

DOUGLAS COUNTY, NV

2024-1004339

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FIRST AMERICAN TITLE INSURANCE COMPANY

SHAWNYNE GARREN, RECORDER

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Seth W. Eaton, Esq. 214.745.5395

B. E-MAIL CONTACT AT FILER (optional)
seaton@winstead.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Seth W. Eaton, Esq.
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201

L 2604434A

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
File Number: 2021966212; Filed on April 26, 2021

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3A4) and provide Debtor's name in item 13

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. PARTY INFORMATION CHANGE:
Check one of these two boxes: Debtor or Secured Party of record

AND Check one of these three boxes to: CHANGE NAME and/or address:
 Complete item 6a or 6b; and item 7a or 7b and item 7c

ADD name: Complete item 7a or 7b, and item 7c DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL	SUFFIX
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7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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8. COLLATERAL CHANGE: Also check one of these four boxes: ADD collateral DELETE collateral RESTATE covered collateral ASSIGN collateral

Indicate collateral:
All assets and all personal property now or hereafter owned by Debtor (the "Collateral"). Proceeds of the Collateral are also covered.

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment) If this is an Amendment authorized by a DEBTOR, check here and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
ACORE CAPITAL MORTGAGE, LP

OR

9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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10. OPTIONAL FILER REFERENCE DATA:
County: Douglas, Nevada (Tahoe Beach Club, LLC) 59940-155

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form

File Number: 2021966212; Filed on April 26, 2021

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME

ACORE CAPITAL MORTGAGE, LP

OR

12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices – see instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) see instructions if name does not fit

13a. ORGANIZATION'S NAME

TAHOE BEACH CLUB, LLC

OR

13b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

15. This FINANCING STATEMENT AMENDMENT:

covers timber to be cut covers as-extracted collateral is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):

17. Description of real estate:

See Exhibit A attached hereto and incorporated herein by reference for all purposes.

18. MISCELLANEOUS:

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY – UCC FINANCING STATEMENT ADDENDUM (Form UCC3Ad) (Rev. 04/20/11)

Item No. 17 continued:

EXHIBIT A

Legal Description

PARCEL 1:

PARCEL 1A:

INTENTIONALLY DELETED

PARCEL 1B:

INTENTIONALLY DELETED

PARCEL 1C:

INTENTIONALLY DELETED

PARCEL 1D:

INTENTIONALLY DELETED

PARCEL 1E:

INTENTIONALLY DELETED

PARCEL 1F:

PARCELS 8, 10, 11 AND 12 OF THE MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB RECORDED AS DOC. NO. 2022-990258 ON SEPTEMBER 21, 2022 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, NEVADA.

PARCEL 1G:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019, AS INSTRUMENT 2019-930614, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND AS SET FORTH IN THAT SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433, OFFICIAL RECORDS; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF DOUGLAS COUNTY, STATE OF NEVADA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMON AREA PARCEL "A" AS SHOWN ON THE MINOR MODIFICATION TO FINAL SUBDIVISION MAP LDA 15-026 FOR TAHOE BEACH CLUB RECORDED AS DOC. NO. 2022-990258 ON SEPTEMBER 21, 2022 IN THE RECORDER'S OFFICE OF DOUGLAS COUNTY, NEVADA.

PARCEL 1H:

Item No. 17 continued:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 1I:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 1J:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 2:

PARCEL 2A:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MEANDER LINE OF LAKE TAHOE, WHICH POINT IS THE SOUTHWEST CORNER OF LOT 2, OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.,

THENCE ALONG A LINE HEREAFTER REFERRED TO AS COURSE 1, NORTH 89°59'24" EAST 509.52 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER-WEST ONE-SIXTEENTH CORNER (WEST ONE SIXTEENTH CORNER);

THENCE SOUTH 00°02'04" EAST (SOUTH ALONG THE ONE SIXTEENTH LINE), 217.00 FEET;

THENCE NORTH 89°11'56" WEST (NORTH 89°11'30" WEST), 457.06 FEET, TO A POINT ON THE MEANDER LINE, WHICH POINT IS SOUTH 14°02'15" EAST (SOUTH 14°00'00" EAST) 217.00 FEET FROM THE POINT OF BEGINNING:

THENCE, CONTINUING NORTH 89°11'56" WEST (NORTH 89°11'30" WEST) 50 FEET, MORE OR LESS, TO A POINT ON THE ORDINARY LOW WATER LINE OF LAKE TAHOE AT ELEVATION 6223.00 LAKE TAHOE DATUM;

THENCE, NORTHWESTERLY, 222 FEET, MORE OR LESS, ALONG SAID ORDINARY LOW WATER LINE AT 6223.00 LAKE TAHOE DATUM, TO A POINT ON THE WESTERLY EXTENSION OF THE AFORESAID COURSE 1;

Item No. 17 continued:

THENCE, ALONG THE WESTERLY EXTENSION OF THE AFORESAID COURSE 1, NORTH 89°59'24" EAST, 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE 6223.00 LEVEL OF LAKE TAHOE AND ALSO ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LAND OR NATURAL ORDINARY LOW WATER OR IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED.

EXCEPTING ANY PORTION BELOW SUCH ELEVATION AS MAY BE ESTABLISHED AS THE BOUNDARY BY BOUNDARY LINE ADJUSTMENT WITH THE STATE OR BY QUIET TITLE ACTION IN WHICH THE STATE IS A PARTY.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 29, 2016 IN BOOK N/A AS INSTRUMENT NO. 2016-892776 OF OFFICIAL RECORDS.

PARCEL 2B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3:

PARCEL 3A:

UNITS 404 THROUGH 408, 501 THROUGH 508, 601 THROUGH 608, 701 THROUGH 708 AND 901 THROUGH 908, INCLUDING ALL GENERAL COMMON ELEMENTS (GCE) AND LIMITED COMMON ELEMENTS (LCE) WITHIN THEIR RESPECTIVE BUILDINGS AS SHOWN ON THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP (DP 22-0224) FOR TAHOE BEACH CLUB PHASE 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 18, 2023, AS INSTRUMENT NO. 2023-999650 AND AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614; SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3B:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE

Item No. 17 continued:

OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3C:

THE EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT TO WHICH THEY ARE ALLOCATED, AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3D:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED APRIL 13, 2021 AS INSTRUMENT 2021-965433; AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JANUARY 06, 2022 AS INSTRUMENT 2022-979444 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3E:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3F:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.