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Declaration of Dedication

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

When Recorded Mail Tax Statements To:

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This page added to provide additional information required by NRS 111.312 Sections 1-2  
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**Recording Requested By  
and When Recorded Return to:**

Raymond J. Gaskill, Esq.  
7 Westport  
Irvine, CA 92620

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**DECLARATION OF DEDICATION**  
**GEOHOLIDAY CLUB PHASE 33 - KINGSBURY CROSSING**

This Declaration of Dedication is made this 7th day of October, 2010, by GeoHoliday Development, LLC, a Nevada limited liability company ("Declarant") and Starpoint Resort Group, Inc., a Nevada corporation ("Developer"), with reference to the following facts:

WHEREAS, Developer is the owner of that certain real property, together with certain improvements which have been constructed thereon and all appurtenances thereto, described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Subject Resort Accommodations") located in Douglas County, State of Nevada, which consists of eighty-nine (89) separate one-week timeshare intervals, which Subject Resort Accommodations are part of a timeshare subdivision known as Kingsbury Crossing in Stateline, Nevada (the "Underlying Plan"); and

WHEREAS, the Underlying Plan was created by and is subject to a Declaration of Timeshare Use recorded February 16, 1983, in Book 283 of Official Records at page 1314, Nevada, Document No. 76233, as such Declaration may have been amended from time to time (collectively, the "Underlying Declaration"); and

WHEREAS, Declarant is the sponsor of a multi-location vacation ownership program known as "GeoHoliday Club" which was created pursuant to a Master Declaration of Restrictions and Bylaws for GeoHoliday Club dated January 10, 2005 (the "GeoHoliday Declaration"), a copy of was attached as Exhibit "B" to that certain Declaration of Dedication - GeoHoliday Club Phase XXVIII - Kingsbury Crossing dated January 13, 2010 and recorded January 15, 2010 as Document No. 757248, Official Records of Douglas County, Nevada; and

WHEREAS, the GeoHoliday Declaration establishes a uniform plan for the development and ownership of Resort Accommodations (as defined in the GeoHoliday Declaration) by imposing upon said Resort Accommodations mutual and beneficial restrictions, covenants, conditions, obligations, and easements to apply uniformly to the



use, enjoyment, repair, maintenance, restoration, improvement, transfer, and encumbrance of all Resort Accommodations which become dedicated under the GeoHoliday Declaration from time to time, for the mutual enjoyment, convenience, protection, and benefit of all Resort Accommodations dedicated thereto, and for the creation of vacation ownership interests known as "Memberships", which Memberships are sold by Declarant or by Developer to members of the general public; and

WHEREAS, Declarant and Developer now wish to incorporate the GeoHoliday Declaration into this Declaration and to apply all of the terms thereof to the Subject Resort Accommodations by the dedication of the Subject Resort Accommodations to the plan and scheme of the GeoHoliday Declaration in accordance with Section 4.2(a) of the GeoHoliday Declaration.

NOW THEREFORE, in furtherance of such intent, Declarant and Developer hereby declare as follows:

1. The Subject Resort Accommodations, together with all improvements thereon and all appurtenances thereto, are hereby dedicated to the Club program pursuant to the GeoHoliday Declaration, and shall hereafter be held, sold, conveyed, encumbered, leased, occupied, improved, and used subject to the covenants, conditions, reservations, restrictions, easements, and limitations of record contained in the GeoHoliday Declaration, which is hereby incorporated herein by this reference, as the same may be lawfully amended and/or supplemented from time to time, all of which are established, declared, and agreed to be for the purpose of enhancing and protecting the value, desirability, and enjoyment of the Subject Resort Accommodations and any Memberships therein. All of such covenants, conditions, reservations, restrictions, easements, and limitations shall constitute equitable servitudes upon the Subject Resort Accommodations, shall perpetually run with the land, shall be binding upon and inure to the benefit of the Declarant, Developer, the Club and all Members thereof, and any other persons having or acquiring any right, title, or interest therein and thereto, and each of their respective heirs, legal representatives, successors, and assigns, and all other persons who are present within or use the Subject Resort Accommodations for any purpose whatsoever.

2. Each of the Subject Resort Accommodations is capable of year-round occupancy in accordance with the Underlying Declaration.

3. The Subject Resort Accommodations shall support the creation by the Association of Memberships of any type described in the GeoHoliday Declaration, together with the initial issuance by the Association of "Credits" (as defined in the Declaration) in the following amounts:



<u>Quantity</u>	<u>Unit Type</u>	<u>Season</u>	<u>Use</u>	<u>Points Ea.</u>	<u>Total</u>
5	One Bedroom	Low	Annual	10,000	50,000
7	One Bedroom	Low	Annual	14,250	99,750
42	One Bedroom	High	Annual	14,250	598,500
1	One Bedroom	Low	Annual	17,500	17,500
29	One Bedroom	High	Annual	17,500	507,500
5	One Bedroom	High	Annual	23,500	117,500

Total Kingsbury Crossing Intervals: 89

Total GeoHoliday Credits: 1,390,750

4. Declarant and Developer hereby assign to Association any and all assessment obligations and voting rights in the Underlying Association, use rights to the Resort Accommodations, any rights to notices and mailings from the Underlying Association, any insurance proceeds or condemnation awards, and any vacation ownership points (if applicable) which are appurtenant to the Resort Accommodations pursuant to the Underlying Declaration.

5. The dedication of the above-referenced Resort Accommodations shall be effective upon the recordation of this Declaration of Dedication, and shall continue until such time as the Resort Accommodations are deannexed or substituted in accordance with the provisions of the GeoHoliday Declaration, or the GeoHoliday Declaration shall be terminated in accordance with the terms and provisions contained therein.

**IN WITNESS WHEREOF**, Declarant and Developer have hereunto caused this Declaration of Dedication to be executed as of the day and year first written above.

"DECLARANT"

GeoHoliday Development, LLC,  
a Nevada limited liability company  
By: Kinvara Holdings, LLC,  
a Nevada limited liability company,  
its Managing Member

By:   
Michael J. Muldoon, Manager

"DEVELOPER"

Starpoint Resort Group, Inc.,  
a Nevada corporation

By:   
Michael J. Muldoon, President



ACKNOWLEDGMENT

State of NEVADA )

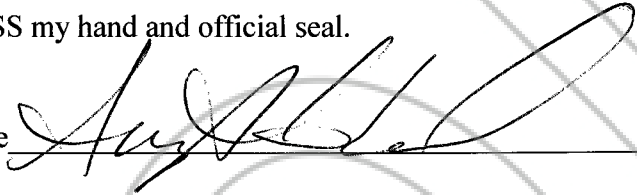
County of CLARK )

On OCT. 8<sup>th</sup>, 2010, before me, AMY A. HERBEL,  
Notary Public, personally appeared Michael J. Muldoon, 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

  
\_\_\_\_\_

(seal)

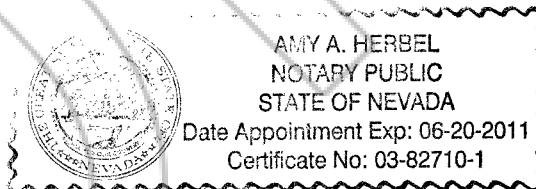




EXHIBIT "A"

KINGSBURY CROSSING

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND DESCRIBED AS FOLLOWS:

AN UNDIVIDED **EIGHTY NINE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (89/3213)** INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "PROPERTY"):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AND UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERETO, AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING) RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1341 AS DOCUMENT NO. 076233, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED (THE "DECLARATION"), TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT" AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO OCCUPY THE "COMMON AREA", AS SUCH QUOTED TERMS ARE DEFINED IN THE DECLARATION, DURING A PROPERLY RESERVED "USE PERIOD", DURING THE "SEASON" IDENTIFIED ON **SCHEDULE 1**, ON AN ANNUAL BASIS, PROVIDED THAT SUCH USE PERIODS ARE FIRST RESERVED IN ACCORDANCE WITH THE DECLARATION AND THE "RULES AND REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION REFERRED TO ABOVE.



Schedule 1

HOA #	Season	Interval Number
470855663	HIGH	3203-01
470654665	HIGH	4106-02
470818412	HIGH	3203-02
479932325	HIGH	4209-03
470554013	HIGH	3302-06
470132245	HIGH	4305-06
479916694	HIGH	4208-07
470718313	HIGH	3202-08
470251495	HIGH	3306-09
470325862	HIGH	3205-09
470950573	HIGH	3202-10
478805603	HIGH	3106-11
479920235	HIGH	4206-14
478806042	HIGH	3103-14
479915304	HIGH	4209-15
470854348	HIGH	4309-16
479920406	HIGH	4206-16
470224605	HIGH	3302-17
479930635	HIGH	4209-26
478805133	HIGH	3101-27
478806883	HIGH	3104-27
478802563	HIGH	4102-28
470414112	HIGH	4106-28
479929616	HIGH	4207-30
471056115	HIGH	4202-31
471251755	HIGH	4106-32
478802603	HIGH	4102-32
470453885	HIGH	4106-33
478803653	HIGH	4104-34
479925275	HIGH	4209-35
478806773	HIGH	3104-36
471210272	HIGH	3105-36



**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
479927274	HIGH	4209-36
478803483	HIGH	4104-37
478806783	HIGH	3104-37
470533934	HIGH	4106-39
479914225	HIGH	4204-42
478806833	HIGH	3104-42
470918082	HIGH	3202-50
470554232	HIGH	4310-52
478806963	HIGH	3107-52
479919645	HIGH	4205-52
470917912	HIGH	3304-02
478804293	HIGH	3101-07
470950563	HIGH	3202-09
478802453	HIGH	3107-11
478802433	HIGH	4102-16
478802753	HIGH	3107-24
470654812	HIGH	4305-28
471210877	HIGH	3205-30
470242925	HIGH	4311-33
470333424	HIGH	3306-35
471131548	HIGH	4307-36
470527222	HIGH	3204-40
471237627	HIGH	3203-51
479940595	HIGH	4209-52
478803943	HIGH	3208-01
470426334	HIGH	3308-01
471137004	HIGH	3308-10
470333542	HIGH	4212-17
470654762	HIGH	4212-26
478802033	HIGH	4107-27
478804673	HIGH	3208-28
478800803	HIGH	3308-29





**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
478806593	HIGH	3208-29
478802123	HIGH	4107-36
478801733	HIGH	3310-37
478802133	HIGH	4107-37
470754943	HIGH	4314-39
471224364	HIGH	3309-40
478806943	HIGH	3208-51
478806363	HIGH	3208-07
470929814	HIGH	3308-28
478802083	HIGH	4107-32
470238464	HIGH	3308-38
471232034	HIGH	3310-52
470414032	LOW	3209-22
479932224	LOW	4311-18
471044806	LOW	4304-19
479931437	LOW	4310-20
478800613	LOW	4104-20
470616643	LOW	3306-21
471212372	LOW	4203-22
479929055	LOW	4308-44
470443558	LOW	3303-20
479919145	LOW	4305-44
478800203	LOW	4307-45
471242413	LOW	4303-45
470844092	LOW	3104-46