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GRANT OF APPURTENANT EASEMENT

HEAVENLY VALLEY, a Nevada partnership, acting by and through William David Killebrew, a general partner, Post Office Box 2180, Stateline, Nevada 89449, for a valuable consideration, receipt of which is acknowledged, hereby grants and conveys to NEV-PINES ASSOCIATES, a partnership and ROBERT E. TOUT, a general partner thereof, Grantee, Post Office Box 1849, Zephyr Cove, Nevada 89448, the following:

PARCEL 1: A nonexclusive unimpeded easement for vehicular and pedestrian ingress and egress twenty-five (25) feet in width, located twelve and one-half (12.5) feet on each side of a centerline described as follows:

SEGMENT 2:

Beginning at the Southerly terminus of Segment 1, said point of beginning being South 32°30'00" West, 650.00 feet from the Southerly end of the centerline of Benjamin Drive as delineated on the Official Map of Kingsbury Estates, Unit No. 2, Official Records of Douglas County, Nevada; thence South 32°30'00" West, 20.00 feet to the beginning of a tangent curve to the left with a central angle of 47°00'00" and a radius of 200 feet; thence along said curve an arc distance of 164.06 feet; thence tangent to said curve South 14°30'00" East, 130 feet to the Southerly terminus of Segment 2.

It is the intent of this description that the road improvements and utilities, as they existed on July 1, 1983, are contained within the easement boundaries.

SEGMENT 3:

Beginning at the Southerly terminus of Segment 2 and that certain easement described in Book 875, Page 948, recorded August 22, 1975, in the Official Records of Douglas County, Nevada; thence along the following courses:

- South 14°30'00" East 22.00 feet;
- South 13°28'37" West 160.60 feet;
- South 39°07'15" West 140.84 feet;
- South 88°46'26" West 148.40 feet;
- South 19°42'18" West 165.31 feet;
- North 88°39'11" West 134.85 feet;
- North 69°44'20" West 148.08 feet;
- North 86°14'54" West 122.00 feet,

more or less, to a point on the East line of the West one-half of the Northwest one-quarter of said Section 30 and the Westerly terminus of Segment 3.

It is the intent of this description that the road improvements and utilities, as they existed on July 1, 1983, are contained within the easement boundaries.

The Grantor reserves the right to use in common with Grantee, from time to time, the herein described easement, but such use shall not interfere with uninterrupted ingress and egress by Grantee.

The duty to maintain this easement, including the cost of snow removal, shall be borne by the parties in proportion to their respective use as it may exist from time to time.

PARCEL 2: A nonexclusive unimpeded easement for vehicular and pedestrian ingress and egress twenty-five (25) feet in width, located twelve and one-half (12.5) feet on each side of a centerline described as follows:

SEGMENT 1:

Beginning at the Southerly end of the centerline of Benjamin Drive as delineated on the Official Map of Kingsbury Estates, Unit No. 2, Official Records of Douglas County, Nevada; thence along the following courses:

South 32°30'00" West 47.00 feet;
South 49°30'00" West 138.00 feet;
South 64°45'00" West 138.00 feet;
South 28°45'00" East 87.00 feet;
South 03°15'00" East 80.00 feet;
South 19°15'00" West 134.00 feet;
South 51°14'39" West 123.67 feet,

to the Southerly terminus of Segment 1.

It is the intent of this description that the Westerly edge of the twenty-five (25) foot wide easement conform to the Westerly edge of the pavement for the Boulder Parking Area as such existed on July 1, 1983.

The Grantor reserves the right to use in common with Grantee, from time to time, the herein described easement, but such use shall not interfere with uninterrupted ingress and egress by Grantee.

The duty to maintain and keep open this easement shall be borne by Heavenly Valley.

Heavenly Valley, Grantor, however, reserves the right to relocate this twenty-five (25) foot easement defined as Segment 1 herein at its own expense so long as Grantee always has a twenty-five (25) foot easement to get from the southwest end of Benjamin Drive to the east end of the easement described as Parcel 1 above, provided that relocation shall be done only

after not less than thirty (30) days written notice to Grantee of the intention to relocate. This notice shall include the route of relocation and the new location shall in no event be unreasonably circuitous across the parking lot.

The above easement is for the benefit of and appurtenant to that land, or any portion thereof, located in Douglas County, Nevada, and described as follows:

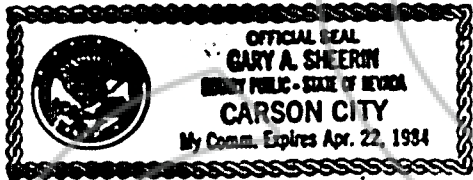
All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, and being portions of the West 1/2 of the Northwest 1/4 of Section 30, Township 13 North, Range 19 East, M.D.B. & M., more particularly described as follows:

Parcel A, Parcel B, Parcel C and Parcel D as set forth on that Parcel Map for NEV-PINES ASSOC., recorded December 19, 1980, in Book 1280 of Official Records at Page 1327, Douglas County, Nevada.

This grant of easement replaces that grant of easement between the same parties hereto dated April 9, 1983, and recorded as Document No. 078994, Book 483, Page 1240, Official Records of Douglas County, Nevada.

These easements and the conditions and covenants herein contained shall inure to and be binding on the heirs, successors and assigns of the parties hereto.

Dated this 28th day of July, 1983.



HEAVENLY VALLEY, a Nevada partnership

by [Signature]
WILLIAM DAVID KILLEBREW,
a general partner

STATE OF NEVADA)
 : ss
CARSON CITY)

On July 28, 1983, personally appeared before me, a Notary Public, WILLIAM DAVID KILLEBREW, who acknowledged that he executed the above instrument.

[Signature]
Notary Public

When Recorded Mail To:

First Am. Title Company of Nevada

P. O. Box 101

Reno, Nevada 89504

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REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
2700 pc
1983 NOV 15 PM 12:21

SUZANNE BEAUDREAU
RECORDER

[Signature]
[Signature]

090940

BOOK 1183 PAGE 1397