

APNs 1318-22-310-007

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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

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.)

**GRANT OF TEMPORARY BLANKET EASEMENT FOR ROADWAY,  
CONSTRUCTION ACCESS AND EMERGENCY ACCESS PURPOSES**

This Grant of Temporary Blanket Easement for Roadway, Construction Access and Emergency Access Purposes ("**Blanket Easement**") is made and entered into as of this 21<sup>st</sup> day of June 2021 ("**Effective Date**"), by **BEACH CLUB DEVELOPMENT LLC**, a Delaware limited liability company ("**BCD**"), **BEACH CLUB DEVELOPMENT PHASE II LLC**, a Delaware limited liability company ("**BCD Phase II**") and **BEACH CLUB DEVELOPMENT PHASE III LLC**, a Delaware limited liability company ("**BCD Phase III**") (BCD, BCD Phase II and BCD Phase III are referred to hereinafter collectively as "**Grantors**") with reference to the following facts and intentions:

A. Grantors are the owners of that certain real property located in Stateline, Douglas County, Nevada, having Assessor's Parcel Number (APN) 1318-22-310-007, commonly known as Common Area Parcel "A" as shown on that certain "Final Subdivision Map LDA 15-026 for Tahoe Beach Club" recorded November 27, 2018, as Document No. 2018-922870 in the Official Records of Douglas County, Nevada ("**Final Map**"), as amended by that certain "Boundary Line Adjustment to the Final Subdivision Map LDA 15-026 for Tahoe Beach Club" recorded February 21, 2021, as Document No. 2021-961679 ("**BLA**"), and more particularly described in **Exhibit "A"** attached hereto and incorporate herein ("**Common Area**").

B. Grantors are the developers 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, some of which were reconfigured by the BLA ("**Residential Parcels**").

D. The Common Area is part of the Project.

E. Grantors desire to grant a temporary blanket easement over the Common Area to facilitate construction of the Project.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors agree as follows:

Grant of Temporary Blanket Easement. Grantors hereby grant a temporary blanket easement ("**Easement**") on, over, through and across the Common Area for roadway, construction access and emergency access purposes to facilitate construction of the Project.

Duration. The Easement shall remain in full force and effect until such time as Grantors terminate the Easement by recorded instrument.

**IN WITNESS WHEREOF**, Beach Club Development, LLC, Beach Club Development Phase II, LLC, and Beach Club Development Phase III, LLC have executed this Grant of Temporary Blanket Easement for Roadway, Construction Access and Emergency Access Purposes as of the Effective Date.

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[Signature Pages Follow.]



**EXHIBIT "A"**

REAL PROPERTY in the County of Douglas, State of Nevada, being a portion of Lot 3 within the North 1/2 of the Southwest ¼, and a portion the Northwest ¼ of the Southeast ¼, and a portion of the South 1/2 of the Southeast ¼ of the Northwest ¼ of Section 22, Township 13 North, Range 18 East, M.D.M.&M. described as follows:

Beginning at the Southeast corner of Parcel 1 as described in that certain document 2015-870076 recorded September 24, 2015 in the Official Records of the Douglas County, Nevada being the TRUE POINT OF BEGINNING;

Thence the following six (6) courses:

1. North 59° 58' 16" West a distance of 1744.33 feet;
2. North 80° 29' 31" West a distance of 399.40 feet;
3. North 00° 42' 39" East a distance of 217.00 feet;
4. North 87° 37' 50" East a distance of 561.96 feet;
5. South 60° 28' 34" East a distance of 1747.00 feet;
6. South 29° 31' 26" West a distance of 365.71 feet:

Returning to the TRUE POINT OF BEGINNING,

Excepting therefrom the following thirteen (13) Parcels:

Parcels 1, 2, 5, 7, 8, 9, 10, 11, and 13 as shown, and mathematically described, on Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded as Document Number 2018-922870 on 27th of November 2018 in the Recorder's Office of Douglas County, Nevada.

Parcels 3, 4, 6 and 12 as shown on Boundary Line Adjustment to Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded as Document Number 2021-961679. Correction Deeds for Quitclaim Deeds for Boundary Line Adjustment for Parcels 3 and 4 and Parcels 6 and 12 recorded as Document Numbers 2021-961680 and 2021-961681, respectively, on 2nd of February 2021 in the Recorder's Office of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain document recorded April 12, 2021, as Document Number 2021-965372 of Official Records.