

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.)

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

This Abandonment of Temporary Private Road Turnaround Easement, Emergency Access Easements, Construction Access Easement, and Road Easement (“**Abandonment**”) is made and entered into as of this 21st 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**”) with reference to the following facts and intentions:

A. BCD, BCD Phase II and BCD Phase III are the owners of that certain real property located in Stateline, Douglas County, Nevada, having Assessor’s Parcel Number (APN) 1318-22-310-007 and 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**”) (“**Common Area**”).

B. BCD, BCD Phase II and BCD Phase III 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. Prior to BCD Phase II and BCD Phase III expressly acquiring interests in the Common Area pursuant to Document No. 2021-965372 and Document No. 2021-965286, respectively, BCD granted that certain Temporary Private Road Turnaround Easement, Temporary Emergency Access Easements, Temporary Construction Access Easement, and Temporary Private Road Easement recorded on November 2, 2020, as Document No. 2020-955613 in the Official Records of Douglas County, Nevada ("**Temporary Easement**") to facilitate construction of the Project.

F. The Temporary Easement provides that the easements granted therein shall remain in full force and effect until such time as BCD, as Grantor, rescinds the easements by recorded instrument(s).

G. BCD, BCD Phase II and BCD Phase III, as owners of the Common Area, desire to abandon the Temporary Easement to facilitate a boundary line adjustment among certain Residential Parcels and grant a new blanket temporary easement over the Common Area to facilitate construction of the Project.

H. BCD, BCD Phase II and BCD Phase III have created a separate easement to replace those being abandoned herein which separate easement will be recorded concurrently herewith in the Official Records of Douglas County, Nevada.


NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BCD, BCD Phase II and BCD Phase III hereby abandon, rescind and terminate that Temporary Private Road Turnaround Easement, Temporary Emergency Access Easements, Temporary Construction Access Easement, and Temporary Private Road Easement recorded on November 2, 2020, as Document No. 2020-955613 in the Official Records of Douglas County, Nevada.

IN WITNESS WHEREOF, Beach Club Development, LLC, Beach Club Development Phase II, LLC, and Beach Club Development Phase III, LLC have executed this Abandonment as of the Effective Date.


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[Signature Pages Follow.]

BEACH CLUB DEVELOPMENT, LLC
a Delaware limited liability company

By: 
Patrick Rhamey, Chief Executive Officer

BEACH CLUB DEVELOPMENT PHASE II, LLC
a Delaware limited liability company

By: 
Patrick Rhamey, Chief Executive Officer

BEACH CLUB DEVELOPMENT PHASE III, LLC
a Delaware limited liability company

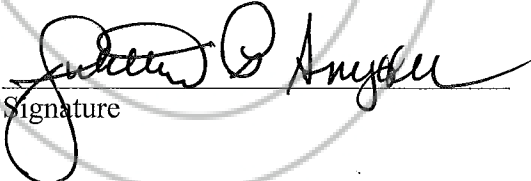
By: 
Patrick Rhamey, Chief Executive Officer

ACKNOWLEDGEMENT

STATE OF Nevada)
) ss
COUNTY OF Douglas)

On June 21, 2024, before me, Juliette P. Snyder, Notary Public in and for the County and State, personally appeared Patrick Rhamey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Abandonment 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 Abandonment the person(s), or the entity upon behalf of which the person(s) acted, executed the Abandonment.

WITNESS my hand and official seal.


Signature

(Seal) 