

APNs: 1318-22-710-002 and 003

Recording Requested by
and When Recorded Return to:

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

Mail Tax Statements to:

Beach Club Development Phase III, LLC
P.O. Box 5536
Stateline, NV 89449

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.)

**QUITCLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT**

THIS INDENTURE is made this 6th day of December 2021, by and between BEACH CLUB DEVELOPMENT PHASE II, LLC, a Delaware limited liability company ("BCD II"), and BEACH CLUB DEVELOPMENT PHASE III, LLC, a Delaware limited liability company ("BCD III").

WITNESSETH

BCD II is the owner of that certain real property described as Parcel 7 as shown on the Map of Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded on November 27, 2018, as Document No. 2018-922870, Official Records of County of Douglas, State of Nevada.

BCD II is also the owner of that certain real property described as Parcel 12 as shown on that certain Boundary Line Adjustment to the Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded on February 9, 2021, as Document No. 2021-961679, Official Records of County of Douglas, State of Nevada.

BCD III is the owner of that certain real property described as Parcel 5 and Parcel 8 as shown on the Map of Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded on November 27, 2018, as Document No. 2018-922870, Official Records of County of Douglas, State of Nevada.

LDA 15-026 for Tahoe Beach Club recorded on February 9, 2021, as Document No. 2021-961679, Official Records of County of Douglas, State of Nevada.

BCD II and BCD III desire to adjust the boundary lines between said parcels which will not result in the creation of any additional parcels.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, BCD II and BCD III do hereby quitclaim and convey to BCD III all of their right, title and interest in and to Parcel 5 and Parcel 8 and to BCD II and BCD III as tenants in common all of their right, title and interest in and to Common Area Parcel "A" all as shown on that certain Boundary Line Adjustment to the Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded on December 10, 2021, as Document No. 2021-978241, Official Records of County of Douglas, State of Nevada, which Parcel 5, Parcel 8 and Common Area Parcel "A" are more particularly described, respectively, in Exhibit "A", Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, BCD II and BCD III have caused this instrument to be executed on the date set forth above.

[Signature page follows.]

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



Patrick Rhamey, CEO

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



Patrick Rhamey, CEO

ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Douglas

On 12/16/2021, before me, Melisa Benscoter
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.



Signature (Seal)



[End]

EXHIBIT "A"

Resultant Parcel 5 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, being a portion of the Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded as Doc. No. 2018-922870 on November 27, 2018, and further described as follows:

Commencing at the North angle point corner of above said map, South 49°41'46" East a distance of 584.33 feet, to the **TRUE POINT OF BEGINNING**;

Thence the following Fourteen (14) courses:

- 1) South 60°27'34" East a distance of 8.68 feet;
- 2) South 15°36'59" East a distance of 6.50 feet;
- 3) South 62°22'37" East a distance of 66.60 feet;
- 4) South 15°36'59" East a distance of 72.75 feet;
- 5) South 31°08'40" West a distance of 66.60 feet;
- 6) South 15°36'59" East a distance of 12.65 feet;
- 7) South 74°23'01" West a distance of 41.17 feet;
- 8) North 21°29'28" West a distance of 36.57 feet;
- 9) North 15°36'59" West a distance of 30.84 feet;
- 10) North 74°23'01" East a distance of 33.94 feet;
- 11) North 15°36'59" West a distance of 54.90 feet;
- 12) South 74°23'01" West a distance of 33.94 feet;
- 13) North 15°36'59" West a distance of 67.21 feet;
- 14) North 74°23'01" East a distance of 38.79 feet.

To the **TRUE POINT OF BEGINNING**, AND CONTAINING an area of 12,297 square feet, more or less.

Description Basis of Bearing:

The Basis of Bearings for this survey 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 No.2018-922870".

End of This Description

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

Date: August 31, 2021

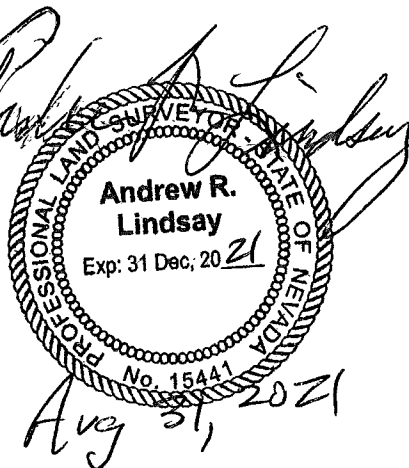


EXHIBIT "B"

Resultant Parcel 8 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, being a portion of the Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded as Doc. No. 2018-922870 on November 27, 2018, and further described as follows:

Commencing at the North angle point corner of above said map, South 40°03'19" East a distance of 853.75 feet, to the **TRUE POINT OF BEGINNING**;

Thence the following Nine (9) courses:

- 1) North 30°02'41" East a distance of 26.38 feet;
- 2) North 88°37'26" East a distance of 35.56 feet;
- 3) South 59°57'19" East a distance of 36.86 feet;
- 4) South 30°02'26" West a distance of 13.54 feet;
- 5) South 59°57'19" East a distance of 54.89 feet;
- 6) South 30°02'48" West a distance of 13.54 feet;
- 7) South 59°57'19" East a distance of 35.56 feet;
- 8) South 29°21'42" East a distance of 36.76 feet;
- 9) South 20°52'53" East a distance of 22.61 feet;

Thence, along at curve turning to the Left with a radius of 93.16', having a delta angle of 84°36'33", with a chord bearing of South 63°11'09" East and a chord length of 125.40';

Thence, along a non-tangent curve turning to the Right with a radius of 138.21', having a delta angle of 31°23'12", with a chord bearing of South 88°20'06" East and a chord length of 74.77';

Thence the following Six (6) courses:

- 1) South 03°56'26" East a distance of 42.83 feet;
- 2) South 59°58'17" East a distance of 89.09 feet;
- 3) South 30°01'43" West a distance of 67.58 feet;
- 4) North 59°57'24" West a distance of 452.63 feet;
- 5) North 13°11'40" West a distance of 66.60 feet;
- 6) North 59°57'19" West a distance of 12.65 feet;

To the **TRUE POINT OF BEGINNING**, AND CONTAINING an area of 35,693 square feet, more or less.

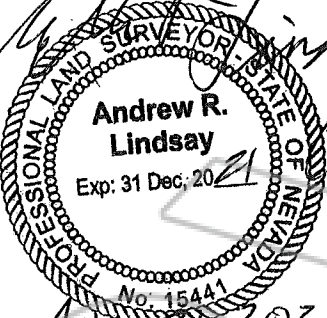
Description Basis of Bearing:

The Basis of Bearings for this survey 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 No.2018-922870".

End of This Description

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

Date: August 31, 2021

Andrew R. Lindsay

AUG 31, 2021

COOPER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-710-002
 b) 1318-22-710-003
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Ok - ke</u>	

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 # 1
 b. Explain Reason for Exemption: transfer between affiliated business entities having identical ownership

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 [Signature] Capacity CEO, Beach Club Development Phase II, LLC
 Signature [Signature] Capacity CEO, Beach Club Development Phase III, LLC

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Beach Club Development Phase II, LLC and Beach Club Development Phase III, LLC
 Address: P.O. Box 5536
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Beach Club Development Phase III, LLC
 Address: P.O. Box 5536
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Feldman Thiel LLP Escrow # _____
 Address: P.O. Box 1309
 City: Zephyr Cove State: NV Zip: 89448

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