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OFFICIAL RECORD

Requested By:
S S TAHOE LLC

A.P.N. 1418-15-701-005

After Recordation Please Return To:

SS Tahoe LLC, a Nevada Limited Liability Company
c/o Robertson & Benevento
50 West Liberty Street, Suite 600
Reno, Nevada 89505

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 7 Fee: 20.00
BK-0705 PG-14239 RPTT: 0.00



GRANT OF EASEMENT

THIS INDENTURE, is made and entered into this 22nd day of July, 2005, by and between SS Tahoe LLC, a Nevada limited liability company (hereinafter "GRANTOR") and the Sweetland Realty Company, a California general partnership ("GRANTEE").

WITNESSETH

WHEREAS, GRANTEE desires to have a permanent easement for access and right-of-way for access over, across and through the land herein described which is known as:

A portion of Lot E, Parcel 1, as shown on the Map of Survey for Nellie R. Sweetland filed for record on December 6, 1955, Document No. 11104, (APN: 1418-15-701-005), as more particularly described in the attached Exhibit "A."

The easement for access shall consist of a minimum twelve foot (12') right of way and shall include the roadway in its existing configuration as set forth in the Easement Legal Description dated July 22, 2004, prepared by Turner & Associates and attached hereto as Exhibit "A."

NOW, THEREFORE, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) to be paid by GRANTEE, and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents grant to GRANTEE, its successors, assigns, and grantees this Grant of Easement ("EASEMENT") and the easement rights contained herein.

IT IS FURTHER AGREED:

1. GRANTEE, and its successors and assigns, shall be responsible for any and all damage caused by GRANTEE, or its successors and assigns, caused by any of them, or by an invitee of any of them, to GRANTOR'S real or personal property by use, maintenance or repair of the EASEMENT or the performance of any rights herein set forth;
2. GRANTOR, and its successors and assigns, shall be responsible for any and all damage caused by GRANTOR, or its successors and assigns, caused by any of them, or by an invitee of any of them, to GRANTEE'S real or personal property interest by use, maintenance or repair of the EASEMENT or the performance of any rights herein set forth;

3. This EASEMENT is in favor of the real property owned by GRANTEE, which is commonly described as APNs 1418-15-701-008 (Lot B (N 1/2 only)), 1418-15-701-007 (Lot C - Parcel 1 only West of U.S. Highway 50), and 1418-15-701-006 (Lot D - Parcel 1 only West of U.S. Highway 50) and as more particularly described in Exhibit "B" attached hereto ("Properties").

4. The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, grantees, successors and assigns of the parties, and shall be and are covenants running with the land binding upon said property of GRANTOR and GRANTEE and any of the owner(s) thereof;

5. This EASEMENT is for a driveway access to the Properties as existing parcels in their current configuration and all legal uses which can be made of said Properties as ordered by Judge Robison in the case of Sweetland v. SS Tahoe, Case #02-CV-0080 in the Ninth Judicial District Court in and for the County of Douglas, State of Nevada, and as may be approved by those authorities with jurisdiction, now and forever. This Easement may not be used to access property located south of the Properties; and

6. The easement is nonexclusive, and GRANTOR may grant similar rights to other Grantees. GRANTEE and GRANTOR shall each be responsible for its pro-rata share of the maintenance and repair of the EASEMENT. Any maintenance or repair work shall be subject to the prior written approval of GRANTOR. In maintaining its access to the subject parcels, in connection with this EASEMENT, GRANTEE agrees that it will not deposit snow that has fallen on any parcel of GRANTEE upon the parcel of GRANTOR, nor shall GRANTEE or GRANTOR deposit or store snow in front of any property access gate.

IN WITNESS WHEREOF, GRANTOR, by its duly authorized representative, has caused these presents to be duly executed the day and year first above written.

SS Tahoe LLC, a Nevada limited liability company

By: Melvin Schwake, Jr.

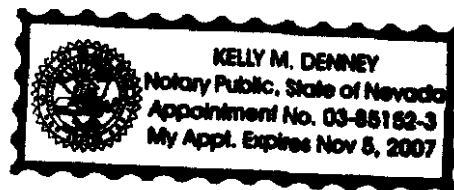
Melvin Schwake, Jr., Manager

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On July 22, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Melvin Schwake, Jr., known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Kelly M. Denney
Notary Public



July 22, 2004
99018-1

DESCRIPTION
20' Driveway Easement
Schwake to Sweetland et. al.

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

All that portion of Lot E, Parcel 1, as shown on the Map of Survey for Nellie R. Sweetland filed for record on December 6, 1955, Document No.11104, more particularly described as follows:

Beginning at a point on the South line of said Lot E which bears North 89°38'50" West 36.00 feet from the Southeast corner of said Lot E, said point being on the centerline of this easement description;

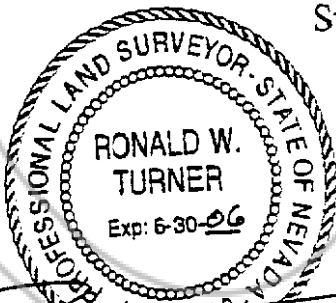
thence along the centerline North 25°35'43" East 51.96 feet to a point on the Westerly line of U.S. Highway 50.

The side lines of this easement are to be lengthened or shortened to meet the grantors property lines.

The Basis of Bearing for this description is the above referenced Map of Survey.

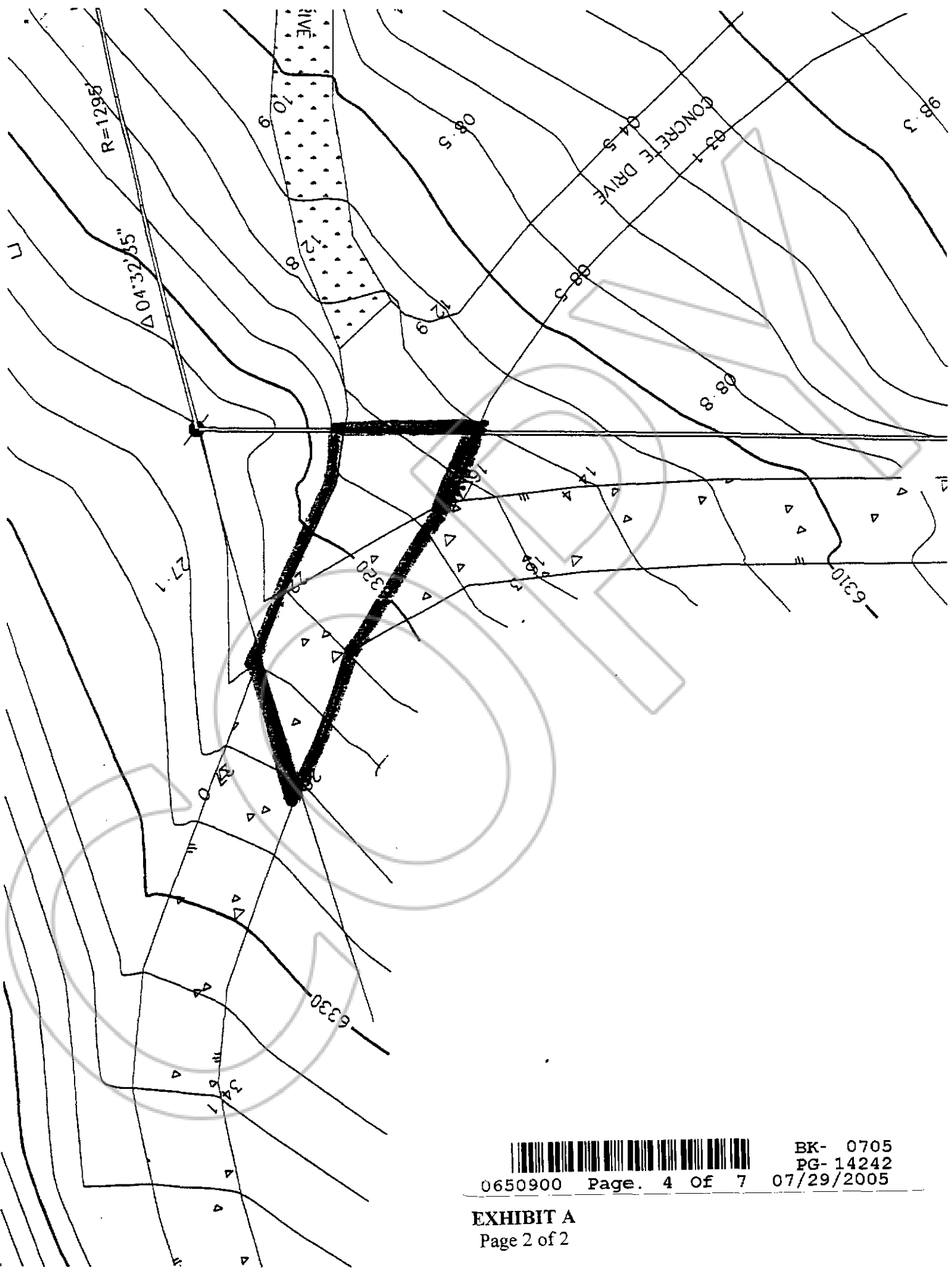
Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner
07/22/04





0650900 Page. 4 Of 7 07/29/2005

EXHIBIT A
Page 2 of 2

BK- 0705
PG- 14242

PARCEL 1 (LOT B, N 1/2):

All that portion of the South 1/2 of Lot 3 in Section 15, Township 14 North, Range 18 East, M.D.B. & M., situate lying and being in the County of Douglas, State of Nevada, herein designated as the Northerly portion of Lot "B" which said Lot "B" is described in that certain Deed dated December 29, 1954 and recorded in Book B-1 of Deeds at page 237, Records of Douglas County, said Northerly portion of Lot "B" herein conveyed being more fully described as follows, to wit:

Beginning at the Northeast corner of said Lot "B" on the Westerly right of way line of Nevada State Highway, U.S. Route 50, from which said point of beginning the section corner common to Sections 14, 15, 22, and 23, Township 14 North, Range 18 East, M.D.B. & M., bears South 43°42'16.2" East, a distance of 2,182.978 feet and running thence South 7°30'37.5" East, along said highway right of way line a distance of 49.465 feet to a point; thence North 89°38'49.7" West, a distance of 798.250 feet to a point; thence South 60°00'00" West, a distance of 90.799 feet to an intersection with the government meander line of Lake Tahoe as adjusted by survey; thence North 39°47'52.2" West, along said meander line a distance of 68.344 feet to an intersection with the Northerly boundary of said Lot "B"; thence North 60°00'00" East, along said Northerly boundary a distance of 84.379 feet to a point; thence South 89°38'49.7" East, continuing along said Northerly boundary a distance of 841.091 feet to the POINT OF BEGINNING, said parcel of land containing an area of 1.06 acres, more or less, and all of the same situate in Douglas County, Nevada.

TOGETHER WITH an undivided one-half (1/2) interest in and to all the right, title and interest of the said Grantor in and to the waters of Logan House Shoals Creek No. 1, and all easements, pipe lines and works for the diversion of said water.

TOGETHER WITH all of the right, title and interest of said Grantor, whether present or future, in and to the parcel described herein extended to and into Lake Tahoe.

APN: 1418-15-701-008

Per NRS 111.312, this legal description was previously recorded at Document No. 0613861, Book 0504, Page 10766, on 24 May 2004.

EXHIBIT B

Page 1 of 3



0650900 Page: 5 Of 7 07/29/2005

BK- 0705
PG- 14243

PARCEL 2 (LOT C, Parcel 1):

ALL that certain lot, piece or parcel of land situate in the County of DOUGLAS, State of Nevada, described as follows:

All those portions of the South 1/2 of Lot 3, in Section 15, Township 14 North, Range 18 East, M.D.B. & M., situate lying and being in the County of Douglas, State of Nevada, herein designated as Lot C, Parcel 1 of survey map #11104 and being more particularly described as follows:

Lot C, Parcel 1: Beginning at a point in the Westerly right of way line of the Nevada State Highway, U.S. Route 50, from which the section corner common to Sections 14, 15, 22, and 23, Township 14 North, Range 18 East, M.D.B. & M., bears South 43°42'16.2" East, a distance of 2,182.978 feet, and running thence North 89°38'49.7" West a distance of 841.091 feet: thence South 60°00'00" West, a distance of 84.379 feet, to an intersection with the government meander line of Lake Tahoe, as adjusted by survey; thence North 39°47'52.2" West, along said meander line a distance of 139.487 feet, thence North 60°00'00" East, a distance of 71.285 feet: thence South 89°38'49.7" East, a distance of 928.273 feet, to an intersection with the Westerly right of way line of the Nevada State Highway U.S. Route 50; thence, from a tangent whose bearing is South 10°25'40.2" East, curving to the right along said highway right of way line, with a radius of 1295.00 feet, through a central angle of 0°13'19.7", for an arc length 5.021 feet; thence South 7°30'37.5" East, along said highway right of way line, a distance of 95.968 feet, to the POINT OF BEGINNING.

APN: 1418-15-701-007

Per NRS 111.312, this legal description was previously recorded at Document No. 0613861, Book 0504, Page 10766, on 24 May 2004.

EXHIBIT B

Page 2 of 3



0650900 Page: 6 Of 7 07/29/2005

BK- 0705
PG- 14244

PARCEL 3 (LOT D, Parcel 1)

All those portions of the S 1/2 of Lot 3, in Section 15, T. 14N., R. 18 E., M.D.B. & M., situate, lying and being in the County of Douglas, State of Nevada, herein designated as Lot D, Parcel 1, being more particularly described by metes and bounds as follows:

Lot D, Parcel 1:

Beginning at a point in the westerly right-of-way line of the Nevada State highway, U.S. Route 50, from which the section corner common to Sections 14, 15, 22 and 23, T. 14 N., R. 18 E., M.D.B. & M., bears S. 42°12'04" E. a distance of 2265.396 feet, and running thence N. 89°38'49.7" W., a distance of 928.273 feet;

Thence S. 60°00'00" W., a distance of 71.285 feet, to an intersection with the government meander line of Lake Tahoe, as adjusted by survey;

Thence N. 39°47'52.2" W., along said meander line, a distance of 66.838 feet, to the adjusted position of meander point No. 3;

Thence N. 46°47'40.8" W., along said meander line, a distance of 74.778 feet;

Thence N. 60°00'00" E., a distance of 67.436 feet;

Thence S. 89°38'49.7" E., a distance of 1006.330 feet, to a point in the westerly right-of-way line of the Nevada State highway, U.S. Route 50;

Thence, from a tangent whose bearing is S. 14°58'14.8" E., curving to the right, along said highway right-of-way line, with a radius of 1295.00 feet, through a central angle of 4°32'34.6", for an arc length of 102.680 feet, to the Point of Beginning.

Excepting therefrom that portion lying below the normal, ordinary highwater mark of Lake Tahoe.

APN 1418-15-701-006

Per NRS 111.312, this legal description was previously recorded at Document No. 296163, Book 1292, Page 4475, on 28 December 1992.

EXHIBIT B

Page 3 of 3



0650900

Page: 7 of 7

BK- 0705
PG- 14245
07/29/2005