

APN(s): 530-931-13

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

COUNTY OF WASHOE, a political subdivision of the State of Nevada, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“Grantee”) and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements (“Utility Facilities”) upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“Easement Area”);
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage,

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trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement, but not as to any consolidated cases.

[signature page follows]

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W.O. 3003152839

Washoe County

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EXHIBIT "A"
EASEMENT

A portion of the Southeast quarter of Section 15 and the Southwest quarter of Section 14, Township 21 North, Range 20 East, M.D.M., Washoe County, Nevada; situated within that Parcel of land shown as Parcel 4 of a Parcel Map for Spanish Springs Associates Limited Partnership and Business Center Limited Partnership, recorded as File Number 3443796 on September 28, 2006, Official Records of Washoe County, Nevada, more particularly described as:

COMMENCING at a 5/8" rebar with cap PLS 4043 marking the Westernmost corner of Parcel 1 of said Parcel Map;

THENCE South 00°55'02" West, 602.86 feet to the Northwesternly line of said Parcel 4 and the **POINT OF BEGINNING**;

THENCE South 6°35'24" West, 63.44 feet;

THENCE South 64°59'32" West, 730.26 feet;

THENCE South 25°00'28" East, 10.55 feet to the Southeasterly line of said Parcel 4;

THENCE along the Southeasterly line of said Parcel 4, South 68°31'52" West, 53.71 feet;

THENCE continuing along the Southeasterly line of said Parcel 4, South 64°53'59" West, 58.50 feet;

THENCE leaving the Southeasterly line of said Parcel 4, North 25°06'01" West, 17.33 feet;

THENCE North 64°59'32" East, 836.80 feet;

THENCE North 6°35'24" East, 51.64 feet to the Northwesternly line of said Parcel 4;



THENCE along the Northwesterly line of said Parcel 4, North 64°45'44" East, 11.77 feet to the **TERMINUS OF THIS DESCRIPTION**.

Said Easement contains 9,874 square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is Nevada State Plane Coordinate System, West Zone per said Parcel Map for Spanish Springs Associates Limited Partnership and Business Center Limited Partnership.

Prepared by Leland Johnson, P.L.S.

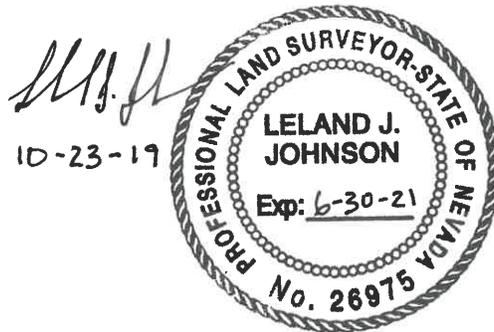
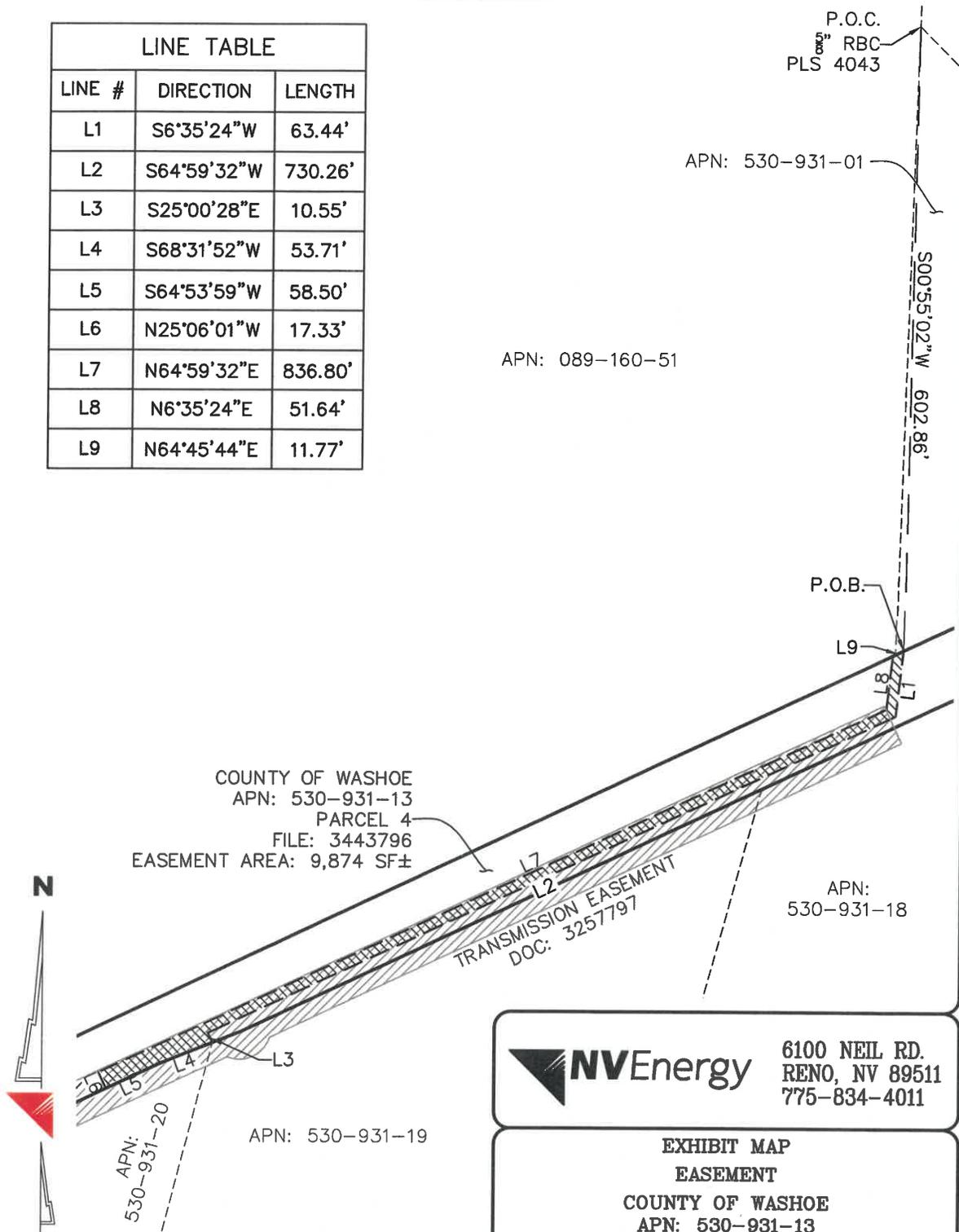


EXHIBIT A-1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S6°35'24"W	63.44'
L2	S64°59'32"W	730.26'
L3	S25°00'28"E	10.55'
L4	S68°31'52"W	53.71'
L5	S64°53'59"W	58.50'
L6	N25°06'01"W	17.33'
L7	N64°59'32"E	836.80'
L8	N6°35'24"E	51.64'
L9	N64°45'44"E	11.77'



NVEnergy 6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP
EASEMENT
COUNTY OF WASHOE
APN: 530-931-13

T. 21 N., R. 20 E., SECT. 14 & 15 M.D.M.
WASHOE COUNTY **NEVADA**

10/23/2019 1 OF 1

SCALE: 1" = 150'
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