

APNs: 1318-22-310-005 and 011

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 II, 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 6<sup>th</sup> 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.

BCD II and BCD III own fractional interests as tenants in common in Common Area Parcel "A" 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 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 II all of their right, title and interest in and to Parcel 7 and Parcel 12 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 7, Parcel 12 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

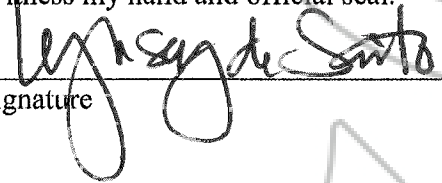
STATE OF Nevada

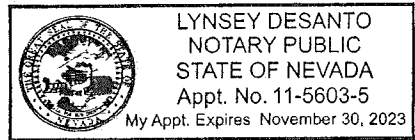
COUNTY OF Douglas

On Dec. 6, 2021, before me Lynsey DeSanto  
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.

 (Seal)  
Signature



[End]

## EXHIBIT "A"

### Resultant Parcel 7 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 52°22'58" East a distance of 787.32 feet, to the **TRUE POINT OF BEGINNING**;

Thence the following Fourteen (14) courses:

- 1) South 58°44'43" East a distance of 66.60 feet;
- 2) North 74°29'38" East a distance of 5.60 feet;
- 3) South 60°35'59" East a distance of 9.96 feet;
- 4) South 15°30'22" East a distance of 37.89 feet;
- 5) South 74°29'38" West a distance of 67.21 feet;
- 6) North 15°30'22" West a distance of 33.88 feet;
- 7) South 74°29'38" West a distance of 54.90 feet;
- 8) South 15°30'22" East a distance of 33.88 feet;
- 9) South 74°29'38" West a distance of 46.55 feet;
- 10) North 88°22'54" West a distance of 21.61 feet;
- 11) North 15°30'22" West a distance of 38.55 feet;
- 12) North 74°29'38" East a distance of 12.65 feet;
- 13) North 27°44'00" East a distance of 66.60 feet;
- 14) North 74°29'38" East a distance of 72.75 feet.

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

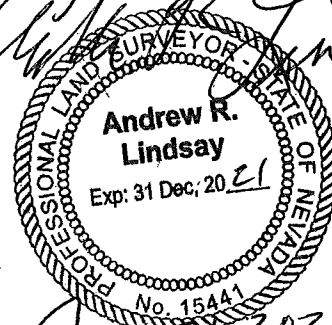
#### Description Basis of Bearing:

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



Aug 31, 2021

## EXHIBIT "B"

### Resultant Parcel 12 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 47°47'14" East a distance of 1,007.66 feet, to the **TRUE POINT OF BEGINNING**;

Thence the following Fourteen (14) courses:

- 1) North 74°23'01" East a distance of 33.88 feet;
- 2) North 15°36'59" West a distance of 54.90 feet;
- 3) South 74°23'01" West a distance of 33.88 feet;
- 4) North 15°36'59" West a distance of 67.21 feet;
- 5) North 74°23'01" East a distance of 37.35 feet;
- 6) South 60°37'17" East a distance of 10.70 feet;
- 7) South 15°36'59" East a distance of 5.09 feet;
- 8) South 62°22'37" East a distance of 66.60 feet;
- 9) South 15°36'59" East a distance of 72.75 feet;
- 10) South 31°08'40" West a distance of 66.60 feet;
- 11) South 15°36'59" East a distance of 12.65 feet;
- 12) South 74°23'01" West a distance of 41.82 feet;
- 13) North 20°05'13" West a distance of 39.76 feet;
- 14) North 15°36'59" West a distance of 27.57 feet;

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

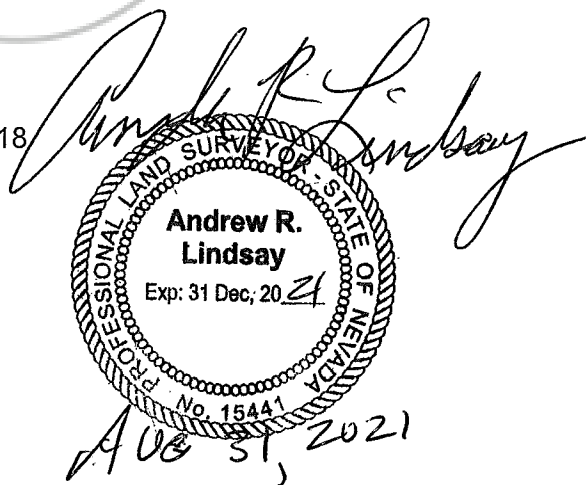
#### Description Basis of Bearing:

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 "C"**  
**Tahoe Beach Club**  
**Common Area**  
**Parcel "A"**  
**Legal Description**

**REAL PROPERTY** in the County of Douglas, State of Nevada, being a portion of the South one-half and the Southeast one quarter of the Northwest one-quarter Section 22, Township 13 North, Range 18 East, M.D.M.&M., a portion of Parcel 1 per Document Number 2018-922870 on November 27, 2018;

And Excepting therefrom the following thirteen (13) parcels:

Parcels 1, 2, 9, 10, 11 and 13 as shown, and described, on the *Final Subdivision Map* LDA 15-026, for Tahoe Beach Club, recorded as Document No. 2018-922870, on November 27, 2018, in the Recorder's Office of Douglas County, Nevada.

Parcels 3, 4 and 6 as shown, and described, on the *Boundary Line Adjustment* to said Final Subdivision Map, recorded as Document No. 2021-961679. Correction Deeds for Quitclaim Deeds for Boundary Line Adjustment for Parcels 3 and 4 and 6 were recorded as Document No. 2021-961680 and 2021-961681 respectively, on February 2, 2021, in the Recorder's Office of Douglas County, Nevada.

Parcels 5, 7, 8, and 12 as shown, and described, on the *Boundary Line Adjustment* to said Final Subdivision Map LDA 15-026 recorded as Document No. 2021-978241 on December 10, 2021 in the Recorder's Office of Douglas County, Nevada.

This description contains an area of 516,600 square feet (11.84 acres) more or less.

Per NRS 111.312, the courses encompassing the Common Area were previously recited in Document 2018-921866.

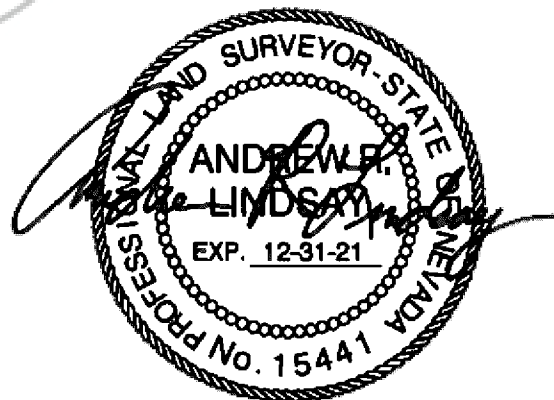
Description Basis of Bearing:

The Basis of Bearings for this survey is the Northeasterly property line of said Parcel 1 and Common Area 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: November 1, 2021



NOV 9, 2021

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-22-310-005  
 b) 1318-22-310-011  
 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>Model 1 - 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 II, 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)