

**OFFICIAL RECORD**

Requested By:

First American - NVOD Las

Douglas County - NV

Karen Ellison - Recorder

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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 53 - KINGSBURY CROSSING**

This Declaration of Dedication is made this 8th day of May, 2013, 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 one hundred ninety eight (198) 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>
12	One Bedroom	Low	Annual	10,000	120,000
107	One Bedroom	High	Annual	14,250	1,524,750
38	One Bedroom	High	Annual	17,500	665,000
28	One Bedroom	Low	Annual	17,500	490,000
12	One Bedroom	Low	Annual	23,500	282,000
1	One Bedroom	High	Annual	23,500	23,500

Total Kingsbury Crossing Intervals: 198

Total GeoHoliday Credits: 3,105,250

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.

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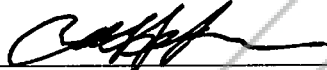
**IN WITNESS WHEREOF**, Declarant and Developer have hereunto caused this Declaration of Dedication to be executed as of the day and year first written above.

"DECLARANT"

GeoHoliday Development, LLC,  
a Nevada limited liability company


By: BQ Resorts, LLC,  
a Delaware limited liability company,  
its Managing Member

By: Duniry, LLC,  
a Nevada limited liability company,  
its Managing Member

By:   
Michael J. Muldoon, its Agent

"DEVELOPER"

Starpoint Resort Group, Inc.,  
a Nevada corporation

By   
Michael J. Muldoon, President



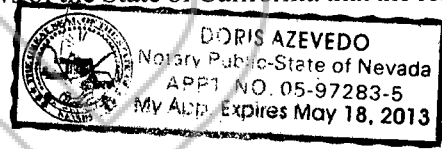
ACKNOWLEDGMENT

State of Nevada )

County of Douglas )

On May 9, 2013, before me, Doris Azevedo,  
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 [Handwritten Signature]

(seal)



EXHIBIT "A"

KINGSBURY CROSSING

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

AN UNDIVIDED **ONE HUNDRED NINETY EIGHT-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (198/3213)** 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
470137956	H	3308-32
470142872	H	4204-33
470151975	H	4307-32
470154792	H	3105-23
470224662	H	4206-40
470224742	H	4303-32
470224843	H	4304-34
470224994	H	3309-43
470238332	H	3206-50
470250725	H	4312-49
470251422	H	3210-36
470251866	H	4201-23
470325942	H	4206-42
470333262	H	3304-31
470351395	H	4106-25
470353223	H	4301-14
470414812	H	4312-15
470426387	H	4312-29
470434515	H	4211-07
470439123	H	4312-51
470453732	H	3205-39
470453786	H	4307-12
470454093	H	3301-35
470456415	H	4106-34
470511842	H	3302-51
470515334	H	4106-35
470516096	H	3206-07
470526712	H	4308-28
470535072	H	4210-09
470539454	H	3306-03
470539512	H	3305-16
470539685	H	3307-11
470551025	H	4204-12
470551452	H	4312-34
470553565	H	4212-39
470554212	H	3210-41
470616022	H	3301-10
470616202	H	4211-33
470616503	H	4307-30
470616704	H	3309-24
470654375	H	3206-26
470727684	H	3308-04
470727745	H	4106-04



**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
470727833	H	4307-27
470739909	H	3306-30
470756504	H	4203-05
470817992	H	4208-31
470821726	H	3210-33
470827787	H	3308-09
470828312	H	4302-09
470828973	H	4207-28
470854655	H	4202-03
470855048	H	4303-40
470855162	H	4211-27
470855373	H	3301-03
470855472	H	4214-05
470855673	H	3209-40
470918654	H	3309-32
470919253	H	3304-25
470929533	H	4314-15
470929575	H	3306-14
470929984	H	4308-07
470930094	H	4214-25
470930184	H	3202-25
470930332	H	4310-24
470935674	H	3307-06
470936312	H	4301-02
470950122	H	4307-15
470955722	H	4313-30
470955766	H	4302-05
470956165	H	4302-34
471021802	H	4307-16
471030292	H	3202-32
471036602	H	3207-24
471044704	H	3306-33
471050632	H	4212-15
471051233	H	3211-12
471122162	H	4301-24
471122215	H	4310-11
471122522	H	4313-31
471122742	H	4214-40
471129636	H	3309-02
471137303	H	4205-25
471151613	H	3201-17
471212407	H	4310-02
471223852	H	4302-16





**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
471237815	H	3203-52
471238153	H	4212-12
471242323	H	4305-07
471242372	H	4304-32
471251562	H	4213-36
471251683	H	3211-05
471257482	H	3301-40
478800885	H	3101-52
478801685	H	3310-32
478801724	H	3310-36
478802095	H	4107-33
478802113	H	4107-35
478802163	H	4107-40
478802243	H	3107-10
478802293	H	4102-02
478802303	H	4102-03
478802373	H	4102-10
478802393	H	4102-12
478802665	H	4102-38
478803082	H	4103-29
478803103	H	4103-31
478803173	H	4103-38
478803213	H	4103-42
478803253	H	3107-32
478803443	H	4104-13
478803593	H	4104-28
478803613	H	4104-30
478803713	H	4104-39
478803793	H	3107-49
478803863	H	4105-03
478803874	H	4105-04
478804263	H	3101-04
478804353	H	3101-13
478804373	H	3101-15
478804583	H	3101-39
478804774	H	3102-07
478804993	H	3102-28
478805003	H	4105-12
478805013	H	4105-13
478805023	H	4105-14
478805083	H	4105-28
478805213	H	3102-41
478805363	H	3103-05



**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
478805634	H	3106-14
478806263	H	3103-36
478806293	H	3103-39
478806694	H	3104-28
478806705	H	3104-29
478806723	H	3104-31
478806765	H	3104-34
478806933	H	3208-50
479910375	H	4204-04
479911205	H	4204-07
479912365	H	4209-08
479916115	H	4205-15
479918054	H	4205-36
479918536	H	4205-42
479919696	H	4206-05
479922865	H	4204-38
479923445	H	4206-37
479924394	H	4206-41
479925515	H	4207-07
479926206	H	4207-14
479927645	H	4207-39
479928664	H	4208-02
479929885	H	4203-50
479938535	H	4209-38
479939175	H	4209-42
479954858	H	4208-15
47102143A	H	4304-11
47112211A	H	3209-09
470142684	L	4306-22
470213955	L	3105-21
470241272	L	4201-47
470333195	L	3210-19
470343262	L	4310-46
470443702	L	4311-46
470453823	L	3303-21
470456362	L	3303-22
470511865	L	4201-22
470533957	L	3304-19
470615718	L	3306-19
470615725	L	4105-45
470634774	L	4203-47
470813632	L	3204-47
470841672	L	4106-46



**Schedule 1**

<b>HOA #</b>	<b>Season</b>	<b>Interval Number</b>
471130956	L	3101-22
471137247	L	3101-19
471156195	L	3203-21
471211624	L	4304-22
471231813	L	3107-18
471237482	L	4302-47
471237647	L	4105-47
478800066	L	4213-19
478800454	L	3102-22
478800533	L	4102-21
478800633	L	4104-22
478800865	L	3101-46
478800963	L	3102-46
478801033	L	3103-22
478801093	L	4107-18
478801113	L	4107-20
478801125	L	4107-21
478801163	L	4107-46
478804403	L	3208-19
478805703	L	3208-21
479914416	L	4303-47
479923165	L	3205-44
479930735	L	3202-18
unknown	H	3104-16
479935156	L	3209-44
479935456	L	3211-44