

OFFICIAL RECORD

Requested By:
WAYNE S CHIMARUSTI

APN: 1320-17-000-010

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0106 PG-00774 RPTT: 0.00

After recordation, return to:
WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703



**GRANT OF EASEMENT
FOR PUBLIC UTILITY PURPOSES
(Easement in the Roadway)**

THIS GRANT OF EASEMENT, made and entered into this 9th
day of December, 2005, by and between ALLEGRETTI &
COMPANY, a California corporation, of 9400 Lurline Avenue, Suite A-1, Chatsworth,
CA 01311 (hereinafter "Grantor"), and SIERRA PACIFIC POWER COMPANY, a
Nevada corporation; SOUTHWEST GAS CORPORATION, a California corporation;
CHARTER COMMUNICATIONS INC., a Delaware corporation; VERIZON
CALIFORNIA, INC., a California corporation; and DOUGLAS COUNTY NEVADA, a
political subdivision of the State of Nevada (hereinafter collectively "Grantees").

WITNESSETH:

GRANTOR, for and in the consideration of the sum of Ten Dollars (\$10),
in hand paid by Grantees, and other good and valuable consideration, the receipt of which
is hereby acknowledged, does hereby grant to Grantees, their successors, assigns, and
agents, permanent and exclusive easements and rights of way for public utility purposes,
including but not limited to the rights to construct, alter, maintain, repair, replace,
reconstruct, add to, inspect, remove, and operate one (1) or more underground lines or
facilities for:

- (a) transmission of electrical energy for communications,
telecommunications, interactive video, intelligence by
electrical means; and

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- (b) electric, gas, and water distribution; and
- (c) water, sewer and storm drain pipes, works, and related components,

together with the cables, wires, underground conduits, manholes, hand holes, pedestals, below ground vaults and enclosures, markers, pipes, drains, drop inlets, fixtures and appurtenances necessary and related thereto, hereinafter collectively referred to as the "Utility Facilities," on, over, in, under, across, and along that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

IT IS FURTHER AGREED:

1. All Utility Facilities shall be constructed underground.
2. Grantees shall have at all times ingress and egress to the above-described land for the purpose of accessing, constructing, altering, maintaining, inspecting, repairing, reconstruction, and operation the Utilities Facilities.
3. Grantees shall be responsible for any damage to personal property or improvements suffered by Grantor by reason of utilizing and access, constructing, altering, maintaining, inspecting, repairing, reconstruction, and operating the Utility Facilities.
4. Grantees 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 use of this access, constructing, altering, maintaining, inspecting, repairing, reconstruction and operating of the Utility Facilities.
5. Grantor shall not erect or construct, nor permit to be erected or constructed, any buildings, fences, or structures, nor permit any activity which in the reasonable judgment of Grantees is inconsistent with Grantees' use of said easement.
6. Grantees shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantees may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing, and operating of the Utility Facilities.

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7. Grantees shall have the right to cut down or trim all trees within, adjacent to, and outside said easement which may in the reasonable judgment of Grantees endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing, and operating the Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents, and assigns of Grantor and Grantees, and all right 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.

ALLEGRETTI & COMPANY, a
California corporation

By: Joseph A. Allegretti
JOSEPH A. ALLEGRETTI,
Its President

STATE OF California)
)
COUNTY OF Los Angeles)

ss.

This instrument was acknowledged before me on the 9th day of December, 2005, by JOSEPH A. ALLEGRETTI, as president of ALLEGRETTI & COMPANY.



Kevin Sauk
NOTARY PUBLIC

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EXHIBIT A
TO THE GRANT OF EASEMENT FOR UTILITY PURPOSES
(Easement in the Roadway)
Grantor: ALLEGRETTI & COMPANY

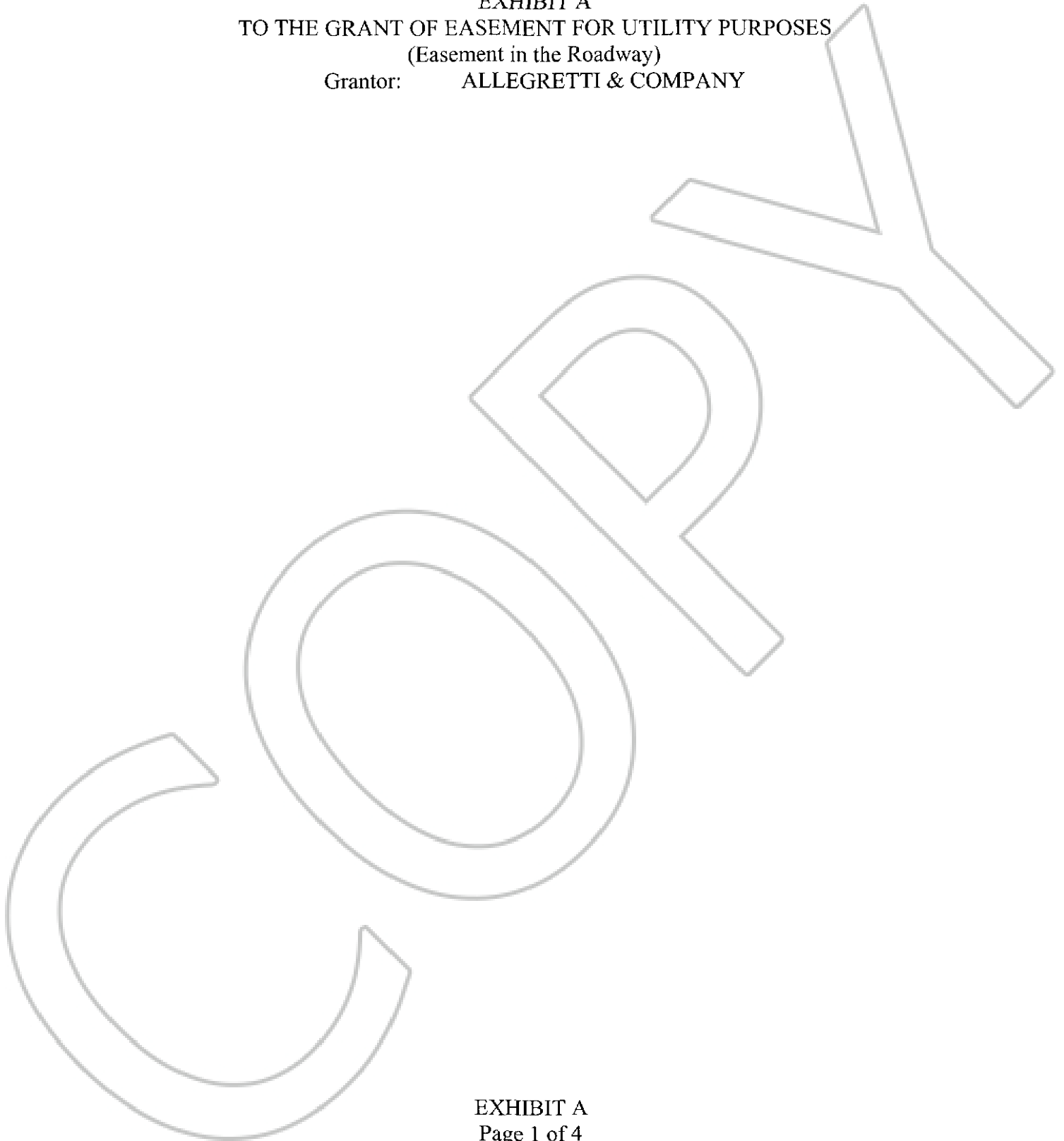


EXHIBIT A
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**PUBLIC ACCESS AND UTILITY EASEMENT
MERIDIAN BOULEVARD
LEGAL DESCRIPTION**

June 22, 2005

A strip of land 60 feet wide for access and public utility easement purposes located within a portion of Section 17, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northeast corner of Parcel 2--Phase II being a 5/8" rebar with cap stamped PLS 11172 on the Westerly line of the extension of Meridian Boulevard as shown on Record of Survey #1 of Meridian Business Park, Phase II for Allegretti & Company, Doc. No.635092 of the Douglas County Recorder's Office, said point bears S. 81°23'54" E., 959.63 feet from the Northwest corner of said Section 17;

thence along said Westerly line, 181.95 feet along the arc of a curve to the right having a central angle of 13°53'07", and a radius of 750.81 feet, (chord bears N. 25°56'05" W., 181.51 feet), to a point on the existing right of way line of Meridian Boulevard, Phase 1;

thence N. 89°46'14" E., along the Southerly line of Meridian Boulevard, Phase I, 63.69 feet, to the Southeast corner thereof;

thence along the Easterly and Northerly extension of meridian Boulevard the following 7 courses;

1. 192.20 feet along the arc of a curve to the left having a central angle of 5°56'27" and a radius of 690.81 feet, (chord bears S. 28°39'42" E., 191.58 feet);

2. 131.25 feet along the arc of a curve to the right having a central angle of 36°40'59" and a radius of 205.00 feet, (chord bears S. 18°17'26" E., 129.02 feet);

3. S. 00°03'04" W., 240.67 feet;

4. 299.31 feet along the arc of a curve to the left having a central angle of 90°15'34" and a radius of 190.00 feet, (chord bears S. 45°04'43" E., 269.31 feet);

5. N. 89°47'30" E., 1311.40 feet;

6. 31.40 feet along the arc of a curve to the left having a central angle of 89°57'04" and a radius of 20.00 feet, (chord bears N. 44°48'58" E., 28.27 feet), to a point on the Westerly right of way of Heybourne Road;

thence S. 00°09'34" E., along said Westerly right of way line, 100.00 feet;

thence along the Southerly and Westerly extension of said Meridian Boulevard the following 6 courses;



1. 31.43 feet along the arc of a curve to the left having a central angle of $90^{\circ}02'56''$ and a radius of 20.00 feet, (chord bears N. $45^{\circ}11'02''$ W., 28.30 feet);
2. S. $89^{\circ}47'30''$ W., 1311.31 feet;
3. 393.83 feet along the arc of a curve to the right having a central angle of $90^{\circ}15'34''$ and a radius of 250.00 feet, (chord bears N. $45^{\circ}04'43''$ W., 354.35 feet);
4. N. $00^{\circ}03'04''$ E., 240.67 feet;
5. 92.83 feet along the arc of a curve to the left having a central angle of $36^{\circ}40'59''$ and a radius of 145.00 feet, (chord bears N. $18^{\circ}17'26''$ W., 91.26 feet);
6. 49.20 feet along the arc of a curve to the right having a central angle of $03^{\circ}45'17''$ and a radius of 750.81 feet, (chord bears N. $34^{\circ}45'17''$ W., 49.19 feet), to the POINT OF BEGINNING.

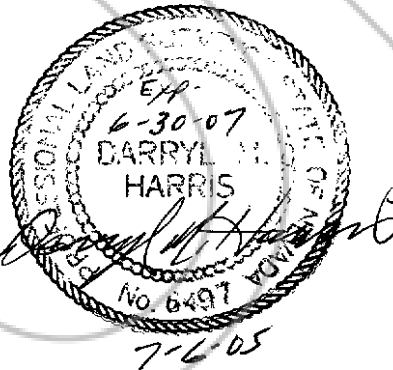
Containing 3.093 acres more or less.

Basis of Bearing

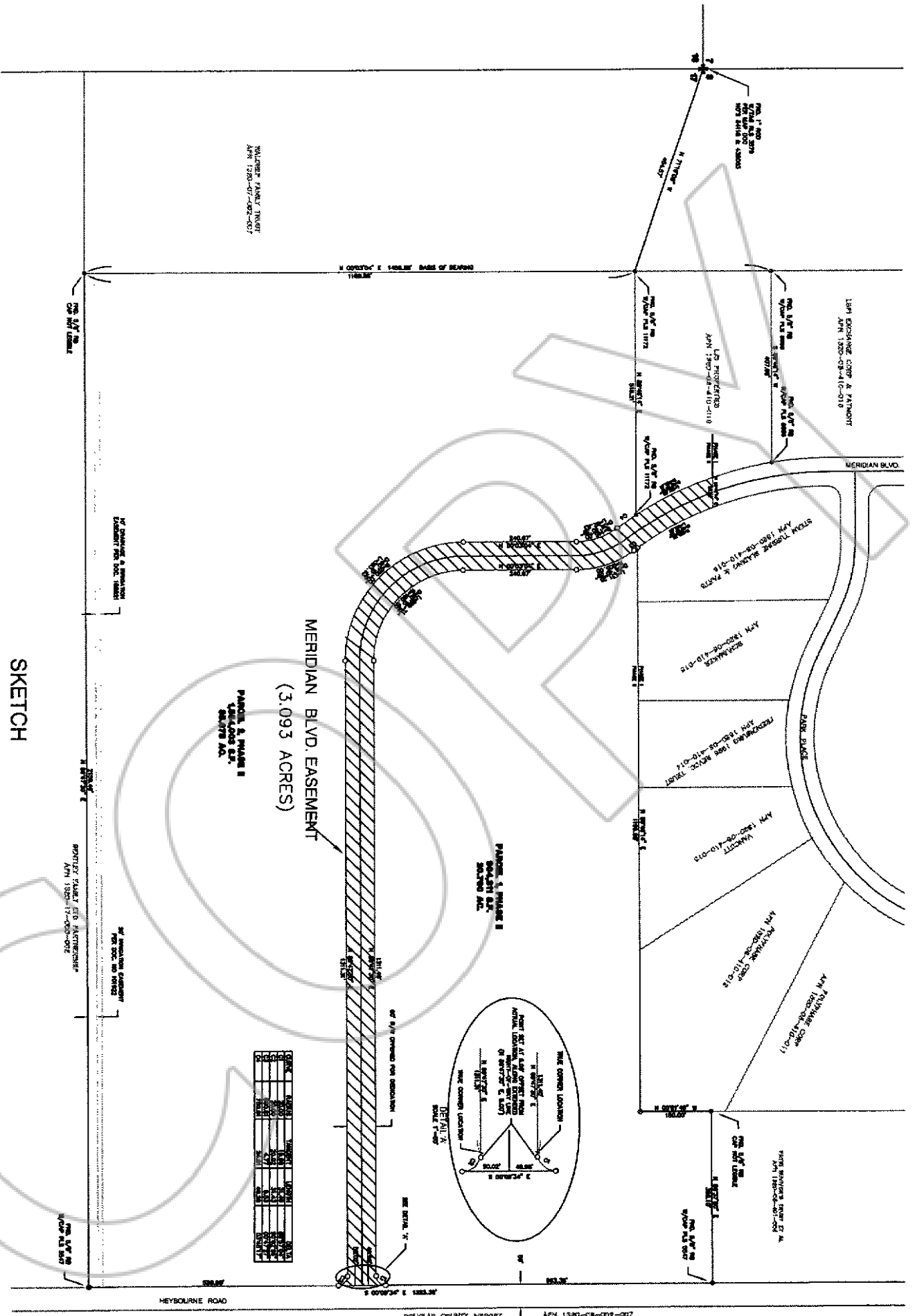
The West Line of Parcel 2-Phase II as shown on Record of Survey #1 of Meridian Business Park, Phase II for Allegretti & Company, Doc. No.635092 of the Douglas County Recorder's Office (N. $0^{\circ}03'04''$ E).

PREPARED BY:

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Zephyr Cove, NV 89448
(775) 588-7500



SKETCH OF MERIDIAN BLVD. EASEMENT



3.093 ACRES

CHAIN	MEASURE	MARKS	BEARING	DETERMINED	STATION
1	10	10	10	10	10
2	20	20	20	20	20
3	30	30	30	30	30
4	40	40	40	40	40
5	50	50	50	50	50

