

GTE

RECORDING REQUESTED BY AND RETURN TO:

✓ GTE CALIFORNIA INCORPORATED
13911 PARK AVENUE, SUITE 200
VICTORVILLE, CALIFORNIA 92392
ATTN: RIGHT OF WAY DEPARTMENT

Doc. Transfer Tax Due \$ -0-
GTE California Incorporated:

 D. Uli
Signed

SPACE ABOVE FOR RECORDER'S USE

R/W # 086-5840-98
A.P. # 17-212-02
W.O. # 7F002HP

GRANT OF EASEMENT

THE GRANTOR, WALLEY'S PARTNERS LIMITED PARTNERSHIP, a Nevada Limited Partnership, hereby grants to **GTE CALIFORNIA INCORPORATED**, a corporation, hereinafter referred to as **GRANTEE**, its successors and assigns, an easement and right of way for the purposes of constructing, using, maintaining, operating, altering, adding to, repairing, replacing, reconstructing, inspecting and/or removing its facilities, consisting of, but not limited to: poles, cables, wires, amplifiers, crossarms, anchors, guys, braces, underground conduits, manholes, handholes, pedestals, above and below ground vaults and enclosures, concrete pads, markers and other appurtenances, fixtures and/or facilities (hereinafter sometimes collectively called "equipment") necessary or useful for the transmission of electric energy for communications, telecommunications, interactive video, intelligence by electrical means and/or other purposes on, over, in, under, across and along that certain real property situated in the County of Douglas, State of Nevada, described as follows:

For Easement Description, see Exhibit "A", attached hereto and made a part hereof.

THE GRANTEE, its successors and assigns and their respective agents and employees, shall have the right of ingress to and egress from said easement and every part thereof, at all times, for the purpose of exercising the rights herein granted and shall have the right to remove such growth as may endanger or interfere with the use of said easement. Such rights shall be reasonably exercised and the Grantee shall be liable for any damage negligently done by it to the above described property.

Signature(s) and Notary Acknowledgment(s) attached.

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Exhibit "A"

A non-exclusive easement lying within the following described property, EXCLUSIVE OF BUILDING SITES.

A parcel of land located within a portion of the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 15 and the West Half (W $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to said Sections 15 and 22, a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989, in the office of the Recorder, Douglas County, Nevada, as Document No. 211937; thence along the north-south centerline of said Section 15, North 00° 03' 48" West, 1322.57 feet to a found 2 inch iron pipe, no tag; thence North 86° 52' 39" East 249.87 feet to a point on the easterly right of way of Foothill Road, the POINT OF BEGINNING; thence continuing North 86° 52' 39" East 4.38 feet to a found fence post, no tag, per Deed recorded February 28, 1977, in the office of said Recorder, in Book 277, Page 1249; thence South 89° 20' 43" East 1064.63 feet; thence South 00° 04' 09" West 2621.92 feet to a point on the north-south 1/16 line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 22; thence South 89° 11' 10" West 1178.84 feet to a found $\frac{1}{2}$ inch rebar, no tag, a point on said easterly right of way of Foothill Road; thence along said easterly right of way along the arc of a curve to the left, nontangent to the preceding course, having a radius of 1240.00 feet, central angle of 02° 22' 15", arc length of 51.31 feet, chord bearing North 05° 40' 39" East, and chord distance of 51.31 feet; thence North 04° 29' 31" East 313.93 feet; thence along the arc of a curve to the right having a radius of 1160.00 feet, central angle of 24° 21' 00", arc length of 492.99 feet, chord bearing North 16° 40' 01" East, and chord distance of 489.28 feet; thence North 28° 50' 31" East 265.21 feet; thence along the arc of a curve to the left having a radius of 1240.00 feet, central angle of 54° 31' 00", arc length of 1179.85 feet, chord bearing North 01° 35' 01" East, a chord distance of 1135.85 feet; thence North 25° 40' 29" West, 499.42 feet to the POINT OF BEGINNING.

It is understood and agreed that all equipment placed within the above-described property shall be located with the approval of the Grantors herein, and when so placed, the location of said equipment shall be the center of a permanent easement extending 5.00 feet on each side of the centerline of said equipment.

Grantee agrees that if, within one year from the date of this document, the Grantor provides a more particularly surveyed and described legal description of the easement area, this document will be quitclaimed upon the Grantor's granting a new easement containing the provided legal description.

This legal description was prepared pursuant to Section 8730(c) of the Business and Professions Code.

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IN WITNESS WHEREOF, said Grantor has executed this Instrument this 4th day of January, 19 99.

SIGNATURE OF GRANTOR:

WALLEY'S PARTNERS LIMITED PARTNERSHIP, a Nevada Limited Partnership

MANAGING PARTNER, VALLEY PARTNERS LIMITED LIABILITY COMPANY,
a Nevada Limited Liability Company

MANAGER, SIERRA RESORTS GROUP LIMITED LIABILITY COMPANY,
a Nevada Limited Liability Company

By: [Signature]
Lex Adams, Manager

STATE OF Nevada

ALL PURPOSE CERTIFICATE

COUNTY OF Douglas

On this 4 day of January, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lex Adams

personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary's Signature

FOR
NOTARY
SEAL
OR
STAMP



SPACE RESERVED FOR RECORDER:

REQUESTED BY
GTF
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 JAN 15 AM 1:10

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LINDA SLATER
RECORDER
\$ 9.00 PAID [Signature] DEPUTY