

24-
✓ After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1420-06-602-002, 1420-06-602-003,
1420-06-602-004, 1420-06-602-009,
1420-06-602-010, 1420-06-602-012,
1420-06-602-013, 1420-06-602-014,
1420-06-602-015 and 1420-06-602-016

Work Order Number 02-26673

**GRANT OF EASEMENT
FOR
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 25th day of March, 2003, by and between AIG BAKER CARSON VALLEY, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, and VERIZON CALIFORNIA INC., CORPORATION, (hereinafter referred to as "Grantees").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct and operate one or more underground electric distribution and communication facilities, consisting of one or more circuits, lines, together with the appropriate underground foundations, markers, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, and other necessary or convenient appurtenances connected therewith, (hereinafter called "Utility Facilities"), across, over, under, and through the following described property situate in the County of Douglas, State of Nevada, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

With respect to all underground utility facilities as described herein, after installation of said underground utility facilities, the easement(s) and right(s)-of-way as herein granted will be deemed to be a strip of land ten (10) feet in width, being five (5) feet on either side of the centerline of said underground utility facilities as installed on the above-described premises.

With respect to all surface mounted transformers and/or switchboxes as described herein, after installation of the transformers and/or switchboxes, said easement(s) and right(s)-of-way as herein granted will be deemed to encompass an area around said transformers and/or switchboxes of three (3) feet extending in all directions from the perimeter of the transformers and/or switchboxes as installed on the above-described premises.

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IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of the Utility Facilities by Grantee.

3. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, or structures, nor permit any activity which, in the reasonable judgment of Grantee, is inconsistent with Grantee's use of said easement.

4. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from or adjacent to said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of the Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR

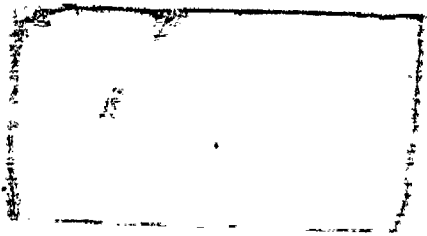
AIG Baker Carson Valley, L.L.C.,
Delaware limited liability company

BY: AIG Baker Shopping Center Properties, L.L.C.,
a Delaware limited liability company,
its sole member

BY: *Alex D. Baker*
Alex D. Baker, President or
W. Ernest Moss, Executive Vice President

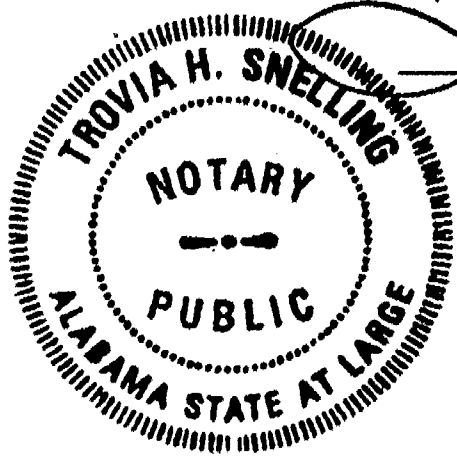
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BK0303PG12500



STATE OF Alabama
COUNTY OF Shelby

This instrument was acknowledged before me, a Notary Public, on March 25, 2003 by W. Ernest Moss as, Executive Vice President of AIG Baker Shopping Center Properties, L.L.C., sole member of AIG BAKER CARSON VALLEY, LLC.



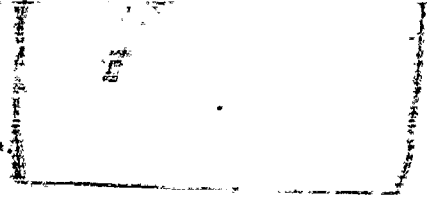
Trovia H. Snelling
Notary Public

MY COMMISSION EXPIRES AUGUST 23, 2005

COPIES

0571353

BK0303PG12501



59699-CD

WHEN RECORDED MAIL ORIGINAL
AND TAX STATEMENTS TO:
AIG BAKER CARSON VALLEY, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242

APN 1420-06-602-002
APN 1420-06-602-003
APN 1420-06-602-004
APN 1420-06-602-009
APN 1420-06-602-012
APN 1420-06-602-013
APN 1420-06-602-014
APN 1420-06-602-015
APN 1420-06-602-016

R.P.T.T. \$ 11,524.50

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MEADGW HIGHLANDS NV, LLC, a Nevada limited liability company, ("Grantor"), does hereby GRANT, BARGAIN AND SELL to AIG BAKER CARSON VALLEY, L.L.C., a Delaware limited liability company ("Grantee"), 1701 Lee Branch Lane, Birmingham, Alabama 35242, the real property situate in the County of Douglas, State of Nevada, described in Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO: 1. Taxes for the fiscal year.

2. Rights of way, reservations, restrictions, easements, dedications, abandonments and conditions of record.

TOGETHER with all and singular the tenements, hereditaments, appurtenances, water rights and easements thereon or in anywise appertaining, and the reversion and reversions,

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BK1202PG00689

EXHIBIT A

0571353

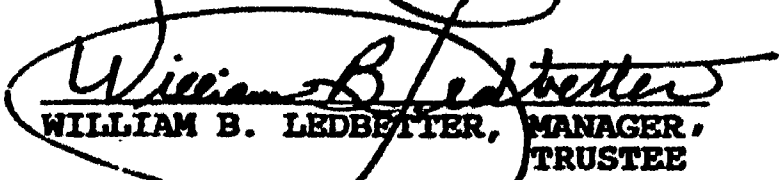
BK0303PG12502

remainder and remainders, rents, issues and profits thereof to have and to hold the said premises unto Grantee and to its successors and assigns forever.

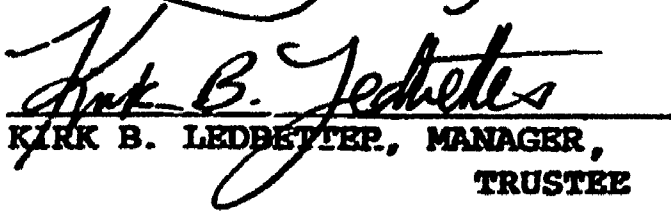
DATED this 26th day of November, 2002.

MEADOW HIGHLANDS NV, LLC, a Nevada Limited Liability Company.

BY: Ledbetter Marital Trust

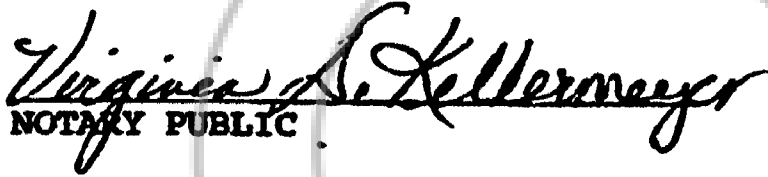

WILLIAM B. LEDBETTER, MANAGER,
TRUSTEE

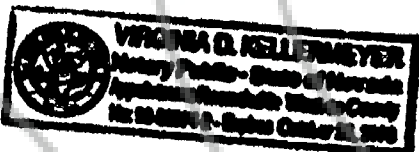

JESSICA L. LEDBETTER, MANAGER,
TRUSTEE


KIRK B. LEDBETTER, MANAGER,
TRUSTEE

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On November 26, 2002, personally appeared before me, a notary public, WILLIAM B. LEDBETTER, JESSICA L. LEDBETTER and KIRK B. LEDBETTER, personally known to me to be the persons whose names are subscribed to the above instrument, who acknowledged that they executed the instrument.


NOTARY PUBLIC



\\sahnyDocs\Ledbetter\GrantBargSaleAIG.deed

2

EXHIBIT A

0559563

BK1202PG00690

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EXHIBIT A

PARCEL 1

A parcel of land situate within the South half of the Northeast quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Southerly right of way of Topsy Lane from which the center section of said Section 6 bears South 39°29'12" West a distance of 1693.02 feet;

Thence with said right of way North 89°32'09" East a distance of 248.02 feet;

Thence North 89°31'04" East a distance of 45.98 feet;

Thence departing said right of way South 00°43'23" East a distance of 226.11 feet;

Thence South 89°16'37" West a distance of 294.00 feet;

Thence North 00°43'23" West a distance of 227.42 feet to the Point of Beginning.

The above described land is also designated as Parcel A on the Record of Survey filed October 8, 2002, File No. 554147.

NOTE: The above metes and bounds description appeared previously in that certain document recorded October 8, 2002, in Book 1002, page 2832, as Instrument No. 554146.

PARCEL 2:

A parcel of land situate within the South half of the Northeast quarter of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Southerly right of way from which the center of said Section bears South 37°51'51" West a distance of 1620.08 feet;

Thence with said right of way South 89°40'23" East a distance of 47.13 feet;

Thence North 00°19'37" East a distance of 1.96 feet;

Thence along a tangent circular curve to the right with a radius of 26.00 feet and a central angle of 89°12'33" an arc length of 40.48 feet;

Thence North 89°32'09" East a distance of 9.27 feet;

Thence departing said right of way South 00°43'23" East a distance of 227.42 feet;

Thence North 89°16'37" East a distance of 294.00 feet;

Thence North 00°43'23" West a distance of 226.11 feet to a point on said right of way;

Thence North 89°31'04" East a distance of 8.82 feet;

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BK 1202 PG 00691

EXHIBIT A

0571353

BK 0303 PG 12504

**Exhibit A
continued**

Parcel 2 Description Continued

Thence along a tangent circular curve to the right with a radius of 285.50 feet and a central angle of 11°28'43" an arc length of 57.20 feet;

Thence along a tangent circular curve to the left with a radius of 314.50 feet and a central angle of 11°28'42" an arc length of 63.01 feet;

Thence along a tangent circular curve to the right with a radius of 934.65 feet and a central angle of 01°17'57" an arc length of 21.19 feet to a point on the Westerly right of way of U.S. 395;

Thence with said right of way along a non-tangent line South 07°48'25" West a distance of 628.92 feet;

Thence departing said right of way South 89°31'43" West a distance of 114.52 feet;

Thence South 89°32'36" West a distance of 329.23 feet;

Thence North 00°19'37" East a distance of 607.63 feet to the Point of Beginning.

The above described land is also designated as Parcel B on the Record of Survey filed October 8, 2002, as File No. 554147.

NOTE: The above metes and bounds description appeared previously in that certain document recorded October 8, 2002 in Book 1002, Page 2832, as Instrument No. 554146.

PARCEL 3

The Northeast ¼ of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M.

PARCEL 4

The Southeast ¼ of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M.

PARCEL 5

The Southeast ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M.

Said lands are set forth on record of survey recorded November 13, 1997 in Book 1197 of Official Records at Page 1162, Douglas County, Nevada as Document No. 425734.

EXHIBIT A

A-2

0559563

BK 1202 PG 00692

0571353

BK 0303 PG 12505

DOUGLAS COUNTY

Exhibit A
continued

PARCEL 6

The Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.M.

Said lands are set forth on record of survey recorded November 13, 1997 in Book 1197 of Official Records at Page 1162, Douglas County, Nevada as Document No. 425734.

PARCEL 7

The Northwest 1/4 of the, Northeast 1/4, of the Southwest 1/4, of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.M.

Said lands are set forth on record of survey recorded February 26, 1998 in Book 298 of Official Records at Page 4977, Douglas County, Nevada as Document No. 433544.

PARCEL 8

The West 1/2 of the West 1/2 of the West 1/2 of Lot 1 of the Northeast quarter, of Section 6, Township 14 North, Range 20 East, M.D.M.

Said lands are set forth on record of survey recorded November 13, 1997 in Book 1197 of Official Records at Page 1162, Douglas County, Nevada as Document No. 425734.

PARCEL 9

The Southwest 1/4 of the Northeast 1/4 of the West half of Lot 1 of the Northeast 1/4, the North half of the Southeast 1/4, of the West half of Lot 1 of the Northeast 1/4, Southwest 1/4 of the Southeast 1/4 of the West half of Lot 1 of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of the East half of Lot 1 of the Northeast 1/4, of Section 6, Township 14 North, Range 20 East, M.D.M.

Excepting therefrom any portion lying within the boundaries of U.S. Highway 395

Said lands are set forth on record of survey recorded November 13, 1997 in Book 1197 of Official Records at Page 1162, Douglas County, Nevada as Document No. 425734.

THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED
AT DOCUMENT NO. 0559563, BOOK 1202
PAGE 689 ON 12-2-02

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 DEC -2 PM 3: 52

LINDA SLATER
RECORDER
\$18 PAID *bl* DEPUTY

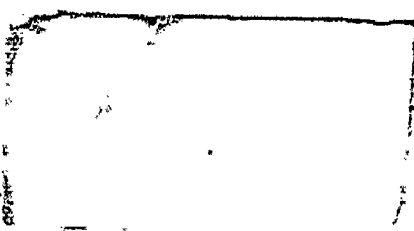
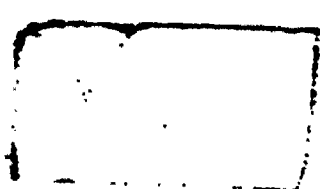
EXHIBIT A

0559563

BK 1202 PG 00693

0571353

BK 0303 PG 12506



A.P. No. 1420-06-602 010
Escrow No. 141-2041565-CD/DEJ
R.P.T.T. \$ ~~27,631.50~~ 1632.15

WHEN RECORDED MAIL TO:

Grantee
1701 Lee Branch Lane
Birmingham, AL 35242

MAIL TAX STATEMENT TO:

AIG Baker
1701 Lee Branch Lane
Birmingham, AL 35242

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Christopher Bonafede and Julia K. Bonafede, husband and wife as joint tenants, as to an undivided 1/2 interest and Douglas K. Hone and Kathleen L. Hone, Trustees of The Hone Family Trust dated March 21, 1989 and amended September 11, 1995

do(es) hereby **GRANT, BARGAIN and SELL** to

AIG Baker Carson Valley, L.L.C., a Delaware limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

The Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, and also the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B. & M, excepting therefrom any portion lying within the boundaries of U.S. Highway 395.

Said lands are set forth on Record of Survey for Douglas County, State of Nevada recorded April 10, 2000 in Book 0400, Page 1314 as Doc. No. 489613 and amended on July 11, 2000 in Book 0700, Page 1700 as Doc. No. 495561 of O.R. TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/14/2002

Christopher Bonafede
Christopher Bonafede

Julia K. Bonafede
Julia K. Bonafede

Douglas K. Hone and Kathleen L. Hone,
Trustees of The Hone Family Trust dated
March 21, 1989 and amended September 11,
1995

Douglas K. Hone, Trustee
Douglas K. Hone, Trustee

Kathleen L. Hone, Trustee
Kathleen L. Hone, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF Douglas

0559562

BK1202PG00687

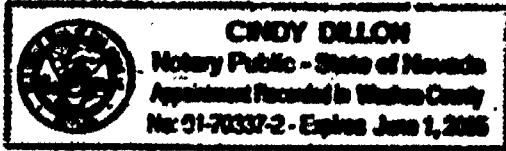
EXHIBIT A

0571353

BK0303PG12507

This instrument was acknowledged before me on 11-14-02 by Christopher Bonafede and Julia K. Bonafede and Douglas K. Hone and Kathleen L. Hone, Trustees of The Hone Family Trust dated March 21, 1989 and amended September 11, 1995.

Cindy Dillon
Notary Public
(My commission expires 6-1-05)

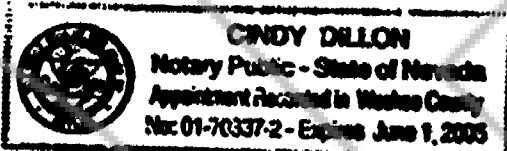


State of Nevada
County of Washoe

This instrument was acknowledged before me on 11-15-02

by Christopher Bonafede

Cindy Dillon
Notarial Officer



REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2002 DEC -2 PM 3:50

LINDA SLATER
RECORDER

\$15 PAID RL DEPUTY

EXHIBIT A

0559562

BK1202PG00688

0571353

BK0303PG12508

COPY

REQUESTED BY
AIG Baker CV LLC
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAR 26 PM 1:49

WERNER CHRISTEN
RECORDER

\$ 24⁰⁰ PAID Bl DEPUTY

0571353

BK 0303 PG 12509

