

20-

APN: 1320-19-000-004

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0406 PG- 3613 RPTT: 39.00

Recording Requested by and
Return Recorded Original by
U.S. Mail to:



✓ Jim Bradshaw, CPA
NEVADA NORTHWEST, LLC
c/o SCARPELLO & HUSS, LTD.
600 East Williams Street, Suite 300
Carson City, NV 89701

EASEMENT DEED

THIS GRANT OF EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES is made on
this 16 day of FEBRUARY, 2006, by and between BENTLY FAMILY LIMITED
PARTNERSHIP, (hereinafter "Grantor") and NEVADA NORTHWEST, LLC, A Nevada Limited
Liability Company, (hereinafter "Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of real property located in Douglas County, Nevada,
that is more particularly described in Exhibit "A", attached hereto and by this reference
incorporated herein, and Grantee is the owner of adjoining real property and requires an access
and public utility easement through and across the real property described in Exhibit "A".

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby
acknowledged,

1. Grantor grants an easement to Grantee, its agents, employees, successors and
assigns, to enter upon and have access to such portions of the real property owned
by Grantor and described in Exhibit "A" as is necessary to construct, install, repair,
maintain, replace, and operate public utilities and a public roadway, together with any

appurtenant structures or facilities. During the course of construction, operation and maintenance activities, the Grantee shall keep the site and those areas of Grantor's adjoining property free of debris and utilize good construction and operation practices.

2. Hold Harmless: Grantee shall hold harmless, indemnify and defend Grantor and its members, directors, officers, employees, agents and the heirs, personal representatives, successors and assigns of each of them (collectively, "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including, without limitation, reasonable attorneys' fees arising from or in any way connected with the injury to or the death of any person, or physical damage to any of Grantor's adjoining property, or other matters related to or occurring on or about the Easement, regardless of cause, unless due solely to the negligence of the Grantor.
3. Insurance: During the course of construction of improvements within the easement area, Grantee, its contractors and any subcontractors employed by or on behalf of Grantee shall maintain both general liability and worker's compensation insurance coverage for all operations to be conducted within or upon this easement.
4. Controlling Law. The interpretation and performance of this Grant of Easement shall be governed by the laws of the State of Nevada.
5. Severability. If any provision of this Grant of Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Grant of Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
6. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Grant of Easement, and supersedes all prior discussion, negotiations, understandings or agreements relating to the easement, all of which are merged herein.
7. Successors. The covenants, terms, conditions and restrictions of this Grant of Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors and assigns, and shall continue as a servitude running in with the land described in Exhibit "A".

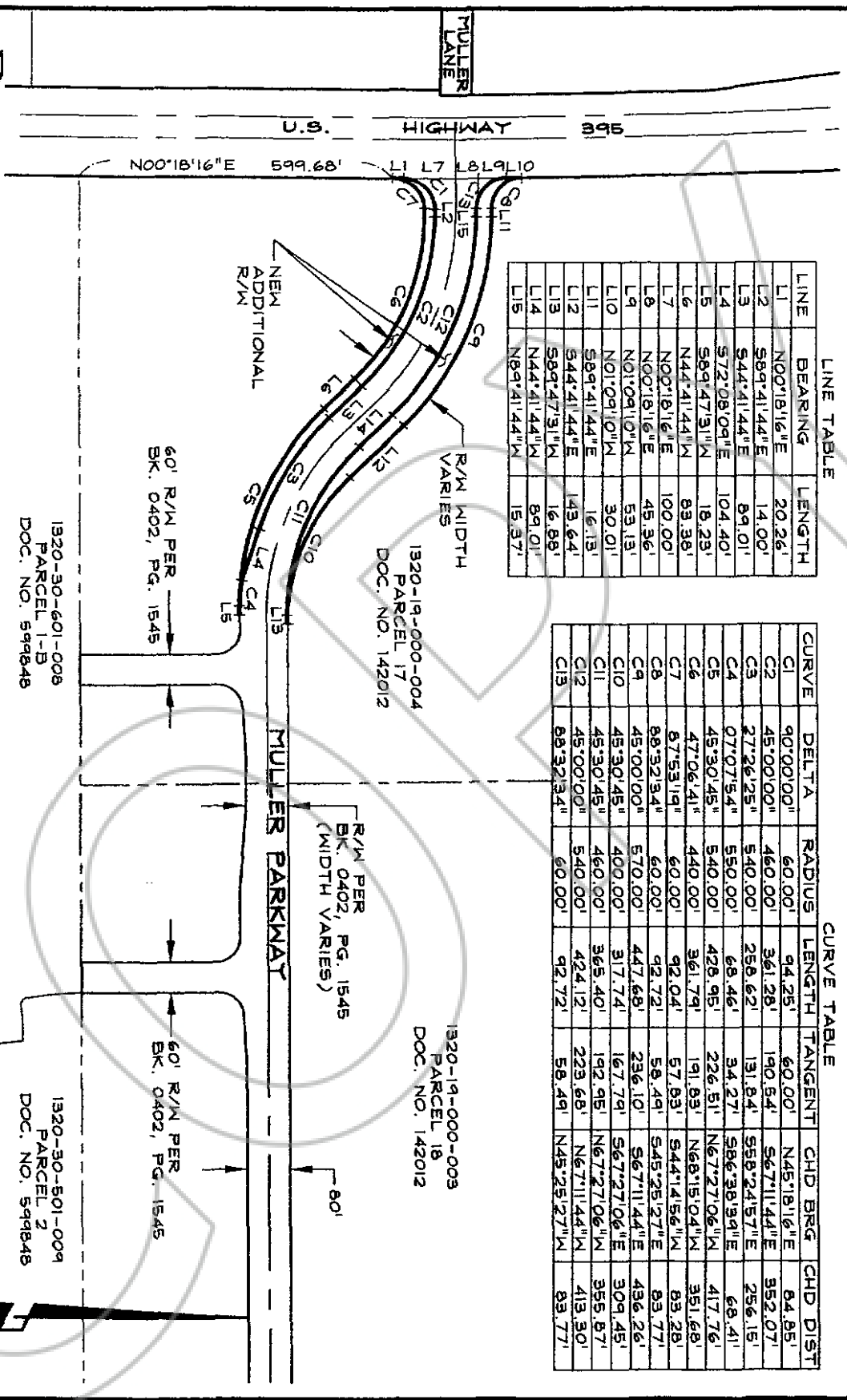


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EXHIBIT
 ADDITIONAL MULLER PARKWAY R/W
 PORTION SE1/4 SECTION 19, T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA

12/13/04
 39647EXH-RW-ADDTL.dwg



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°18'16"E	20.26'
L2	S89°41'44"E	14.00'
L3	S44°41'44"E	89.01'
L4	S72°08'09"E	104.40'
L5	S89°47'31"W	18.23'
L6	N44°41'44"W	83.36'
L7	N00°18'16"E	100.00'
L8	N00°18'16"E	45.36'
L9	N01°09'10"W	53.13'
L10	N01°09'10"W	30.01'
L11	S89°41'44"E	16.13'
L12	S44°41'44"E	143.64'
L13	S89°47'31"W	16.88'
L14	N44°41'44"W	89.01'
L15	N89°41'44"W	15.37'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD BRG	CHD DIST
C1	90°00'00"	60.00'	94.25'	60.00'	N45°18'16"E	84.85'
C2	45°00'00"	460.00'	361.28'	190.54'	S67°11'44"E	352.07'
C3	27°32'25"	540.00'	258.62'	131.84'	S58°24'57"E	256.15'
C4	07°07'54"	550.00'	68.46'	34.27'	S58°38'59"E	68.41'
C5	45°30'45"	540.00'	428.95'	226.51'	N67°27'06"W	417.76'
C6	47°06'41"	440.00'	361.79'	191.83'	N68°15'04"W	351.68'
C7	87°53'19"	60.00'	92.04'	57.93'	S44°41'56"W	83.28'
C8	88°32'34"	60.00'	92.72'	58.49'	S45°25'27"E	83.77'
C9	45°00'00"	570.00'	447.68'	236.10'	S67°11'44"E	436.26'
C10	45°30'45"	400.00'	317.74'	167.79'	S67°27'06"E	309.45'
C11	45°30'45"	460.00'	365.40'	192.95'	N67°27'06"W	355.87'
C12	45°00'00"	540.00'	424.12'	223.68'	N67°11'44"W	413.30'
C13	88°32'34"	60.00'	92.72'	58.49'	N45°25'27"W	83.77'

1320-30-601-008
 PARCEL 1-B
 DOC. NO. 599848

1320-19-000-004
 PARCEL 17
 DOC. NO. 142012

1320-19-000-003
 PARCEL 18
 DOC. NO. 142012

1320-30-501-009
 PARCEL 2
 DOC. NO. 599848

8. Captions. The captions of this Grant of Easement have been inserted solely for convenience of reference are not a part of this instrument and shall have not effect upon construction of interpretation.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Easement on the day and year shown above.

Grantor:
BENTLY FAMILY LIMITED PARTNERSHIP

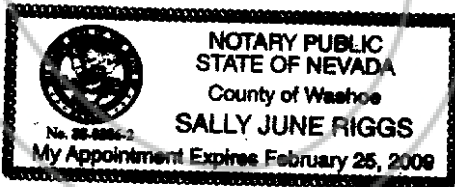
By: Donald E Bently
Its: GENERAL PARTNER

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 16th day of February 2006, before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada, duly commissioned and sworn, personally appeared, DONALD E BENTLY, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Sally June Riggs
Notary Public



DESCRIPTION
MULLER PARKWAY ADDITIONAL RIGHT-OF-WAY

Southerly portion:

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

A strip of land located within a portion of the Southeast one-quarter (SE1/4) of Section 19, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Parcel 1-B as shown on the Record of Survey for Nevada Northwest, LLC filed for record December 18, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599848;

thence along the easterly right-of-way of U.S. Highway 395, the area described in the Final Order of Condemnation by the State of Nevada filed for record January 28, 1988 in said office of Recorder in Book 188, at Page 3388, as Document No. 171609, North 00°18'16" East, 599.68 feet to the POINT OF BEGINNING;

thence continuing along said easterly right-of-way of U.S. Highway 395, North 00°18'16" East, 20.26 to a point on the southerly right-of-way of Muller Parkway as described in the Deed of Easement/Right-of-Way filed for record April 5, 2002 in said office of Recorder in Book 0402, at Page 1545, as Document No. 538878;

thence along said southerly right-of-way of Muller Parkway the following courses:

Along the arc of a curve to the right having a radius of 60.00 feet, central angle of 90°00'00", arc length of 94.25 feet, and chord bearing and distance of North 45°18'16" East, 84.85 feet;

South 89°41'44" East, 14.00 feet;

Along the arc of a curve to the right having a radius of 460.00 feet, central angle of 45°00'00", arc length of 361.28 feet, and chord bearing and distance of South 67°11'44" East, 352.07 feet;

South 44°41'44" East, 89.01 feet;

Along the arc of a curve to the left having a radius of 540.00 feet, central angle of 27°26'25", arc length of 258.62 feet, and chord bearing and distance of South 58°24'57" East, 256.15 feet;

South 72°08'09" East, 104.40 feet;

Along the arc of a curve to the left having a radius of 550.00 feet, central angle of 07°07'54", arc length of 68.46 feet, and chord bearing and distance of South 86°38'39" East, 68.41 feet;

thence leaving said existing right-of-way, South 89°47'31" West, 18.23 feet;



thence along the arc of a curve to the right having a radius of 540.00 feet, central angle of $45^{\circ}30'45''$, arc length of 428.95 feet, and chord bearing and distance of North $67^{\circ}27'06''$ West, 417.76 feet;

thence North $44^{\circ}41'44''$ West, 83.38 feet;

thence along the arc of a curve to the left having a radius of 440.00 feet, central angle of $47^{\circ}06'41''$, arc length of 361.79 feet, and chord bearing and distance of North $68^{\circ}15'04''$ West, 351.68 feet;

thence along the arc of a compound curve to the left having a radius of 60.00 feet, central angle of $87^{\circ}53'19''$, arc length of 92.04 feet, and chord bearing and distance of South $44^{\circ}14'56''$ West, 83.28 feet to the POINT OF BEGINNING, containing 16,154 square feet, more or less.

TOGETHER WITH:

Northerly portion:

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

A strip of land located within a portion of the Southeast one-quarter (SE1/4) of Section 19, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Parcel 1-B as shown on the Record of Survey for Nevada Northwest, LLC filed for record December 18, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 599848;

thence along the easterly right-of-way of U.S. Highway 395, the area described in the Final Order of Condemnation by the State of Nevada filed for record January 28, 1988 in said office of Recorder in Book 188, at Page 3388, as Document No. 171609, North $00^{\circ}18'16''$ East, 719.94 feet to the centerline of Muller Parkway as described in the Deed of Easement/Right-of-Way filed for record April 5, 2002 in said office of Recorder in Book 0402, at Page 1545, as Document No. 538878;

thence continuing along said easterly right-of-way of U.S. Highway 395, North $00^{\circ}18'16''$ East, 45.36 feet;

thence continuing along said easterly right-of-way of U.S. Highway 395, North $01^{\circ}09'10''$ West, 53.13 feet to the POINT OF BEGINNING;

thence continuing along said easterly right-of-way of U.S. Highway 395, North $01^{\circ}09'10''$ West, 30.01 feet;



thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 60.00 feet, central angle of 88°32'34", arc length of 92.72 feet, and chord bearing and distance of South 45°25'27" East, 83.77 feet;

thence South 89°41'44" East, 16.13 feet;

thence along the arc of a curve to the right having a radius of 570.00 feet, central angle of 45°00'00", arc length of 447.68 feet, and chord bearing and distance of South 67°11'44" East, 436.26 feet;

thence South 44°41'44" East, 143.64 feet;

thence along the arc of a curve to the left having a radius of 400.00 feet, central angle of 45°30'45", arc length of 317.74 feet, and chord bearing and distance of South 67°27'06" East, 309.45 feet to a point on the northerly right-of-way of said Muller Parkway;

thence along said northerly right-of-way of Muller Parkway the following courses:

South 89°47'31" West, 16.88 feet;

Along the arc of a curve to the right having a radius of 460.00 feet, central angle of 45°30'45", arc length of 365.40 feet, and chord bearing and distance of North 67°27'06" West, 355.87 feet;

North 44°41'44" West, 89.01 feet;

Along the arc of a curve to the left having a radius of 540.00 feet, central angle of 45°00'00", arc length of 424.12 feet, and chord bearing and distance of North 67°11'44" West, 413.30 feet;

North 89°41'44" West, 15.37 feet;

Along the arc of a curve to the right having a radius of 60.00 feet, central angle of 88°32'34", arc length of 92.72 feet, and chord bearing and distance of North 45°25'27" West, 83.77 feet to the POINT OF BEGINNING, containing 23,055 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

