

APN 1318-27-001-019 and
Portion APN 1318-27-001-007

**Recording Requested By
And When Recorded, Mail To:**

Feldman Thiel LLP
P.O. Box 1309
Zephyr Cove, Nevada 89448

DOUGLAS COUNTY, NV **2020-956065**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=9 11/09/2020 01:17 PM
FELDMAN THIEL LLP
KAREN ELLISON, RECORDER

QUITCLAIM DEED

THIS QUITCLAIM DEED WITNESSETH:

A. Edgewood Companies, a Nevada corporation, formerly known as Park Cattle Co., a Nevada corporation (“**Edgewood**”), is the fee owner of that certain real property located at 55 U.S. Highway 50 in Stateline, Douglas County, Nevada and more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (the “**MontBleu Parcel**”).

B. Columbia Properties Tahoe, LLC, a Nevada limited liability company doing business as MontBleu Resort Casino & Spa (“**MontBleu**”), operates the MontBleu Resort Casino & Spa (“**MontBleu Resort**”) on the MontBleu Parcel pursuant to a lease from Edgewood and is entitled to possession thereof.

C. The Tahoe Douglas Visitors Authority, a Nevada public agency (**TDVA**), is authorized by statute to, among other things, construct, maintain, operate and manage a multi-use event and convention center within the geographic region of Douglas County located within the Tahoe Basin.

D. Edgewood has conveyed or will convey to TDVA that certain real property located at the corner of Lake Parkway and U.S. Highway 50 in Stateline, Douglas County, Nevada and more particularly described in Exhibit “B” attached hereto and incorporated herein by reference (the “**TSEC Parcel**”).

E. TDVA intends to construct and operate the Tahoe South Events Center (“**Events Center**”), a publicly-owned a multi-use event and convention facility, on the TSEC Parcel.

F. That certain Record of Survey to Support a Boundary Line Adjustment recorded on October 21, 2020 as Document No. 2020-954911 in the Official Records of Douglas County, Nevada (“**BLA**”), a copy of which is attached hereto and incorporated herein by reference as Exhibit “C”, adjusted the boundary lines of three parcels of land then-owned by Edgewood to create the TSEC Parcel and reconfigure the MontBleu Parcel in its current layout.

G. Prior to the BLA, MontBleu Parcel included the land comprising the TSEC Parcel.

H. The MontBleu Parcel and the TSEC Parcel are the subject of and encumbered by an unrecorded Lease dated October 15, 1979, executed by Park Cattle Co., a Nevada corporation as lessor, and Desert Palace, Inc., a Nevada corporation as lessee, as subsequently amended and restated, as disclosed by a Memorandum of Lease recorded November 21, 1979 in Book No. 1179, Page 1305, as Document No. 38944 of Official Records of Douglas County, Nevada (the "Lease").

I. MontBleu is a successor in interest to Desert Place, Inc. under the Lease.

J. Pursuant to and in accordance with the provisions of MontBleu Lease Amendment No. 5 effective January 1, 2019, Edgewood, MontBleu and TDVA desire to release the TSEC Parcel from the encumbrance of the Lease and any liens or other matters affecting the leasehold estate.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged MontBleu hereby remises, releases and forever quitclaims to TDVA all of its right, title and interest in and to the approximately 4.91-acre Tahoe South Event Center Parcel (Parcel 1) as described in Exhibit B and depicted in Exhibit C.

COLUMBIA PROPERTIES TAHOE, LLC
a Nevada limited liability company

By: Tim Tretton

Name: Tim Tretton

Its: VP General Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on Nov. 6, 2020 (date), by Tim Tretton (name of person) as VP General Manager (type of authority) of COLUMBIA PROPERITES TAHOE, LLC, a Nevada limited liability company.

Lynsey Desanto
Notary Public

[SEAL]

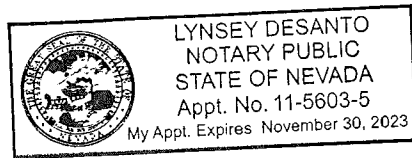


EXHIBIT "A"

MONTBLEU

LEGAL DESCRIPTION

REAL PROPERTY situate in the County of Douglas, State of Nevada, being a portion of the East half of Section 27, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the most Southerly corner of Parcel 2 of that certain Survey Map titled "Site Survey for Park Tahoe" recorded in the Office of the County Recorder of Douglas County, Nevada, on October 11, 1978 as Document No. 26156, said point marked by a rebar and cap stamped "PLS 2280", said point bears South 49°07'37" West a distance of 845.34 feet from the East quarter corner of said Section 27, and the **TRUE POINT OF BEGINNING**;

Thence, the following four (4) courses along the Boundary of said Parcel 2:

- 1) North 61°24'04" West a distance of 70.00 feet to a 2-inch diameter brass cap in concrete stamped "RE933";
- 2) North 32°17'04" West a distance of 342.90 feet to a rebar and cap stamped "PLS 4787";
- 3) North 61°24'04" West a distance of 570.00 feet to the Easterly right-of-way of Highway 50;
- 4) Along said right-of-way North 28°35'57" East a distance of 404.46 feet;

Thence, leaving said right-of-way the following ten (10) courses:

- 1) North 73°42'14" East a distance of 99.63 feet;
- 2) South 61°24'00" East a distance of 162.23 feet;
- 3) North 28°35'52" East a distance of 185.00 feet;
- 4) South 62°15'48" East a distance of 23.23 feet;
- 5) North 73°35'57" East a distance of 32.05 feet;
- 6) South 61°24'03" East a distance of 155.87 feet;
- 7) North 29°00'11" East a distance of 32.30 feet;

EXHIBIT "A"

- 8) Along a tangent curve to the right having a radius of 74.10 feet, an arc distance of 115.78 feet, and an internal angle of $89^{\circ}31'16''$;
- 9) South $60^{\circ}31'52''$ East a distance of 61.76 feet;
- 10) North $28^{\circ}36'19''$ East a distance of 206.15 feet to the boundary of said Parcel 2;

Thence, along said Parcel 2 Boundary the following six (6) courses:

- 1) South $61^{\circ}24'03''$ East a distance of 106.31 feet;
- 2) Along a tangent curve to the right having a radius of 800 feet, an arc distance of 17.00 feet, and an internal angle of $1^{\circ}13'04''$;
- 3) South $51^{\circ}20'09''$ East a distance of 48.38 feet;
- 4) South $54^{\circ}10'41''$ East a distance of 70.77 feet;
- 5) South $57^{\circ}00'38''$ East a distance of 48.39 feet;
- 6) Along a non-tangent curve to the right having a radius of 800 feet, an arc distance of 83.74 feet, and an internal angle of $5^{\circ}59'50''$;

Thence leaving said Parcel 2 Boundary along a non-tangent curve to the right having a radius of 800 feet, an arc distance of 74.41 feet, and an internal angle of $5^{\circ}19'46''$;

South $28^{\circ}35'57''$ West a distance of 151.66 feet;

South $42^{\circ}29'09''$ West a distance of 204.18 feet;

South $28^{\circ}35'57''$ West a distance of 167.06 feet;

North $61^{\circ}24'03''$ West a distance of 20.00 feet to a point on the South Boundary Line of said Parcel 2;

Thence along said Parcel 2 Boundary South $28^{\circ}35'57''$ West a distance of 571.86 feet to the **TRUE POINT OF BEGINNING**, and **CONTAINING** 17.76 acres, more or less.

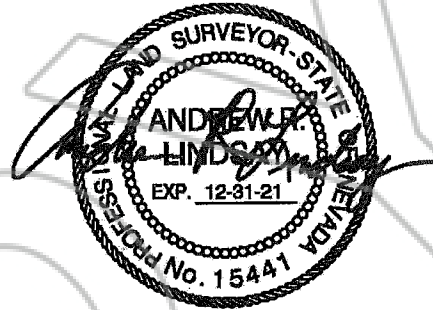
EXHIBIT "A"

DESCRIPTION BASIS OF BEARINGS:

The Basis of Bearings for this survey was taken from that certain survey map titled "Site Survey for Park Tahoe" recorded in the Office of the County Recorder of Douglas County, Nevada, on October 11, 1978 as Document No. 26156.

End of This Description

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



5/28/2020

EXHIBIT "B"

TAHOE SOUTH EVENT CENTER

LEGAL DESCRIPTION

REAL PROPERTY situate in the County of Douglas, State of Nevada, being a portion of the East half of Section 27, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the most Southerly corner of Parcel 2 of that certain Survey Map titled "Site Survey for Park Tahoe" recorded in the Office of the County Recorder of Douglas County, Nevada, on October 1, 1978 as Document No. 26156, said point marked by a rebar and cap stamped "PLS 2280", said point bears South 49°07'37" West, a distance of 845.34 feet from the East quarter corner of said Section 27, and the **TRUE POINT OF BEGINNING**;

Thence, the following four (4) courses along the Boundary of said Parcel 1:

- 1) North 61°24'04" West, a distance of 70.00 feet, to a 2 inch diameter brass cap in concrete stamped "RE933";
- 2) North 32°17'04" West, a distance of 342.90 feet, to a rebar and cap stamped "PLS 4787";
- 3) North 61°24'04" West, a distance of 570.00 feet, to the Easterly right-of-way of Highway 50;
- 4) ALONG said right-of-way, North 28°35'57" East, a distance of 404.46 feet;

Thence, continuing along said right-of-way North 28°35'57" East, a distance of 515.17 feet;

Thence, the following six (6) courses along the Boundary of said Parcel 2:

- 1) Leaving said right-of-way, a tangent curve to the right having a radius of 75 feet, an arc distance of 117.81, and an internal angle of 90°00'00";
- 2) Thence South 61°24'03" East, a distance of 112.76 feet;
- 3) South 54°33'32" East, a distance of 50.36 feet;
- 4) South 61°24'03" East a distance of 86.00 feet;
- 5) South 68°14'34" East a distance of 50.36 feet;
- 6) South 61°24'03" East, a distance of 196.05 feet;

EXHIBIT "B"

Thence leaving said Boundary of Parcel 2, the following ten (10) courses:

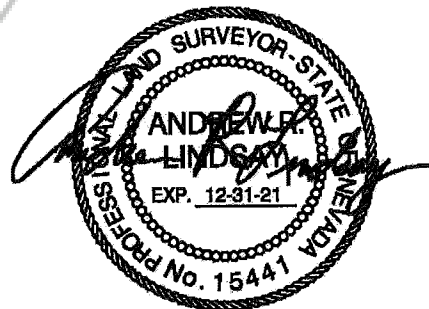
- 1) South 28°36'19" West a distance of 206.14 feet;
- 2) North 60°31'52" West a distance of 61.76 feet;
- 3) A tangent curve to the left having a radius of 74.10 feet, an arc distance of 115.78 feet, and an internal angle of 89°31'16";
- 4) Thence South 29°00'11" West a distance of 32.30 feet;
- 5) North 61°24'03" West a distance of 155.87 feet;
- 6) South 73°35'57" West a distance of 32.05 feet;
- 7) North 62°15'48" West a distance of 23.23 feet;
- 8) South 28°35'52" West a distance of 185.00 feet;
- 9) North 61°24'00" West a distance of 162.23 feet;
- 10) South 73°42'14" West a distance of 99.63 feet to the **TRUE POINT OF BEGINNING** and CONTAINING 4.91 acres, more or less.

DESCRIPTION BASIS OF BEARINGS:

The Basis of Bearings for this survey was taken from that certain survey map titled "Site Survey for Park Tahoe" recorded in the Office of the County Recorder of Douglas County, Nevada, on October 11, 1978 as Document No. 26156.

End of This Description

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



5/28/2020

EXHIBIT "C"

TAHOE SOUTH EVENT CENTER
EDGEWOOD COMPANIES
RECORD OF SURVEY TO SUPPORT A
BOUNDARY LINE ADJUSTMENT
RESULTANT PARCELS 1, 2, & 3

OWNER'S CERTIFICATE

I, JAMES W. HANCOCK, PRESIDENT AND CEO, OF EDGEWOOD COMPANIES, OWNER OF THE AFFECTED PARCELS SHOWN ON THIS MAP DO HEREBY STATE:

- I HAVE EXAMINED THE PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- ALL PROPERTY TAXES DUE TO AND FOR THE FISCAL YEAR ENDING BEFORE THIS DATE HAVE BEEN PAID.
- ANY LIENS UPON AN ACCOUNT FOR THE PAYMENT OF TAXES HAVE BEEN PAID TO THE AFFECTED PARCELS OR TO THE TRANSFEREE OF THE LAND.

OWNER: APR 13/87-008-001, 1318-97100-002 AND 1318-97100-019

James W. Hancock 9/16/2020
PRESIDENT AND CEO DATE
EDGEWOOD COMPANIES

NOTARY CERTIFICATE

STATE OF Nevada 1st

COUNTY, Douglas

ON THIS 16th DAY OF September, 2020

BEFORE ME, *Michelle V. Sawyer*, A NOTARY PUBLIC,

PERSONALLY APPEARED *John M. Hagan*

KNOWN BY ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE ASSIGNED TO THE FOREGOING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Michelle V. Sawyer
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 01/15/2027

TAHOE REGIONAL PLANNING AGENCY
CERTIFICATE

THIS RECORD OF SURVEY CONFORMS TO THE TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS

Paul Nielsen 9.9.20
SIGNATURE DATE
PAUL NIELSEN
PLANNING AGENCY

COUNTY RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF October, 2020 AT 12:20pm

WITNESSED BY ME AT _____ O'CLOCK _____ AS

DOCUMENT NUMBER: 2020-954911

RECORDED AT THE REQUEST OF *W. Hagan Associates*

Shirley R. Hagan, Deputy Recorder
DOUGLAS COUNTY RECORDER

TREASURER'S CERTIFICATE

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE FISCAL YEAR ENDING 12/31/2019, 12/31/2020 AND 12/31/2021.

Shirley R. Hagan 9/16/2020
COUNTY CLERK/TREASURER

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY LINE ADJUSTMENT WAS PRESENTED TO THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND WAS DULY APPROVED.

Michelle R. Rao
COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S CERTIFICATE

I, ANDREW LINDSEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

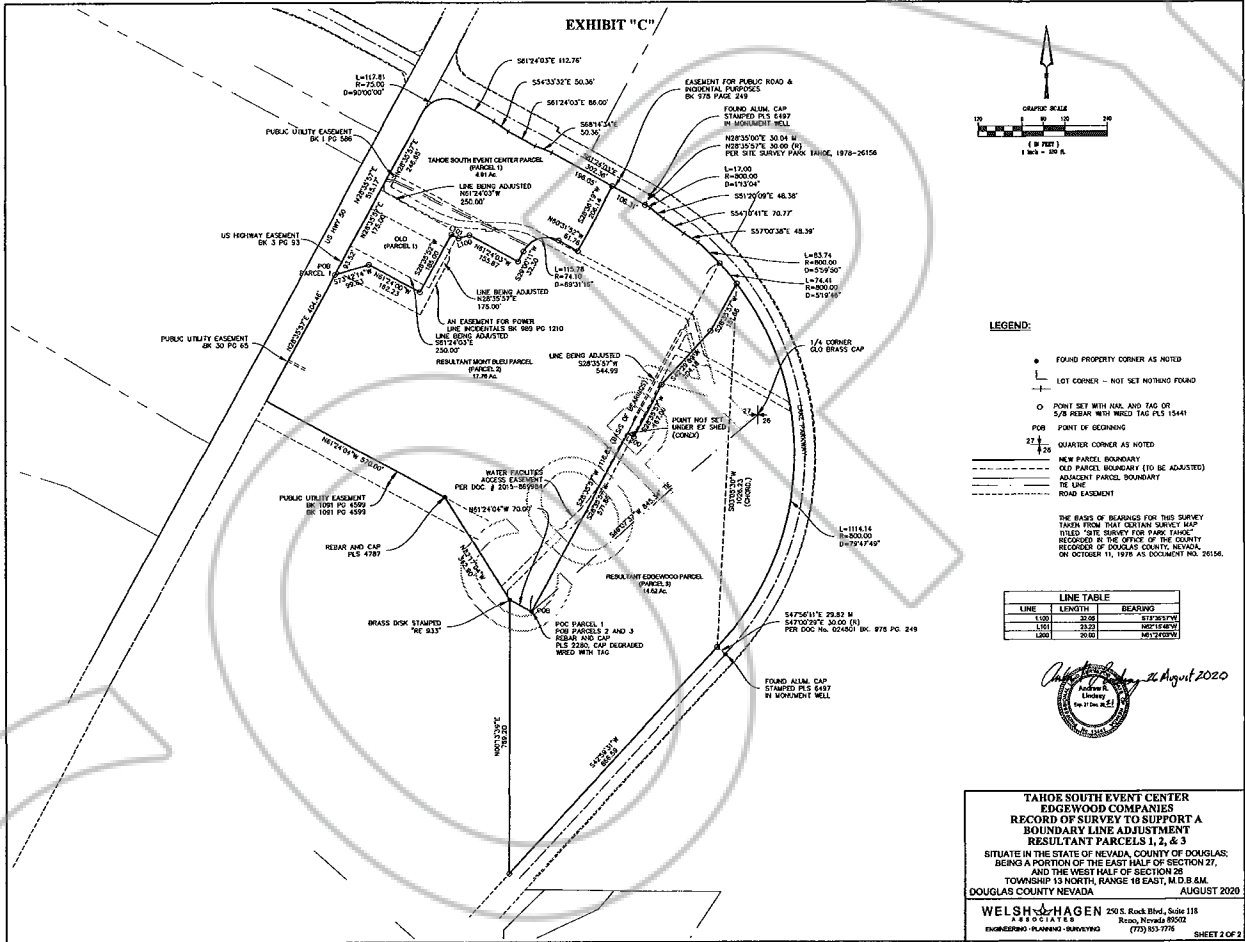
- A FIELD SURVEY WAS CONDUCTED TO LOCATE AND IDENTIFY PROPERLY THE PROPERTY CORNERS AND THE ADJUSTMENT HAS BEEN FORWARDED TO ME BY OR UNDER MY SUPERVISION AT THE REQUEST OF EDGEWOOD COMPANIES.
- THE FIELD SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEVADA SURVEYING ACTS AND RULES AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
- ALL CORNERS AND MONUMENT POINTS OF ADJUSTED BOUNDARY LINE HAVE BEEN RELOCATED AND THE SURVEYING INSTRUMENTS AND MEASUREMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DOUGLAS, NEVADA.
- THE ADJUSTED BOUNDARY LINE IS IN ACCORDANCE WITH THE NEVADA SURVEYING ACTS AND RULES AND THE SURVEYING INSTRUMENTS AND MEASUREMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DOUGLAS, NEVADA.
- THIS PLAT CONFORMS WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES, AND IS NOT IN CONFLICT WITH THE PROVISIONS OF NEVADA THROUGH 678.030 INCLUSIVE.

Andrew Lindsey 20 August 2020
ANDREW LINDSEY, SURVEYOR
DATE

TAHOE SOUTH EVENT CENTER
EDGEWOOD COMPANIES
RECORD OF SURVEY TO SUPPORT A
BOUNDARY LINE ADJUSTMENT
RESULTANT PARCELS 1, 2, & 3
SITUATE IN THE STATE OF NEVADA, COUNTY OF DOUGLAS,
BEING A PORTION OF THE EAST HALF OF SECTION 27,
AND THE WEST HALF OF SECTION 28
TOWNSHIP 13 NORTH, RANGE 18 EAST, 14 D B.M.
DOUGLAS COUNTY NEVADA AUGUST 2020

WELSH & HAGEN 80 S. Rock Blvd., Suite 118
Reno, Nevada 89502
(775) 325-7776 SHEET 1 OF 2

EXHIBIT "C"



LEGEND:

- FOUND PROPERTY CORNER AS NOTED
- LOT CORNER - NOT SET NOTHING FOUND
- POINT SET WITH INAL AND TAG OR 5/8 REBAR WITH WELDED TAG PLS 15441
- POB POINT OF BEGINNING
- 27 1/4 CHAIN CORNER AS NOTED
- NEW PARCEL BOUNDARY
- - - OLD PARCEL BOUNDARY (TO BE ADJUSTED)
- ADJACENT PARCEL BOUNDARY
- THE LINE
- ROAD EASEMENT

THE BEARS OF BEARINGS FOR THIS SURVEY TAHOE FROM 1848 OREGON SURVEY MAP TITLED "SITE SURVEY FOR TAHOE FAHOC" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 11, 1978 AS DOCUMENT NO. 26154.

LINE	LENGTH	BEARING
L100	25.00	S77°35'10"W
L101	33.22	N57°15'10"W
L102	20.00	N72°00'00"W

Andrew A. Hagen 24 August 2020
 Andrew A. Hagen
 PLS 17 104 822

**TAHOE SOUTH EVENT CENTER
 EDGEWOOD COMPANIES
 RECORD OF SURVEY TO SUPPORT A
 BOUNDARY LINE ADJUSTMENT
 RESULTANT PARCELS 1, 2, & 3**
 SITUATE IN THE STATE OF NEVADA, COUNTY OF DOUGLAS;
 BEING A PORTION OF THE EAST HALF OF SECTION 27,
 AND THE WEST HALF OF SECTION 28
 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.M.
 DOUGLAS COUNTY, NEVADA
 AUGUST 2020

WELSH & HAGEN 200 S. Rock Blvd., Suite 118
 Las Vegas, Nevada 89001
 (775) 855-7776

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-27-001-019
 b) Portion 1318-27-001-007
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Leased Property

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: Real property is not being transferred. Rather, the tenant of this property (owned by Edgewood Cos.) is being released from the recorded lease

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Kara L. Dine Capacity Attorney for Edgewood Cos

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Columbia Properties Tahoe, LLC dba
Mentawai Resort Casino & Spa
 Address: 55 US 50
 City: Stateline
 State: Nevada Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edgewood Companies
 Address: P.O. Box 2249
 City: Stateline
 State: Nevada Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)