

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 PRIVATE ROAD EASEMENT, PUBLIC UTILITY EASEMENT,
EMERGENCY ACCESS EASEMENT, SNOW STORAGE EASEMENT, PRIVATE
MULTI-PURPOSE EASEMENT AND DRAINAGE 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”).

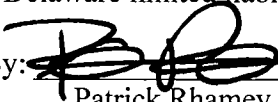
Grant of Private Road, Public Utility and Emergency Access Easements. Grantor hereby grants private road, public utility and emergency access easements on, over, through and across that certain real property described in the attached Exhibit A and depicted in the attached Exhibit B, both of which are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

Grant of Snow Storage, Private Multi-Purpose and Drainage Easements. Grantor hereby grants snow storage, private multi-purpose and drainage 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.

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

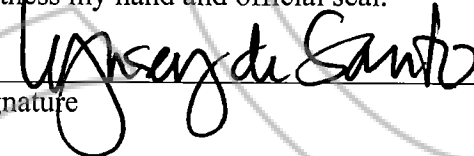
ACKNOWLEDGMENT

STATE OF Nevada
COUNTY OF Douglas

On Oct. 29, 2020 before me, Lynsey de Santo
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

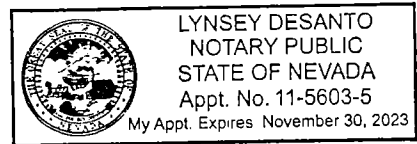


Exhibit A
Tahoe Beach Club – Phase 2
Private Road Easement, Public Utility Easement & Emergency Access Easement
Legal Description

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,

North 26° 35' 04" West a distance of 196.64 feet to the **True Point of Beginning** of this description,

Thence, along the following eleven (11) courses;

- 1) Along a curve turning to the right with a radius of 685.00', having a delta angle of 9° 24' 24", with a radial bearing in of South 01° 11' 16" East, and a chord bearing of South 86°29' 04" East and Chord distance of 112.34 feet;
- 2) Along a reverse curve turning to the left with a radius of 245.00', having a delta angle of 15°25'33", with a chord bearing of South 89°29'38" East, and a chord length of 65.76';
- 3) North 82°47'36" East a distance of 120.00 feet;
- 4) Along at curve turning to the right with a radius of 305.00', having a delta angle of 48°24'08", with a chord bearing of South 73°00'21" East, and a chord length of 250.06';
- 5) Along a reverse curve turning to the left with a radius of 197.00', having a delta angle of 11°45'28", with a chord bearing of South 54°41'01" East, and a chord length of 40.36';
- 6) South 60°33'45" East a distance of 80.44 feet;
- 7) Along a non-tangent curve turning to the right with a radius of 114.87', having a delta angle of 59°52'12", with a chord bearing of South 30°37'18" East, and a chord length of 114.64';
- 8) along a reverse curve turning to the left with a radius of 135.00', having a delta angle of 59°13'55", with a chord bearing of South 30°20'20" East, and a chord length of 133.43';
- 9) South 59°57'17" East a distance of 105.15 feet;
- 10) Along at curve turning to the right with a radius of 165.00', having a delta angle of 44°03'26", with a chord bearing of South 37°55'34" East, and a chord length of 123.77';
- 11) Along a reverse curve turning to the left with a radius of 55.00', having a delta angle of 47°46'57", with a chord bearing of South 39°47'20" East, and a chord length of 44.55';

Thence, transitioning to the Southerly side of side 30" width along a course of South 26°19'11" West a distance of 30.00 feet;

Thence, along the following eleven (11) courses:

- 1) Along a non-tangent curve turning to the right with a radius of 85.00', having a delta angle of 47°46'57", with a chord bearing of North 39°47'20" West, and a chord length of 68.85';
- 2) Along a reverse curve turning to the left with a radius of 135.00', having a delta angle of 44°03'26", with a chord bearing of North 37°55'34" West, and a chord length of 101.27';
- 3) North 59°57'17" West a distance of 105.15 feet;
- 4) Along at curve turning to the right with a radius of 165.00', having a delta angle of 59°13'54", with a chord bearing of North 30°20'20" West, and a chord length of 163.08';
- 5) Along a reverse curve turning to the left with a radius of 85.01', having a delta angle of 59°47'18", with a chord bearing of North 30°37'19" West, and a chord length of 84.74';
- 6) North 60°33'45" West a distance of 80.42 feet;
- 7) Along at curve turning to the right with a radius of 227.00', having a delta angle of 11°45'28", with a chord bearing of North 54°41'01" West, and a chord length of 46.50';
- 8) Along a reverse curve turning to the left with a radius of 275.00', having a delta angle of 48°24'08", with a chord bearing of North 73°00'21" West, and a chord length of 225.47';
- 9) South 82°47'36" West a distance of 120.00 feet;
- 10) Along at curve turning to the right with a radius of 275.00', having a delta angle of 15°25'33", with a chord bearing of North 89°29'38" West, and a chord length of 73.82';
- 11) Along a reverse curve turning to the right with a radius of 655.00', having a delta angle of 9°24'24", with a chord bearing of North 86°29'04" East, and a chord length of 107.42'said point being on the southerly edge of the easement;

Thence, Continuing along the radial bearing out of North 1° 11' 16" West a distance of 30.00 feet to close upon the **True Point of Beginning** on the Northerly edge of the easement

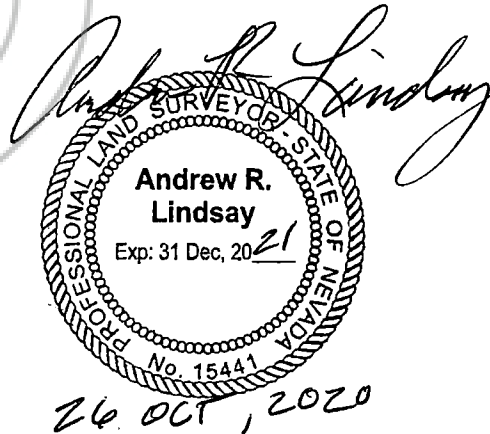
AND CONTAINING an area of 36, 422 sq ft, more or less

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



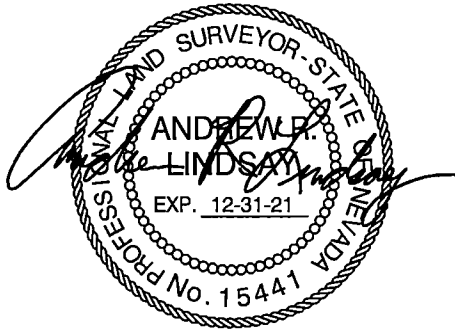
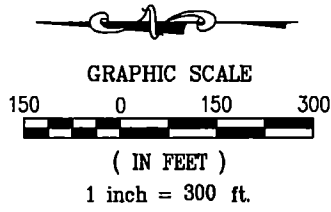


EXHIBIT B

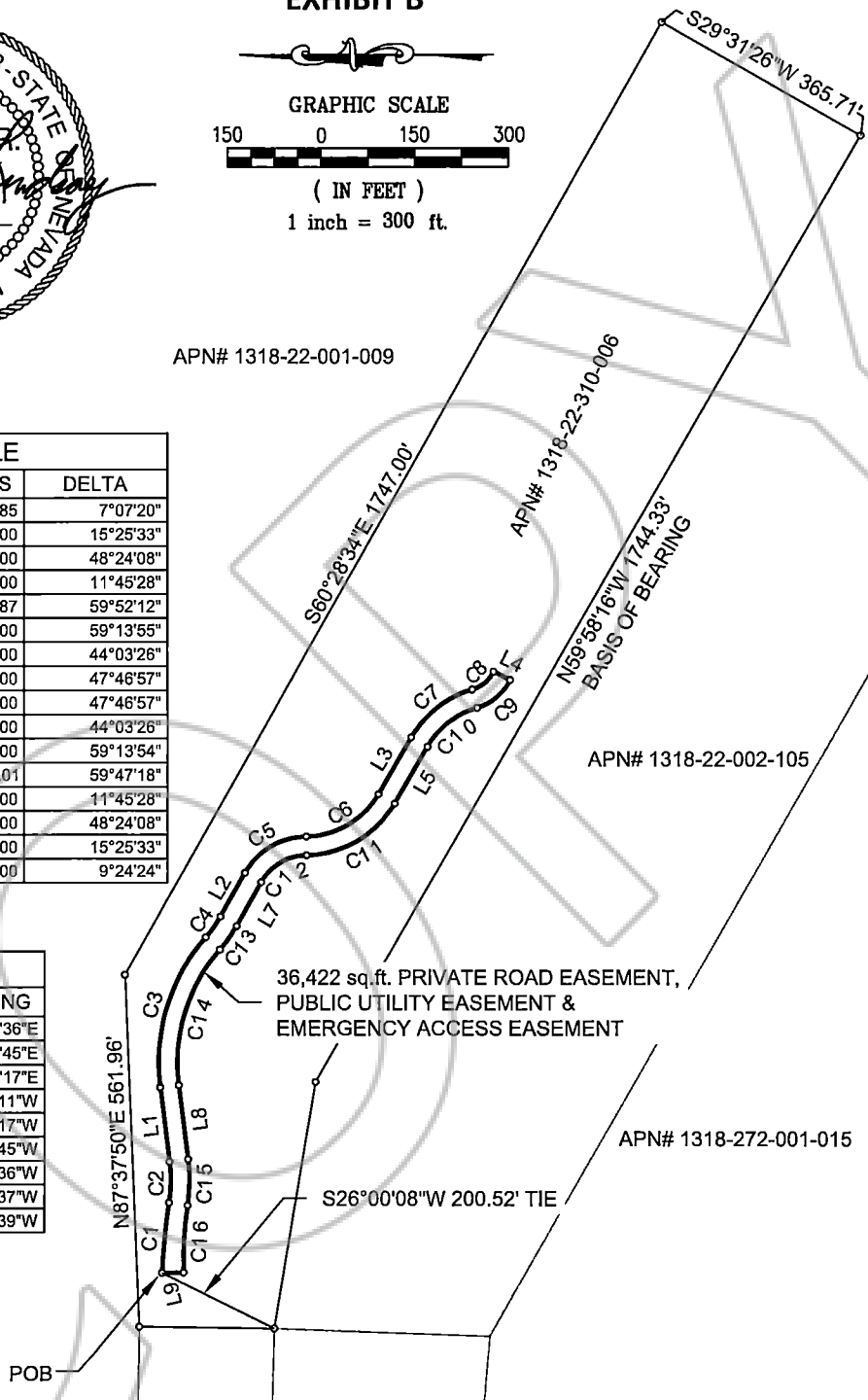


10/23/2020

APN# 1318-22-001-009

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	112.85	907.85	7°07'20"
C2	65.96	245.00	15°25'33"
C3	257.66	305.00	48°24'08"
C4	40.43	197.00	11°45'28"
C5	120.03	114.87	59°52'12"
C6	139.56	135.00	59°13'55"
C7	126.88	165.00	44°03'26"
C8	45.87	55.00	47°46'57"
C9	70.89	85.00	47°46'57"
C10	103.81	135.00	44°03'26"
C11	170.58	165.00	59°13'54"
C12	88.71	85.01	59°47'18"
C13	46.58	227.00	11°45'28"
C14	232.31	275.00	48°24'08"
C15	74.04	275.00	15°25'33"
C16	107.54	655.00	9°24'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00	N82°47'36"E
L2	80.44	S60°33'45"E
L3	105.15	S59°57'17"E
L4	30.00	S26°19'11"W
L5	105.15	N59°57'17"W
L7	80.42	N60°33'45"W
L8	120.00	S82°47'36"W
L9	0.00	S76°51'37"W
L23	42.92	S00°42'39"W



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
PRIVATE ROAD EASEMENT, PUBLIC UTILITY
EASEMENT & EMERGENCY ACCESS EASEMENT
EXHIBIT**

DOUGLAS COUNTY

NEVADA

Exhibit C
Tahoe Beach Club – Phase 2
Snow Storage Easement, Private Multi-Purpose Easement & Drainage Easement
Legal Description

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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, also the **True Point of Beginning** of this description;

Thence, North 60°37'01" West a distance of 1,518.91 feet;

Thence, North 29°22'59" East a distance of 20.00 feet;

Thence, South 60°37'01" East a distance of 1,542.53 feet;

Thence, South 79°07'11" West a distance of 30.95 feet, said course being coincident with said previously said easement and closing upon the **True Point of Beginning**.

AND CONTAINING an area of 30,614 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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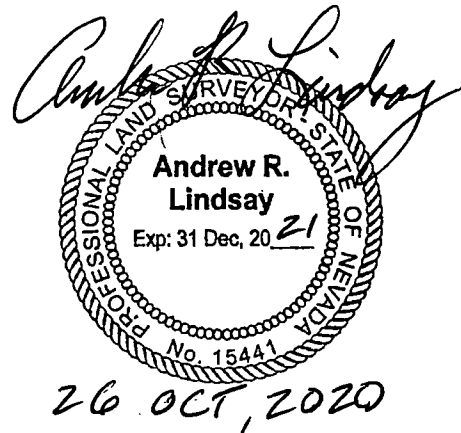
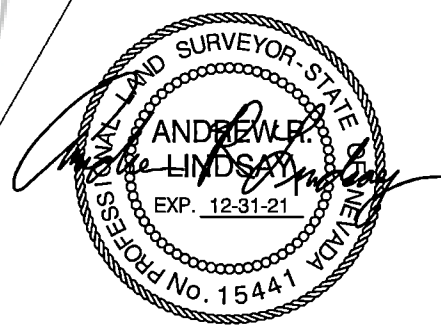
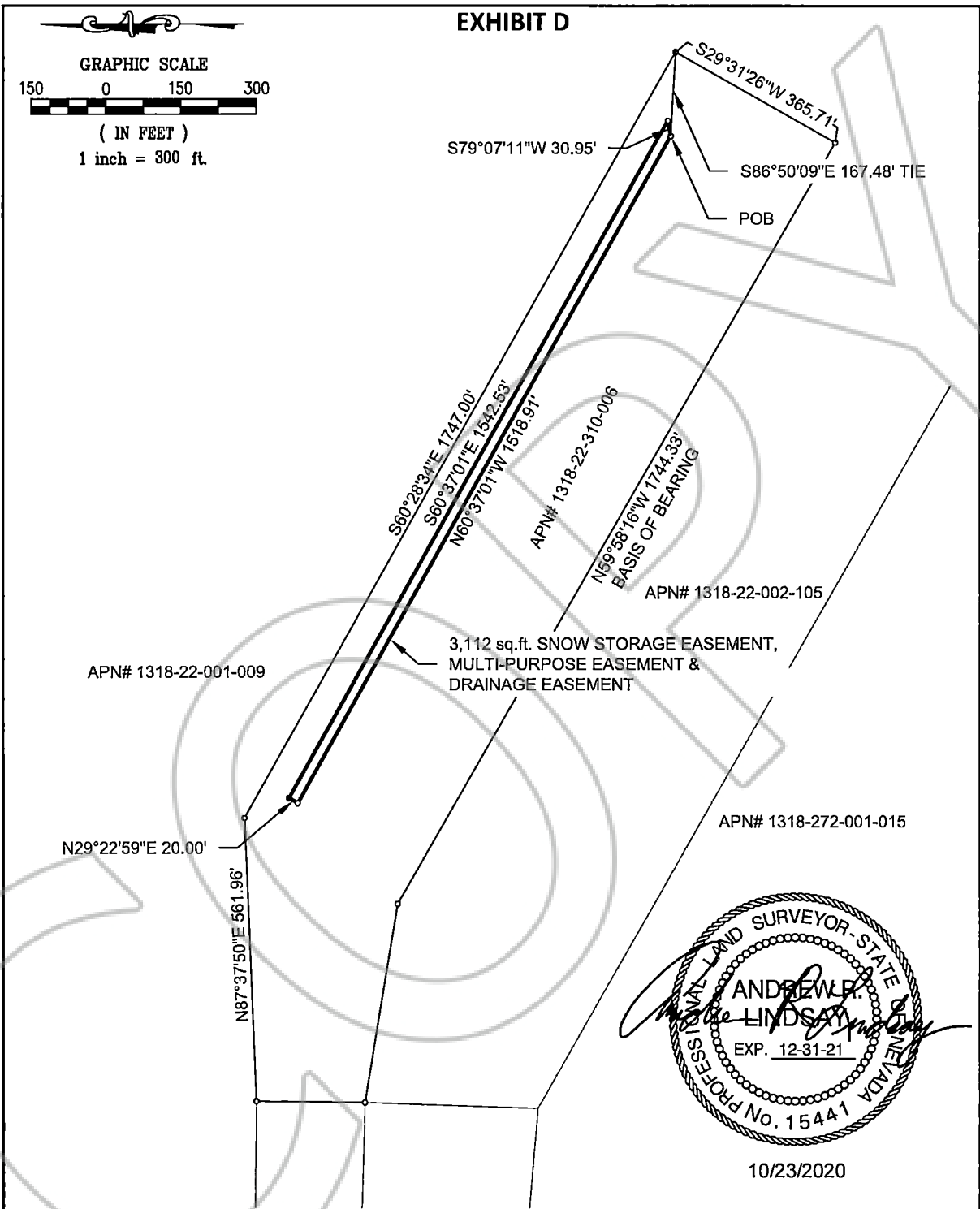
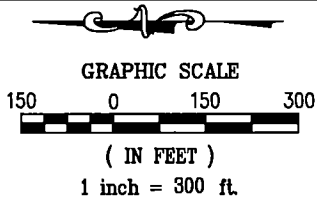


EXHIBIT D



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
SNOW STORAGE EASEMENT,
MULTI-PURPOSE EASEMENT &
DRAINAGE EASEMENT
EXHIBIT**

DOUGLAS COUNTY

NEVADA