

APN: 1318-22-310-006



KAREN ELLISON, RECORDER

Recording Requested by and  
When Recorded Return to:

Kara L. Thiel, Esq.  
Feldman Thiel LLP  
P.O. Box 1309  
Zephyr Cove, NV 89448

**GRANT OF TEMPORARY PRIVATE ROAD TURNAROUND EASEMENT,  
TEMPORARY EMERGENCY ACCESS EASEMENTS, TEMPORARY  
CONSTRUCTION ACCESS EASEMENT, AND TEMPORARY PRIVATE ROAD  
EASEMENT**

THIS INDENTURE is made and entered into this 29 day of October 2020 by BEACH CLUB DEVELOPMENT, LLC, a Delaware limited liability company (“Grantor”).

Grant of Temporary Private Road Turnaround and Emergency Access Easements. Grantor hereby grants temporary private road turnaround and emergency access easements on, over, through and across that certain real property described in the attached Exhibit A and depicted in the attached Exhibit B, both of which are incorporated herein by reference.

Grant of Temporary Construction Access and Emergency Access Easements. Grantor hereby grants temporary construction access and emergency access easements on, over, through and across that certain real property described in the attached Exhibit C and depicted in the attached Exhibit D, both of which are incorporated herein by reference.

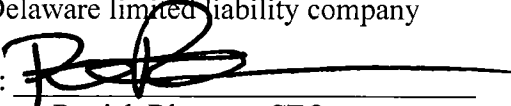
Grant of Temporary Private Road and Emergency Access Easements. Grantor hereby grants temporary private road and emergency access easements on, over, through and across that certain real property described in the attached Exhibit E and depicted in the attached Exhibit F, both of which are incorporated herein by reference.

Duration. The easements granted herein shall remain in full force and effect until such time as Grantor rescinds the easements by recorded instrument(s).

IN WITNESS WHEREOF, Grantor has executed this Indenture as of the date set forth above.

**Signature Page Follows.**

BEACH CLUB DEVELOPMENT,  
a Delaware limited liability company

By:   
Patrick Rhamey, CEO

ACKNOWLEDGMENT

STATE OF Nevada

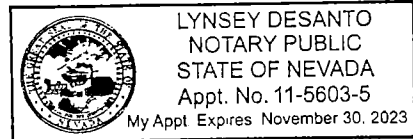
COUNTY OF Douglas

On Oct. 29, 2020, before me, Lynsey Desanto  
personally appeared Patrick Rhamey  
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.

 (Seal)  
Signature



**Exhibit A**  
**Tahoe Beach Club - Phase 2**  
**Temporary Private Road Turnaround Easement & Emergency Access Easement**  
**Legal Description**

**Real Property** in Douglas County, Nevada, being in the South half of Section 22, Township 18 North, Range 13 East, Mount Diablo Base and Meridian of the United States Public Lands Survey System, described as follows:

An Easement lying within the Common Area Parcel "A" as shown on "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870 on November 17, 2018 in the Office of the Douglas County Recorder's Office.

**Commencing** at the Southwesterly corner of said Common Area Parcel "A", thence, South 69°57'11" East a distance of 1,101.93 feet, to the **True Point of Beginning** of this description;

Thence, North 26°19'11" East a distance of 30.00 feet;

Thence, along a compound curve turning to the left with a radius of 8.85', having a delta angle of 77°17'45", with a chord bearing of North 85°02'54" East and a chord length of 11.05';

Thence, North 31°25'42" East a distance of 45.45 feet;

Thence, South 57°39'42" East a distance of 28.11 feet;

Thence, South 31°34'49" West a distance of 44.37 feet;

Thence, along a compound curve turning to the left with a radius of 8.65', having a delta angle of 82°12'00", with a chord bearing of South 25°01'54" East and a chord length of 11.37';

Thence, South 59°10'41" East a distance of 37.28 feet;

Thence, South 28°56'40" West a distance of 30.00 feet;

Thence, North 59°24'45" West a distance of 82.29 feet, said course closing upon the **True Point of Beginning**.

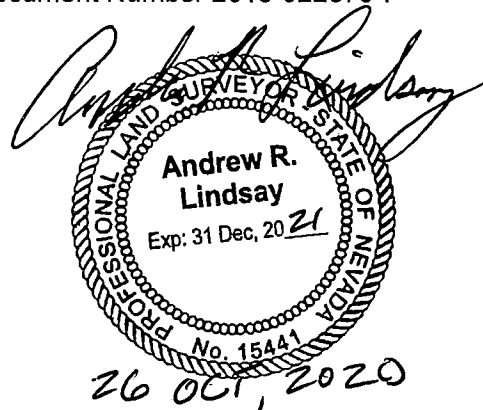
*AND CONTAINING an area of 3,960 square feet, more or less.*

Description Basis of Bearings:

The Basis of Bearings for this description is the Northeasterly Property Line of Parcel "A" (bearing South 60° 28' 34" East), as shown on the above said "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870".

End of Description

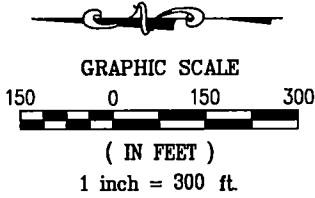
Prepared by: Welsh Hagen Associates  
250 S Rock Blvd, Suite 118  
Reno, NV 89502  
(775) 853-7776



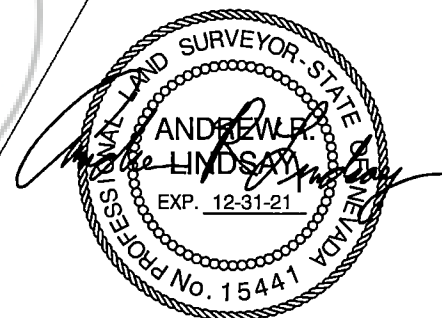
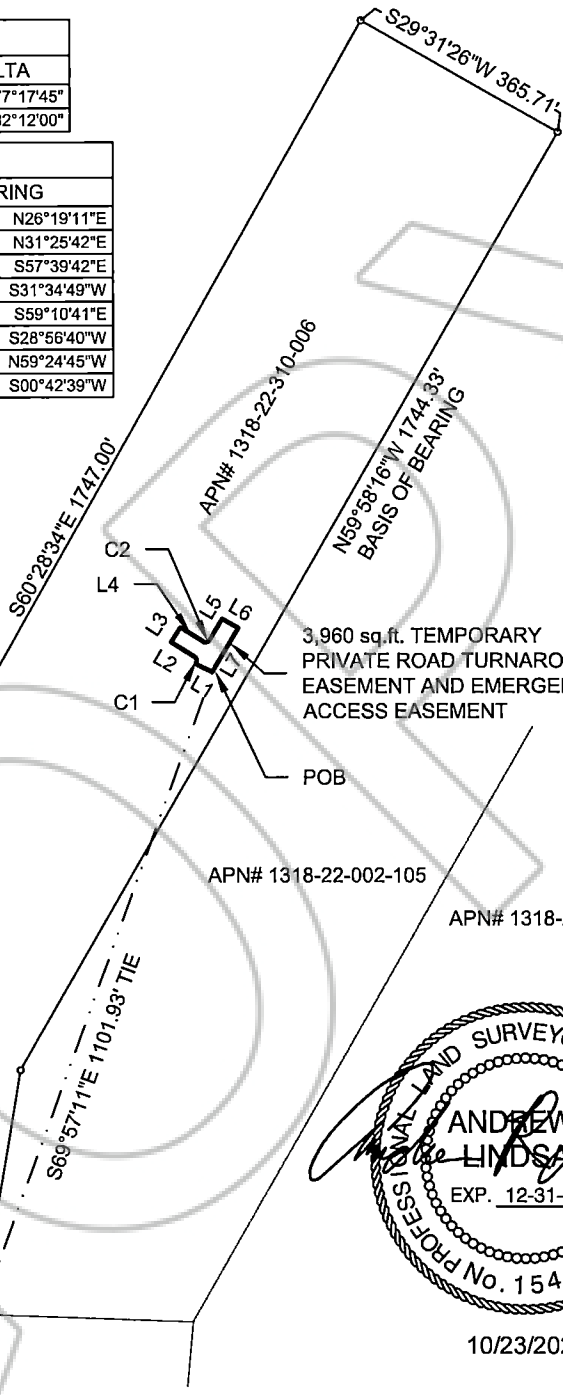
**EXHIBIT B**

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.94	8.85	77°17'45"
C2	12.41	8.65	82°12'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N26°19'11"E
L2	45.45	N31°25'42"E
L3	28.11	S57°39'42"E
L4	44.37	S31°34'49"W
L5	37.28	S59°10'41"E
L6	30.00	S28°56'40"W
L7	82.29	N59°24'45"W
L23	42.92	S00°42'39"W



APN# 1318-22-001-009



10/23/2020

REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF LOT 3 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M

**TAHOE BEACH CLUB - PHASE 2  
TEMPORARY PRIVATE ROAD TURN AROUND  
EASEMENT & EMERGENCY ACCESS EASEMENT  
EXHIBIT**

**DOUGLAS COUNTY**

**NEVADA**

**Exhibit C**  
**Tahoe Beach Club – Phase 2**  
**Temporary Construction Access Easement & Emergency Access Easement**  
**Legal Description**

**Real Property** in Douglas County, Nevada, being in the South half of Section 22, Township 18 North, Range 13 East, Mount Diablo Base and Meridian of the United States Public Lands Survey System, described as follows:

An Easement lying within the Common Area Parcel "A" as shown on "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870 on November 17, 2018 in the Office of the Douglas County Recorder's Office,

**Commencing** at the Northeasterly corner of said Common Area Parcel "A", as shown on above said Document 2018-922870;

Thence, South 64°05'52" West a distance of 156.43 feet, to a point that is coincident with an existing Public Access and Emergency Access shown on said Document 2018-922870, also the **True Point of Beginning** of this description;

Thence, South 27°46'43" West a distance of 141.79 feet;

Thence, along a non-tangent curve turning to the right with a radius of 45.00', having a delta angle of 79°19'12", with a chord bearing of South 74°05'50" West and a chord length of 57.44';

Thence, North 66°14'34" West a distance of 84.85 feet;

Thence, North 60°04'14" West a distance of 424.11 feet;

Thence, North 58°42'05" West a distance of 317.25 feet;

Thence, North 28°56'40" East a distance of 30.00 feet;

Thence, South 58°42'21" East a distance of 318.48 feet;

Thence, South 60°04'17" East a distance of 421.76 feet;

Thence, South 66°14'34" East a distance of 83.24 feet;

Thence, along a curve turning to the left with a radius of 15.00', having a delta angle of 79°19'12", with a chord bearing of North 74°05'50" East and a chord length of 19.15';

Thence, North 27°44'44" East a distance of 139.26 feet, to a point on the previously existing Public Access and Emergency Access easement;

Thence, South 60°24'06" East a distance of 29.89 feet, said course being coincident with said easement and closing upon the **True Point of Beginning**.

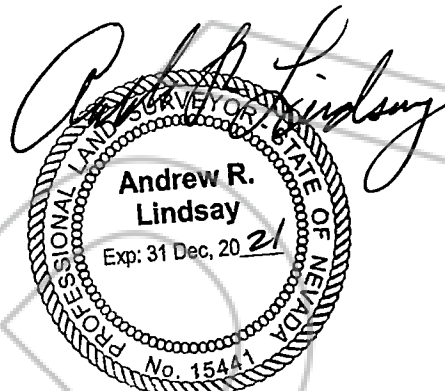
AND CONTAINING an area of 30,178 square feet, more or less.

Description Basis of Bearings:

The Basis of Bearings for this description is the Northeasterly Property Line of Parcel "A" (bearing South 60° 28' 34" East ), as shown on the above said "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document number 2018-922870".

End of Description

Prepared by: Welsh Hagen Associates  
250 S Rock Blvd, Suite 118  
Reno, NV 89502  
(775) 853-7776

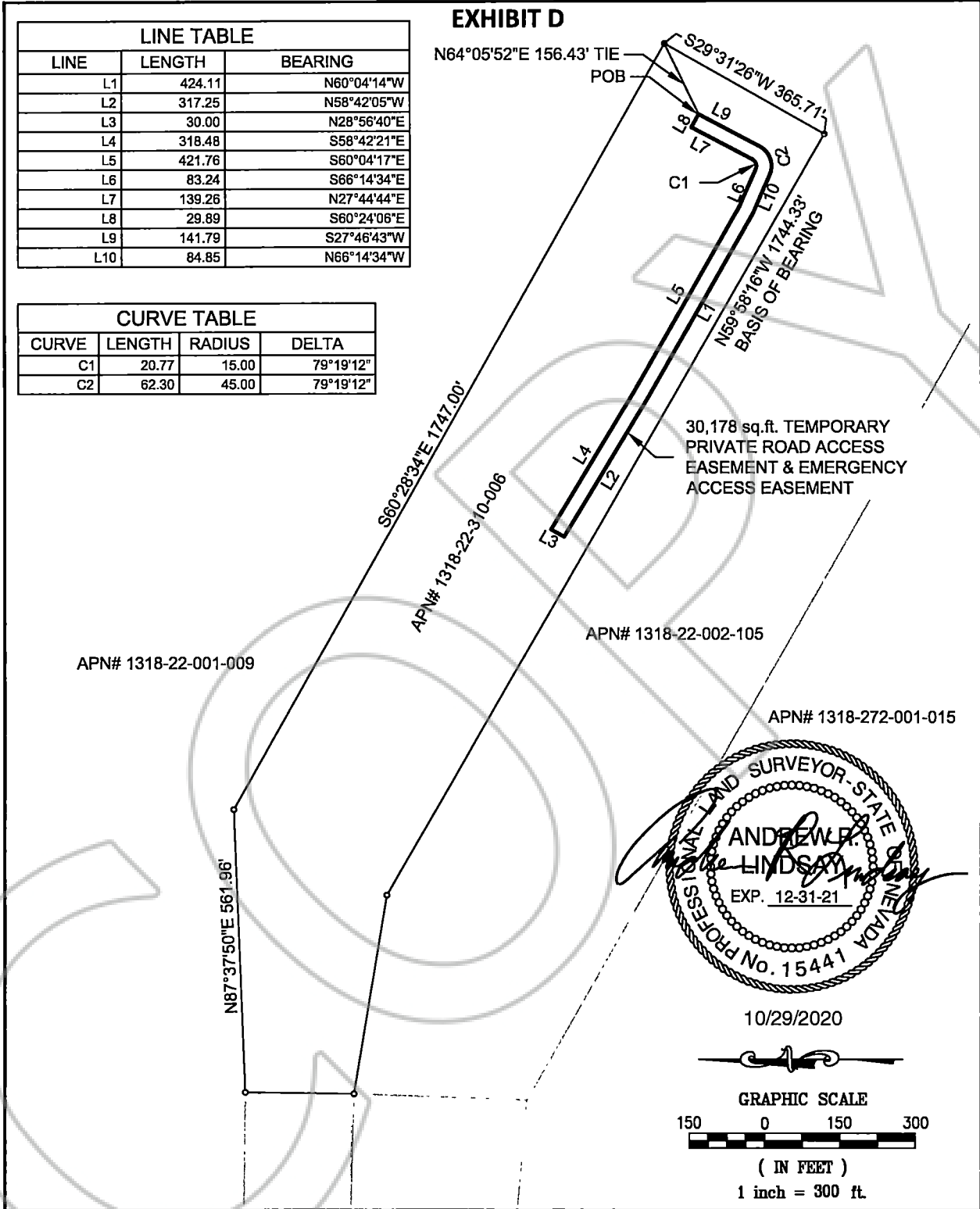


26 OCT, 2020

**EXHIBIT D**

LINE TABLE		
LINE	LENGTH	BEARING
L1	424.11	N60°04'14"W
L2	317.25	N58°42'05"W
L3	30.00	N28°56'40"E
L4	318.48	S58°42'21"E
L5	421.76	S60°04'17"E
L6	83.24	S66°14'34"E
L7	139.26	N27°44'44"E
L8	29.89	S60°24'06"E
L9	141.79	S27°46'43"W
L10	84.85	N66°14'34"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.77	15.00	79°19'12"
C2	62.30	45.00	79°19'12"



REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF LOT 3 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M

**TAHOE BEACH CLUB - PHASE 2  
TEMPORARY CONSTRUCTION ACCESS  
EASEMENT & EMERGENCY ACCESS EASEMENT  
EXHIBIT**

**DOUGLAS COUNTY**

**NEVADA**

**Exhibit E**  
**Tahoe Beach Club – Phase 2**  
**Temporary Private Road Easement & Emergency Access Easement**  
**Legal Description**

**Real Property** in Douglas County, Nevada, being in the South half of Section 22, Township 18 North, Range 13 East, Mount Diablo Base and Meridian of the United States Public Lands Survey System, described as follows:

An Easement lying within the Common Area Parcel "A" as shown on "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870 on November 17, 2018 in the Office of the Douglas County Recorder's Office,

**Commencing** at the Northeasterly corner of said Common Area Parcel "A", as shown on above said Document 2018-922870;

Thence, North 86°50'09" West a distance of 167.48 feet, to a point that is coincident with an existing Public Access and Emergency Access shown on said Document 2018-922870, and is also the **True Point of Beginning** of this description;

Thence, South 52°39'22" West a distance of 59.08 feet;

Thence, along a non-tangent curve turning to the right with a radius of 143.00', having a delta angle of 71°15'21", with a chord bearing of North 52°14'22" West and a chord length of 166.60 feet;

Thence, North 60°37'01" West a distance of 1,330.75 feet;

Thence, North 29°22'59" East a distance of 30.00 feet;

Thence, South 60°37'01" East a distance of 1,518.91 feet, said course being coincident with said previously said easement and closing upon the **True Point of Beginning**.

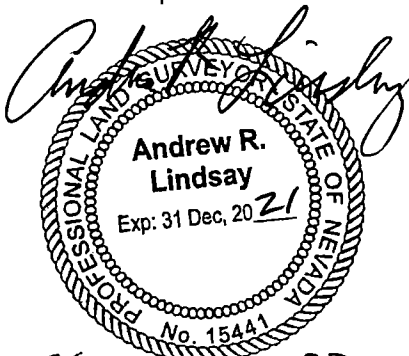
*AND CONTAINING an area of 50,534 square feet, more or less.*

Description Basis of Bearings:

The Basis of Bearings for this description is the Northeasterly Property Line of Parcel "A" (bearing South 60° 28' 34" East ), as shown on the above said "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870.

End of Description

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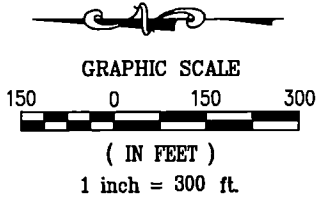
26 OCT, 2020



**EXHIBIT F**

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	177.84	143.00	71°15'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.08	S52°39'22"W
L2	1330.75	N60°37'01"W
L3	30.00	N29°22'59"E
L4	1518.91	S60°37'01"E



APN# 1318-22-001-009

POB

S29°31'26"W 365.71'

S86°50'09"E 167.48' TIE

S60°28'34"E 1747.00'

APN# 1318-22-310-006

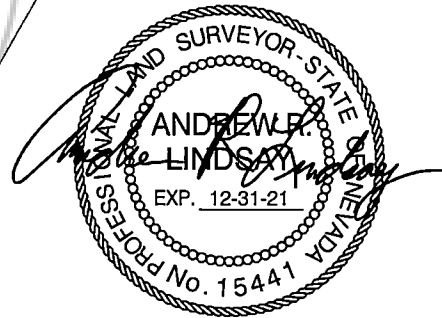
N59°58'16"W 1744.33'  
BASIS OF BEARING

50,534 sq.ft. TEMPORARY  
PRIVATE ROAD EASEMENT &  
EMERGENCY ACCESS EASEMENT

APN# 1318-22-002-105

APN# 1318-272-001-015

N87°37'50"E 561.96'



10/23/2020

REAL PROPERTY IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, BEING A PORTION OF LOT 3  
AND THE NORTHWEST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 22, TOWNSHIP 13 NORTH,  
RANGE 18 EAST, M.D.B.&M

**TAHOE BEACH CLUB - PHASE 2  
TEMPORARY PRIVATE ROAD EASEMENT &  
EMERGENCY ACCESS EASEMENT  
EXHIBIT**

DOUGLAS COUNTY

NEVADA