

APNs 1318-22-310-006

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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



KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030.)

ABANDONMENT OF A PORTION OF A SNOW STORAGE EASEMENT, DRAINAGE EASEMENT AND MULTI-PURPOSE EASEMENT; A PORTION OF A PRIVATE ROAD EASEMENT; AND A PORTION OF A PRIVATE DRAINAGE EASEMENT

This Abandonment of a Portion of a Snow Storage Easement, Drainage Easements and Multi-Purpose Easement; a Portion of a Private Road Easement; and a Portion of a Private Drainage Easement (“**Abandonment**”) is made and entered into as of this 21 day of December 2020 by **BEACH CLUB DEVELOPMENT LLC, a Delaware limited liability company (“BCD”)** with reference to the following facts and intentions:

- A. BCD is the owner of that certain real property located in Stateline, Douglas County, Nevada, commonly known as Assessor’s Parcel Number (APN) 1318-22-310-006, and more particularly described as Common Area Parcel “A” as shown on that certain “Final Subdivision Map LDA 15-026 for Tahoe Beach Club” (“**Final Map**”) recorded November 27, 2018, as Document No. 2018-922870 in the Official Records of Douglas County, Nevada (“**Common Area**”).
- B. BCD is the developer of the Tahoe Beach Club Condominium Project, a 143-unit residential condominium and recreational club development (“**Project**”) located at the end of Kahle Drive in Stateline, Nevada.
- C. The Project’s 143 condominium units will be housed in twelve (12) buildings on twelve separate development parcels created by the Final Map.
- D. The Common Area is part of the Project.
- E. BCD created various easements in, over, through and across the Common Area via the recorded Final Map to serve the Project including (1) a 20’ Snow Storage Easement, Drainage

Easement and Multi-Purpose Easement, (2) a 30' Private Road Easement and (3) a Private Drainage Easement over six (6) separate and discrete areas of the Common Area.

F. BCD is pursuing a boundary line adjustment with Douglas County to reconfigure four (4) of the twelve (12) development parcels created by the Final Map ("BLA").

G. The BLA conflicts with some of the easements in the Common Area.

H. BCD desires to abandon certain easements in the Common Area in whole or in part to facilitate the BLA.

I. The easements being abandoned by this Abandonment are private easements. The abandonment of public easements in the Common Area will be pursuant to a recorded resolution of Douglas County.

J. BCD has created easements to replace those being abandoned herein via separate easement grants recorded in the Official Records of Douglas County, Nevada.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BCD agrees as follows:

1. Abandonment of Portion of Snow Storage Easement, Drainage Easement and Multi-Purpose Easement. That certain portion of the Snow Storage Easement, Drainage Easement and Multi-Purpose Easement described in Exhibit "A" and depicted in Exhibit "B", both of which are attached hereto and incorporated herein by reference, is hereby abandoned and shall have no further force or effect.

2. Abandonment of Portion of Private Road Easement. That certain portion of the Private Road Easement described in Exhibit "C" and depicted in Exhibit "D", both of which are attached hereto and incorporated herein by reference, is hereby abandoned and shall have no further force or effect.

3. Abandonment of Portion of Private Drainage Easement. That certain portion of the Private Drainage Easement described in Exhibit "E" and depicted in Exhibit "F", both of which are attached hereto and incorporated herein by reference, is hereby abandoned and shall have no further force or effect.

IN WITNESS WHEREOF, Beach Club Development, LLC has executed this Abandonment as of the date first above written.

Remainder of Page Intentionally Left Blank.

[Signature Pages Follow.]

Exhibit A
Tahoe Beach Club
Abandonment of Portion of
Snow Storage Easement, Drainage Easement and Multi-Purpose Easement
Legal Description

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of the South ½ of Section 22, Township 13 North, Range 18 East, M.D.B.&M. described as follows:

An Easement lying within 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 Douglas County Recorder's office.

Commencing at the Northeast corner of said Common Area Parcel "A", said point also being the Northwest corner of the Kahle Drive right-of-way, and marked by a found 1 inch outside diameter pipe, pugged tagged with nail and brass tag reading "RLS 3519", thence North 71°13'59" West 353.44 feet to a point on the North right-of-way of a "30 foot Private Road, Public Utility and Emergency Access Easement" shown on said map and also being the **True Point of Beginning** of this description;

Thence the following thirty three (33) courses:

1. Along curve turning to the left with a radius of 135.00', an arc length of 111.85', and an internal angle of 47°28'10";
2. North 83°34'20" West a distance of 50.00 feet;
3. Along a tangent curve turning to the right with a radius of 160.00', an arc length of 128.00', and an internal angle of 45°50'12";
4. Along a reverse curve turning to the left with a radius of 355.00', an arc length of 261.03', and an internal angle of 42°07'45";
5. North 79°51'54" West a distance of 38.21 feet;
6. Along a non-tangent curve turning to the right with a radius of 226.66', an arc length of 123.60', and an internal angle of 31°14'36";
7. North 48°37'18" West a distance of 33.13 feet;
8. Along a tangent curve turning to the left with a radius of 365.00', an arc length of 160.35', and an internal angle of 25°10'14";
9. North 73°47'31" West a distance of 25.38 feet;

10. Along a tangent curve turning to the right with a radius of 225.00', an arc length of 121.87', and an internal angle of 31°02'07";
11. North 42°45'24" West a distance of 34.51 feet;
12. Along a tangent curve turning to the left with a radius of 148.98', an arc length of 75.93', and an internal angle of 29°12'12";
13. North 71°57'36" West a distance of 46.25 feet;
14. Along a tangent curve turning to the right with a radius of 195.00', an arc length of 88.21', and an internal angle of 25°55'10";
15. Along a reverse curve turning to the left with a radius of 305.00', an arc length of 272.37', and an internal angle of 51°09'59";
16. Thence leaving said right of way, North 07°12'24" West, a distance of 20.00 feet;
17. Along a tangent curve turning to the right with a radius of 325.00', an arc length of 290.23', and an internal angle of 51°09'59";
18. Along a reverse curve turning to the left with a radius of 175.00', an arc length of 79.17', and an internal angle of 25°55'10";
19. South 71°57'36" East a distance of 46.25 feet;
20. Along a tangent curve turning to the right with a radius of 168.98', an arc length of 86.13', and an internal angle of 29°12'12";
21. South 42°45'24" East a distance of 34.51 feet;
22. Along a tangent curve turning to the left with a radius of 205.00', an arc length of 111.04', and an internal angle of 31°02'07";
23. South 73°47'31" East a distance of 25.38 feet;
24. Along a tangent curve turning to the right with a radius of 385.00', an arc length of 169.13', and an internal angle of 25°10'14";
25. South 48°37'18" East a distance of 33.13 feet;
26. Along a tangent curve turning to the left with a radius of 206.66', an arc length of 112.69', and an internal angle of 31°14'36";
27. South 79°51'54" East a distance of 38.21 feet;
28. Along a tangent curve turning to the right with a radius of 375.00', an arc length of 275.74', and an internal angle of 42°07'45";

29. Along a reverse curve turning to the left with a radius of 140.00', an arc length of 112.00', and an internal angle of 45°50'12";
30. South 83°34'20" East a distance of 50.00 feet;
31. Along a tangent curve turning to the right with a radius of 155.00', an arc length of 105.70', and an internal angle of 39°04'13";
32. North 76°36'43" East a distance of 58.63 feet;
33. South 53°53'49" West a distance of 72.42 feet; Said point also being the **True Point of Beginning** of this Description.

AND CONTAINING an area of 32,214 square feet, 0.74 acres, more or less.

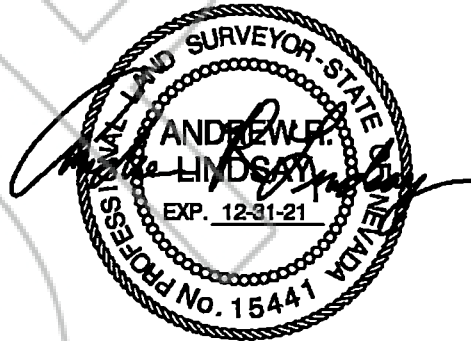
Description of the Basis of Bearing:

The basis of bearing for this description is the Northeasterly property line of the Common Area Parcel "A" (bearing South 60°28'34" East), as shown on "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Document Number 2018-922870 on November 27, 2018 in the Douglas County Recorder's office.

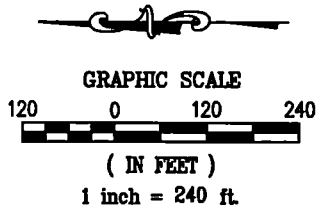
End of This Description

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

November 25, 2020



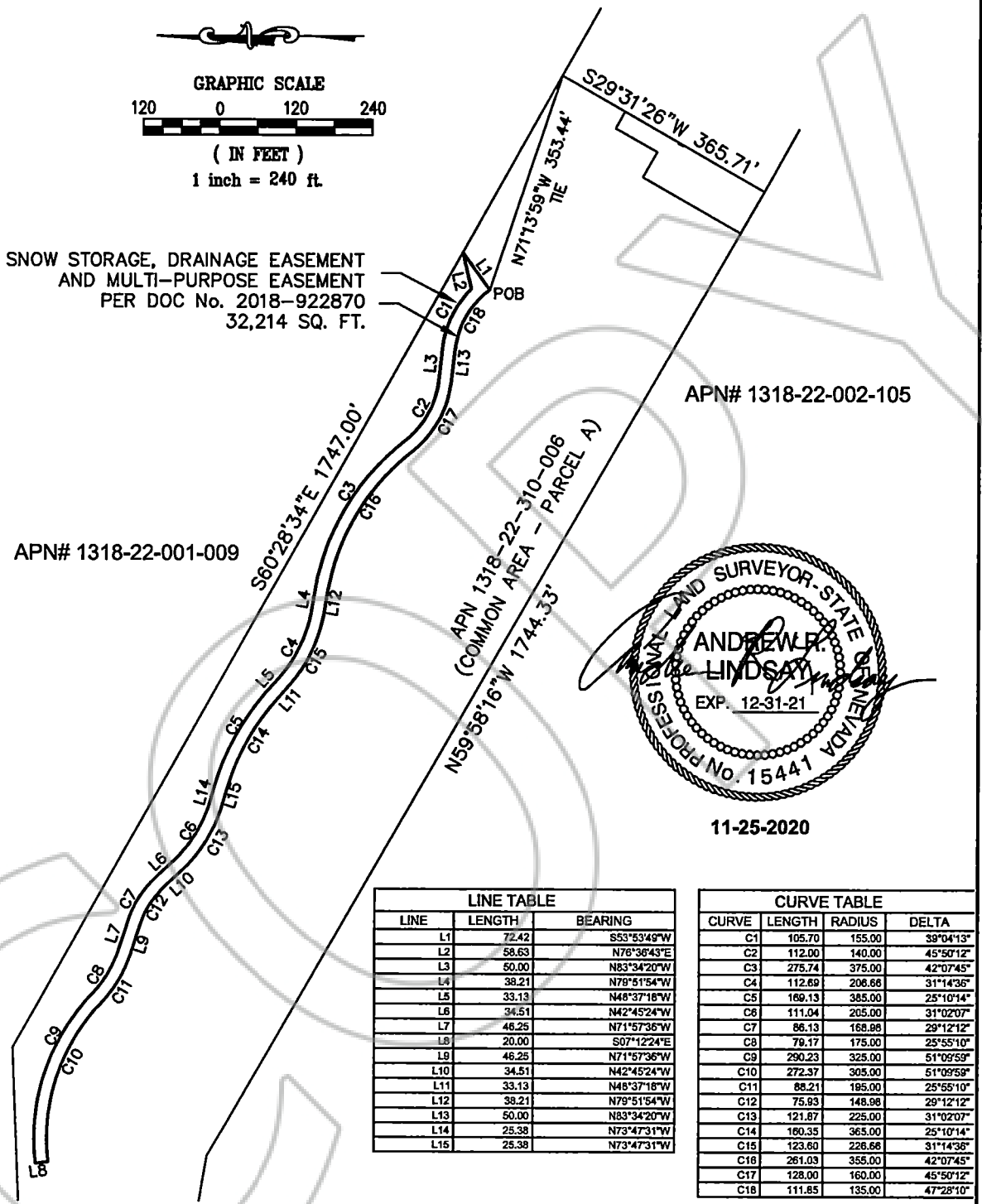
11-25-2020



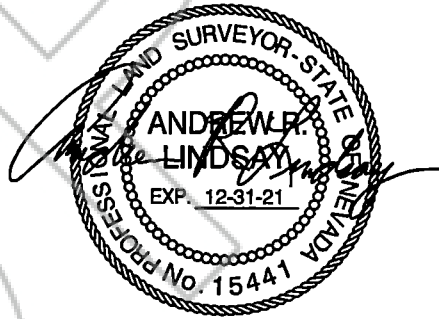
SNOW STORAGE, DRAINAGE EASEMENT
AND MULTI-PURPOSE EASEMENT
PER DOC No. 2018-922870
32,214 SQ. FT.

APN# 1318-22-001-009

APN# 1318-22-002-105



APN 1318-22-310-006
(COMMON AREA - PARCEL A)



11-25-2020

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.42	S53°53'49\"W
L2	58.63	N76°36'43\"E
L3	60.00	N83°34'20\"W
L4	38.21	N78°51'54\"W
L5	33.13	N48°37'18\"W
L6	34.51	N42°45'24\"W
L7	46.25	N71°57'36\"W
L8	20.00	S07°12'24\"E
L9	46.25	N71°57'36\"W
L10	34.51	N42°45'24\"W
L11	33.13	N48°37'18\"W
L12	38.21	N78°51'54\"W
L13	60.00	N83°34'20\"W
L14	25.38	N73°47'31\"W
L15	25.38	N73°47'31\"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	105.70	155.00	39°04'13\"
C2	112.00	140.00	45°50'12\"
C3	275.74	375.00	42°07'45\"
C4	112.69	206.66	31°14'36\"
C5	169.13	365.00	25°10'14\"
C6	111.04	205.00	31°02'07\"
C7	86.13	168.88	29°12'12\"
C8	79.17	175.00	25°55'10\"
C9	290.23	325.00	51°09'59\"
C10	272.37	305.00	51°09'59\"
C11	88.21	195.00	25°55'10\"
C12	75.83	148.98	29°12'12\"
C13	121.87	225.00	31°02'07\"
C14	160.35	365.00	25°10'14\"
C15	123.60	226.66	31°14'36\"
C16	261.03	355.00	42°07'45\"
C17	128.00	160.00	45°50'12\"
C18	111.85	135.00	47°28'10\"

REAL PROPERTY IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, BEING A PORTION OF THE
SOUTH 1/2 OF SECTION 22, TOWNSHIP 13 NORTH,
RANGE 18 EAST, M.D.B.&M

EXHIBIT B

DOUGLAS COUNTY

TAHOE BEACH CLUB
SNOW STORAGE EASEMENT, DRAINAGE EASEMENT &
MULTI-PURPOSE EASEMENT TO BE ABANDONED

Exhibit C
Abandonment of a Private Road Easement
Legal Description

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of the South 1/2 of Section 22, Township 13 North, Range 18 East, M.D.B.&M. described as follows:

A portion of the Private Road Easement, Public Utility Easement & Emergency Access Easement, Segment B, of that certain Final Map for Tahoe Beach Club, Document # 2018-922870, Official Records of Douglas County, Nevada, being a strip of land lying 15 feet on both sides of the following described centerline:

BEGINNING at said "Centerline Point A", being the **TRUE POINT OF BEGINNING**;

Thence the following twenty (20) courses:

1. Along a curve to the right having a radial bearing of North 02°07'58" East, a radius of 128.00 feet, an arc length of 142.93 feet and an internal angle of 63°58'41";
2. North 23°53'21" West a distance of 20.00 feet;
3. Along a tangent curve to the left having a radius of 120.00 feet, an arc length of 125.00 feet and an internal angle of 59°40'59";
4. North 83°34'20" West a distance of 50.00 feet;
5. Along a tangent curve to the right having a radius of 175.00 feet, an arc length of 140.00 feet and an internal angle of 45°50'12";
6. Along a tangent curve to the left having a radius of 340.00 feet, an arc length of 250.00 feet and an internal angle of 42°07'45";
7. North 79°51'54" West a distance of 38.21 feet;
8. Along a tangent curve to the right having a radius of 241.66 feet, an arc length of 131.77 feet and an internal angle of 31°14'36";
9. North 48°37'18" West a distance of 33.13 feet;
10. Along a tangent curve to the left having a radius of 350.00 feet, an arc length of 153.76 feet and an internal angle of 25°10'14";
11. North 73°47'31" West a distance of 25.38 feet;
12. Along a tangent curve to the right having a radius of 240.00 feet, an arc length of 130.00 feet and an internal angle of 31°02'07";
13. North 42°45'24" West a distance of 34.51 feet;
14. Along a tangent curve to the left having a radius of 133.98 feet, an arc length of 68.29 feet and an internal angle of 29°12'12";
15. North 71°57'36" West a distance of 46.25 feet;

16. Along a tangent curve to the right having a radius of 210.00 feet, an arc length of 95.00 feet and an internal angle of 25°55'10";
17. Along a tangent curve to the left having a radius of 290.00 feet, an arc length of 258.98 feet and an internal angle of 51°09'59";
18. South 82°47'36" West a distance of 120.00 feet;
19. Along a tangent curve to the right having a radius of 260.00 feet, an arc length of 70.00 feet and an internal angle of 15°25'33";
20. Along a tangent curve to the left having a radius of 670.00 feet, an arc length of 110.00 feet and an internal angle of 09°24'24" to a point henceforth described as "Centerline Point B",

To the Point of Terminus, AND CONTAINING an area of 61,296 square feet (1.41 acres), more or less.

This centerline description being abandoned was previously recorded as Segment "B" of Exhibit 'C' of the Reciprocal Access Easement Agreement recorded November 7, 2018, as Document No. 2018-921866, Official Records of Douglas County, NV.

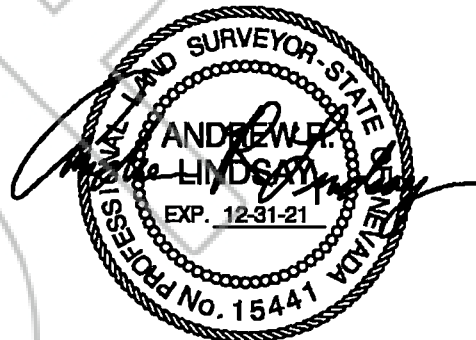
Description Basis of Bearings:

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".

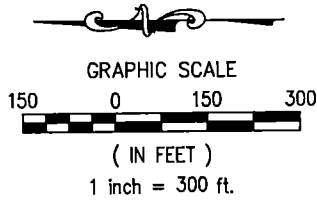
End of Description

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November 25, 2020



11-25-2020



EASEMENT
SEGMENT 'A'
OF DOC. # 2018-921866
TO REMAIN
14,574 SQ. FT.
(0.33± AC.)

POB
CL POINT
'A'
N06°13'12"W 308.43'
(TIE TO
CL POINT 'A')

PORTION TO BE ABANDONED
CL EASEMENT SEGMENT 'B'
61,296 SQ. FT. (1.41± AC.)
TO BE ABANDONED

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	142.93'	128.00'	63°58'41"
C2	125.00'	120.00'	59°40'59"
C3	140.00'	175.00'	45°50'12"
C4	250.00'	340.00'	42°07'45"
C5	131.77'	241.66'	31°14'36"
C6	153.76'	350.00'	25°10'14"
C7	130.00'	240.00'	31°02'07"
C8	68.29'	133.98'	29°12'12"
C9	95.00'	210.00'	25°55'10"
C10	258.98'	290.00'	51°09'59"
C11	70.00'	260.00'	15°25'33"
C12	110.00'	670.00'	9°24'24"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°53'21"W	20.00'
L2	N83°34'20"W	50.00'
L3	N79°51'54"W	38.21'
L4	N48°37'18"W	33.13'
L5	N73°47'31"W	25.38'
L6	N42°45'24"W	34.51'
L7	N71°57'36"W	46.25'
L8	S82°47'36"W	120.00'

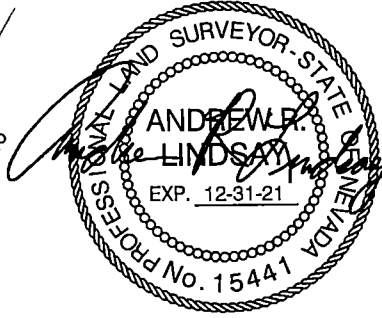
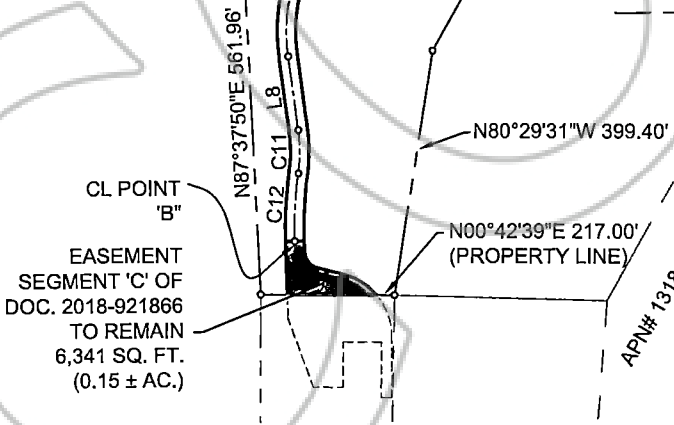
APN# 1318-22-001-009

PARCEL 1
APN# 1318-22-002-002

APN# 1318-22-002-105

APN# 1318-272-001-015

- LEGEND:**
- BEACH CLUB DRIVE EASEMENT
 - - - CENTERLINE BEACH CLUB DRIVE
 - - - PROPERTY LINE



11-25-20

REAL PROPERTY IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, BEING A PORTION OF THE
SOUTH 1/2 OF SECTION 22, TOWNSHIP 13 NORTH,
RANGE 18 EAST, M.D.B.&M

TAHOE BEACH CLUB
ABANDONMENT OF A PORTION OF A
PRIVATE ROAD EASEMENT
OF
SEGMENT 'B' OF DOC. # 2018-921866

1 of 1
EXHIBIT D
NEVADA

DOUGLAS COUNTY

Exhibit E
Abandonment of a Portion of a Private Drainage Easement
Legal Description

Real Property in the County of Douglas, State of Nevada, being in the South 1/2 of Section 22, Township 13 North, Range 18 East, M.D.B.&M. described as follows:

A portion of a Private Drainage Easement lying within the Common Area Parcel "A" as shown on the "Final Subdivision Map LDA 15-026 for Tahoe Beach Club", recorded as Doc. No. 2018-922870 on November 27, 2018 in the Office of the Douglas County Recorder's Office, and having a tie labeled "T115" from Parcel 4 as shown on Sheet 5 of 5 of said Map.

Commencing at the Northeasterly corner of said Common Area Parcel "A", as shown on above on said Document 2018-922870, also being the **True Point of Beginning** of this description;

Thence the following five (5) courses:

- 1) North 70° 26' 14" West a distance of 1161.73 feet;
- 2) North 67°13'17" West a distance of 72.00 feet;
- 3) North 22°46'43" East a distance of 67.13 feet;
- 4) South 67°13'17" East a distance of 72.00 feet;
- 5) South 22°46'43" West a distance of 67.13 feet to the True Point of Beginning.

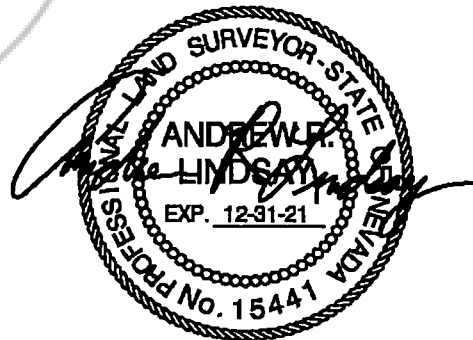
AND CONTAINING an area of 4,833 square feet, more or less.

Basis of bearing for this description: 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 No. 2018-922870.

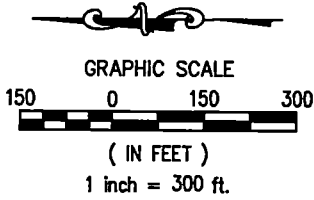
End of this description

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November 25, 2020



11-25-2020

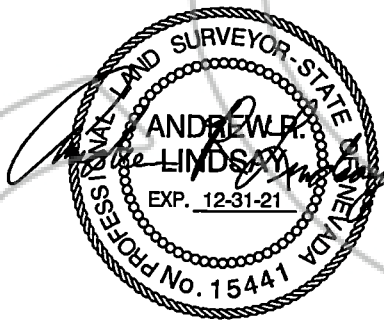


LINETABLE

L1=N22°46'43"E_67.13'
 L2=N67°13'17"W_72.00'

TIE from POINT
 OF BEGINNING
 N70°26'14"W
 1161.73'

A PORTION OF A
 PRIVATE DRAINAGE
 EASEMENT TO
 BE ABANDONED



11/25/20

LEGEND:

- PROPERTY LINE
- - - TIE LINE

APN# 1318-22-001-009

APN# 1318-22-002-105

APN# 1318-272-001-015

APN#
 1318-22-301-001

N00°42'39"E 217.00'
 (PROPERTY LINE)

S60°28'34"E 1747.00'

PARCEL "A"
 APN# 1318-22-310-006
 11.84 AC
 N59°58'16"W 1744.33'
 BASIS OF BEARING

S29°31'26"W 365.71'

REAL PROPERTY IN THE COUNTY OF DOUGLAS,
 STATE OF NEVADA, BEING A PORTION OF THE
 SOUTH ½ AND THE SOUTHEAST ¼ OF THE
 NORTHWEST ¼ OF SECTION 22,
 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M
 DOUGLAS COUNTY

TAHOE BEACH CLUB
A PORTION OF A
PRIVATE DRAINAGE EASEMENT
ABANDONMENT

EXHIBIT F
NEVADA