page 382; thence North 0°02'06" West a distance of 900 feet to the point of beginning; thence continuing North 0°02'06" West a distance of 130 feet; thence South 89°30'12" East a distance of 69.25 feet; thence South 0°02'06" East a distance of 130 feet; thence North 89°30'12" West a distance of 69.25 feet to the point of beginning.

TOGETHER WITH a non-exclusive right to use for roadway purposes the existing road from Kingsbury Road to the above-described property.

ALSO BEING KNOWN AS Parcel 7, Record of Survey filed November 4, 1955 in the office of the County Recorder of Douglas County, State of Nevada. (Shady Lane Subdivision)

Parcel 6:

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B.& M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the brass-capped section corner common to Sections 23 and 26 of said T 13 N, R 18 E, proceed N 89°41'40" W, 1064.60 feet, along the section line, to a point which is on the centerline of Kingsbury Grade; thence N 0°02'15" E, 383.60 feet to the TRUE POINT OF BEGINNING, which is the southeast corner of the parcel; thence N 89°22'36" W, 82.00 feet to the southwest corner of the parcel; thence N 0°02'15" E 273.00 feet to a found iron pipe at the northwest corner of the parcel; thence S 89°22'36" E, 82.00 feet to a found iron pipe at the northeast corner of the parcel; thence S 0°02'15" W, 273.00 feet to the TRUE POINT OF BEGINNING, containing 0.51 acres, more or less.

Said land is more fully shown as Parcel #1 on that certain Survey Parcel Map recorded December 24, 1974, as Document No. 77074, Official Records of Douglas County, Nevada.

Parcel 7:

Lot 5 of Shady Lane Subdivision, Douglas County, Nevada, as shown on that certain map showing a portion of the property of Joel F. Anderson and Muriel R. Anderson located in the Southeast quarter of Section 23, Township 13 North, Range 18 East, M.D.B.& M., which said map was filed for record in the office of the County Recorder of Douglas County, Nevada, November 4, 1955, and is recorded in Book 1 of Maps, Douglas County, Nevada records.

Parcel 8:

Lot 4 of Shady Lane Subdivision, Douglas County, Nevada, as shown on that certain map showing a portion of the property of Joel F. Anderson and Muriel R. Anderson located in the Southeast quarter of the Southwest quarter of Section 23, Township 13 North, Range 18 East, M.D.B.& M., which said map was filed for record in the Office of the County Recorder of Douglas County, Nevada, November 4, 1955, and is recorded in Book One of Maps, Document No. 10970, Douglas County, Nevada, records.

Parcel 9:

Beginning at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.& M., which is 1064.6 feet West of the quarter corner common to said Sections 23 and 26; thence Westerly along the section line a distance of 82 feet; thence Northerly and parallel to the North-South quarter section line a distance of 660 feet more or less, to a point; thence Easterly and parallel to the East-West quarter section line a distance of 82 feet; thence Southerly a distance of 660 feet, more or less, to the point of beginning. Being a portion of the Southeast quarter of the Southwest quarter of Section 23, Township 13 North, Range 18 East, M.D.B.& M., and also known as the West half of Lot 7 of Unofficial Palady

Tract in said Section 23.

EXCEPTING THEREFROM, that parcel described as Parcel No. 1, on that certain Survey Parcel Map, filed in the office of the Recorder of Douglas County, Nevada on December 24, 1974 as file No. 77074.

APNs: 1318-23-401-009, 1318-23-401-010, 1318-23-401-011, 1318-23-401-012, 1318-23-401-013, 1318-23-401-014, 1318-23-401-015, 1318-23-401-016, 1318-23-401-017, 1318-23-401-018, 1318-23-401-020, 1318-23-401-021, 1318-23-401-022, and 1318-23-401-023

The foregoing legal descriptions were derived from the Grant Deed dated December 21, 1998, that was recorded on January 14, 1999, as Document Number 0458694 in Book 0199, Pages 2383 through 2388, inclusive, of the Official Records of the Douglas County Recorder's Office.