

1320-30-701-001 thru 005
1320-30-701-12, 13, 15
APN# 1320-30-802-001

Recording Requested by:
Name: Sierra Pacific Power
Address: PO Box 10100
City/State/Zip: Reno, NV 89520

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 15 Fee: 28.00
BK-0708 PG- 4213 RPTT: 0.00



Mail Tax Statements to:
Name: _____
Address: _____
City/State/Zip: _____

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: _____

(State specific law)

Debra Cunningham
Signature (Print name under signature)
Debra Cunningham

Land Operations Clerk
Title

Grant of Easement for Underground Utility Facilities
(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting _____

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Lyon County Recorders Office.

-OR-

If Surveyor, please provide name and address:

A.P.N. 1320-30-701-001 thru 005;
1320-30-701-12, 13, 15;
1320-30-802-001
W.O. #08-38339

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations – S4B20
P.O. Box 10100
Reno, Nevada 89520

**GRANT OF EASEMENT
FOR UNDERGROUND
UTILITY FACILITIES**

THIS GRANT OF EASEMENT, made and entered into this 9th day of July, 2008, by and between **MINDEN GATEWAY CENTER, LLC**, a Nevada limited liability company (hereinafter referred to as "Grantor"), and **SIERRA PACIFIC POWER COMPANY**, a Nevada corporation, (hereinafter referred to as "Grantee"),

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, a permanent and exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct, add to and operate one or more underground communication facilities and electric, and gas distribution facilities, consisting of one or more circuits, together with wires, cables, fibers underground foundations, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, pipes, valve boxes, meters, fixtures, and other 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 ATTACHED EXHIBITS "A" AND "B"

Said Utility Facilities are to be installed at locations mutually agreed upon by Owner of Record at time of installation and Utility Company.

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

LS 6073

With respect to all surface mounted transformers and/or switchboxes as described herein, after installation of said transformers and/or switchboxes, said easement and right-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 said transformers and/or switchboxes as installed on the above-described premises.

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 shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. 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 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 said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

5. Grantee 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 Grantee endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

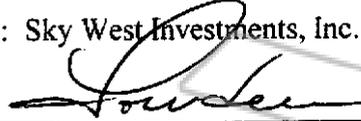
THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

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.

MINDEN GATEWAY CENTER, LLC, a
Nevada Limited Liability Company

By: Sky West Investments, Inc. (Manager)



By: Jeffrey Lowden, President

Date: 7-8-08

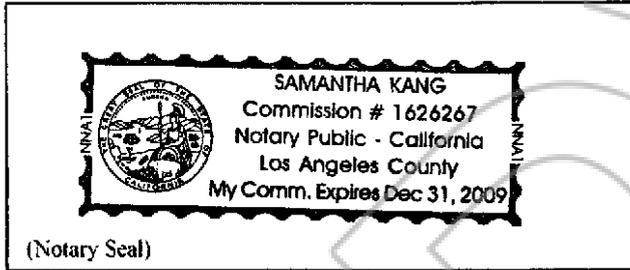
La6273



STATE OF ~~NEVADA~~ CALIFORNIA)
COUNTY OF Los Angeles)

This instrument was acknowledged before me, a Notary Public, on the 9th day of JULY, 2008, by SEAN LOWERY.

Samantha Kang
Notary Signature



STATE OF NEVADA)
COUNTY OF _____)

This instrument was acknowledged before me, a Notary Public, on the _____ day of _____, 2008, by _____.

Notary Signature

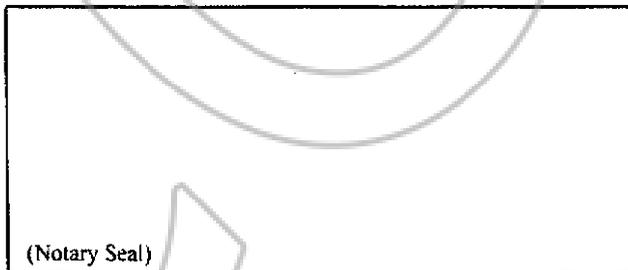


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 060101659

The land referred to herein is situated in the State of Nevada,
County of Douglas, described as follows:

All that certain lot, piece or parcel of land located
within a portion of Section 30, Township 13 North, Range 20
East, Mount Diablo Baseline and Meridian, Douglas County,
Nevada, described as follows:

LEGAL DESCRIPTION NO. 1

Commencing at the Northwest corner of Lot 6 of the Tarronga
Subdivision as shown on the Record of Survey for Rodger T.
and Edna L. Poe and recorded as Document No. 26673, Douglas
County, Nevada, Recorder's Office, which bears North
03°21'30" East, 1,717.77 feet from the South one-quarter (S
1/4) corner of Section 30, Township 13 North, Range 20E.,
M.D.B.&M., per said Map; thence North 00°53'30" East along
the East right-of-way line of Nevada State Highway 88,
90.48 feet to THE POINT OF BEGINNING; thence South
89°06'30" East, 58.16 feet; thence South 64°00'17" East,
80.32 feet; thence North 25°59'43" East, 125.19 feet;
thence South 64°00'17" East, 8.00 feet; thence North
25°59'43" East, 37.97 feet; thence North 64°00'17" West,
8.00 feet; thence North 25°59'43" East, 66.87 feet; thence
South 64°00'17" East, 75.40 feet; thence North 25°59'43"
East, 103.96 feet; thence South 64°00'17" East, 185.80
feet; thence South 25°59'43" West, 141.41 feet; thence
South 64°00'17" East, 153.24 feet; thence South 25°59'43"
West, 230.00 feet; thence North 64°00'17" West, 159.39
feet; thence South 25°59'43" West, 100.00 feet; thence
South 64°00'17" East, 125.00 feet; thence South 25°59'43"
West, 150.00 feet; thence North 63°59'03" West, 390.00 feet
to the aforementioned East right-of-way line; thence North
00°53'30" East along said East right-of-way line, 290.00
feet; to THE POINT OF BEGINNING.

Reference is made to Tract "A" as set forth on Record of
Survey Recorded May 17, 1991, in Book 591, Page 2566, as
Document No. 250947, Official Records, Douglas County,
Nevada.

Assessor's Parcel Nos. 1320-30-701-001 and 1320-30-701-004
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LEGAL DESCRIPTION - continued
Order No.:060101659

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7628, AS FILE NO.
697652, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

LEGAL DESCRIPTION NO. 2

A parcel of land located within a portion of Section 30,
Township 13 North, Range 20 East, Mount Diablo Meridian,
Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6 of the Tarronga
Subdivision as shown on the Record of Survey for Rodger T.
and Edna L. Poe and recorded as Document No. 26673, Douglas
County, Nevada, Recorder's Office which bears North
03°21'30" East, 1,717.77 feet from the South one-quarter (S
1/4) corner of Section 30, T. 13 N., R. 20 E., M.D.B.&M.,
per said Map; thence North 00°53'30" East along the East
right-of-way line of Nevada State Highway 88, 90.48 feet to
THE POINT OF BEGINNING; thence continuing North 00°53'30"
East along said Easterly right-of-way line, 69.72 feet;
thence from a tangent which bears North 00°11'10" East,
curving to the right along said right-of-way line along a
curve having a delta angle of 102°11'22", a radius of
210.00 feet and an arc length of 374.55 feet to an
intersection with the Southerly right-of-way line of U.S.
Highway 395; thence South 64°00'17" East along said
Southerly right-of-way line, 98.37 feet; thence South
25°59'43" West, 103.96 feet; thence North 64°00'17" West,
75.40 feet; thence South 25°59'43" West, 66.87 feet; thence
South 64°00'17" East, 8.00 feet; thence South 25°59'43"
West, 37.97 feet; thence North 64°00'17" West, 8.00 feet;
thence South 25°59'43" West, 125.19 feet; thence North
64°00'17" West, 80.32 feet; thence North 89°06'30" West,
58.16 feet to THE POINT OF BEGINNING.

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LEGAL DESCRIPTION - continued
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Reference is made to Tract D as shown on Record of Survey recorded May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada.

APN'S 1320-30-701-002 and 1320-30-701-003

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7633, AS FILE NO. 697653, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 3

PARCEL 1:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6, of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as Document No. 26673, Douglas County, Nevada, Recorder's Office, which bears North 03°21'30" East 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., per said Map; thence North 00°53'30" East along the east right-of-way line of Nevada Highway 88, 160.20 feet; thence from a tangent which bears North 00°11'10" East, curving to the right along said right-of-way line along a curve having a delta angle of 102°11'22", a radius of 210.00 feet and an arc length of 374.55 feet to an intersection with the Southerly right-of-way line of U.S. Highway 395; thence South 64°00'17" East along said Southerly right-of-way line, 284.17 feet to THE POINT OF BEGINNING;

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LEGAL DESCRIPTION - continued
Order No.:060101659

thence continuing South 64°00'17" East along said Southerly right-of-way line, 189.92 feet;
thence South 25°59'43" West, 118.88 feet;
thence North 64°00'17" West, 36.68 feet;
thence South 25°59'43" West, 22.53 feet;
thence North 64°00'17" West, 153.24 feet;
thence North 25°59'43" East, 141.41 feet to THE POINT OF BEGINNING.

APN 1320-30-701-005

Reference is made to Tract C as set forth on Record of Survey recorded May 17, 1991, in Book 591, at Page 2566, as Document 250947, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 25, 2005, BOOK 0205 PAGE 9471, AS FILE NO. 637586, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

Together with a 15" sewer easement as described in document recorded April 25, 2007 in Book 0407, Page 7696, Document No. 699801, Official Records, Douglas County, Nevada.

LEGAL DESCRIPTION NO. 4

PARCEL 1:

A parcel of land located within a portion of Section 30, township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6 of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as Document No. 26673, Douglas County, Nevada
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LEGAL DESCRIPTION - continued
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County, Nevada, Recorder's Office, which bears North 03°21'30" East, 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, T. 13 N., R. 20 E., M.D.B.&M., per said Map; thence South 00°53'30" West along the east right-of-way line of Nevada Highway 88, 199.52 feet; thence South 63°59'03" East,, 390.00 feet to THE POINT OF BEGINNING:

thence North 25°59'43" East, 150.00 feet;
thence South 64°00'17" East, 90.00 feet;
thence North 25°59'43" East, 110.00 feet;
thence South 64°00'17" East, 177.36 feet;
thence South 26°35'00" West, 80.12 feet;
thence North 63°55'57" West, 14.32 feet;
thence South 00°31'06" West, 199.56 feet;
thence North 63°57'06" West, 241.18 feet;
thence North 63°59'03" West, 96.89 feet to THE POINT OF BEGINNING.

Assessor's Parcel No. 1320-30-701-012

PARCEL 1A:

Together with a road easement described as follows:

Commencing at the Northeastly corner of the above-described Parcel, THE POINT OF BEGINNING; thence North 64°00'17" West, 50.00 feet; thence North 26°35'00" East, 168.57 feet; thence North 42°50'37" East, 50.00 feet; thence North 26°35'00" East, 144.86 feet to the Southerly right-of-way line of U.S. Highway 395; thence South 64°00'17" East along said Southerly right-of-way line, 36.00 feet; thence South 26°35'00" West, 361.43 feet to THE POINT OF BEGINNING.

PARCEL 1B;

Together with a 20-foot utility easement described as
Continued on next page



LEGAL DESCRIPTION - continued
Order No.:060101659

follows:

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT OF BEGINNING; thence North 64°00'17" West, 20.00 feet; thence North 26°35'00" East, 361.43 feet to the Southerly right-of-way line of U.S. 395; thence South 64°00'17" East along said Southerly right-of-way line, 20.00 feet; thence South 26°35'00" West, 361.43 feet to the TRUE POINT OF BEGINNING.

Reference is made to Tract E as set forth on Record of Survey recorded May 17, 1991, in Book 591, at Page 2566, as Document No. 250947.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 25, 2006, BOOK 0406, PAGE 8391, AS FILE NO. 673406, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 5:

PARCEL 1:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6, of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as Document No. 26673, Douglas County, Nevada, Recorder's Office, which bears North 03°21'30" East 1,717.77 feet from the South one-quarter (S 1/4) corner of Section 30, Township 13 North, Range 20 East, M.D.S. & M., per said Map; thence South 00°53'30" West, along the East right-of-way line of Nevada Highway 88, 199.52 feet; thence South 63°59'03" East 390.00 feet;
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thence North 25°59'43" East 150.00 feet to the point of beginning; thence North 64°00'17" West 125.00 feet; thence North 25° 59'43" East 100.00 feet; thence South 64°00'17" East 159.39 feet; thence North 25°59'43" East 10.00 feet; thence South 64°00'17" East 55.61 feet; thence South 25°59'43" West 110.00 feet; thence North 64°00'17" West 90.00 feet to the point of beginning.

APN 1320-30-701-013

PARCEL 2:

Together with a road easement described as follows:

Commencing at the Northeasterly corner of the above-described parcel, the point of beginning; thence South 64°00'17" East 127.43 feet; thence North 26°35'00" East 168.57 feet; thence North 42°50'37" East 50.00 feet; thence North 26°35'00" East 144.86 feet to the Southerly right-of-way line of U.S. 395; thence South 64°00'17" East, along said Southerly right-of-way line, 36.00 feet; thence South 26°35'00" West 411.43 feet; thence North 64°00'17" West 176.85 feet; thence North 25°59'43" East 50.00 feet to the point of beginning.

Reflected as Tract "F" on Record of Survey recorded May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7628, AS FILE NO. 697562, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

LEGAL DESCRIPTION NO. 6:

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A Parcel of land situated in and being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 230 East, M.D.B. & M., described as follows:

PARCEL 1:

Commencing at a point which is 30 feet Southwesterly, measured at right angles, from the surveyed centerline of Nevada State Highway Route 3 (U.S. 395) and which is North 63°25' West, a distance of 1730.00 feet from the intersection of the Westerly side of TENTH street in the Town of Minden, in said Douglas County, and the existing Southwesterly 30 foot right of way line of said Highway; said point of beginning further described as bearing North 57°03'22" West, a distance of 7869.45 feet from the East 1/4 section of corner Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence North 63°25' West a distance of 483.49 feet to a point; thence South 00°53'30" West, a distance of 707.74 feet to the True Point of Beginning; thence South 00°53' West, a distance of 200.00 feet to a point; thence North 63°25' West, a distance of 727.07 feet to an intersection with the Easterly right of way line of Nevada State Highway Route 88; thence North 00°53'30" West along said Easterly right of way line a distance of 200.00 feet to a point; thence South 63°25' East, a distance of 725.07 feet to the Point of Beginning.

APN 1320-30-802-001

PARCEL 2:

Access rights as contained in that Reciprocal Access Easement Agreement, Recorded September 28, 1998, in Book 998, at Page 5738, as Document No. 450462, of Official Records Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
Continued on next page

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Order No.:060101659

HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7680, AS FILE NO.
697660, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

LEGAL DESCRIPTION NO. 7

PARCEL 1:

A parcel of land located within a portion of Section 30,
Township 13 North, Range 20 East, Mount Diablo Baseline and
Meridian, Douglas County, Nevada, described as follows:

Tract B-2 as set forth in Final Parcel Map LDA 04-072 for
Raymond D. May, filed in the office of the County Recorder
of Douglas County, State of Nevada on December 23, 2004,
Book 1204, Page 11330, Document No. 632788.

APN 1320-30-701-015

PARCEL 2:

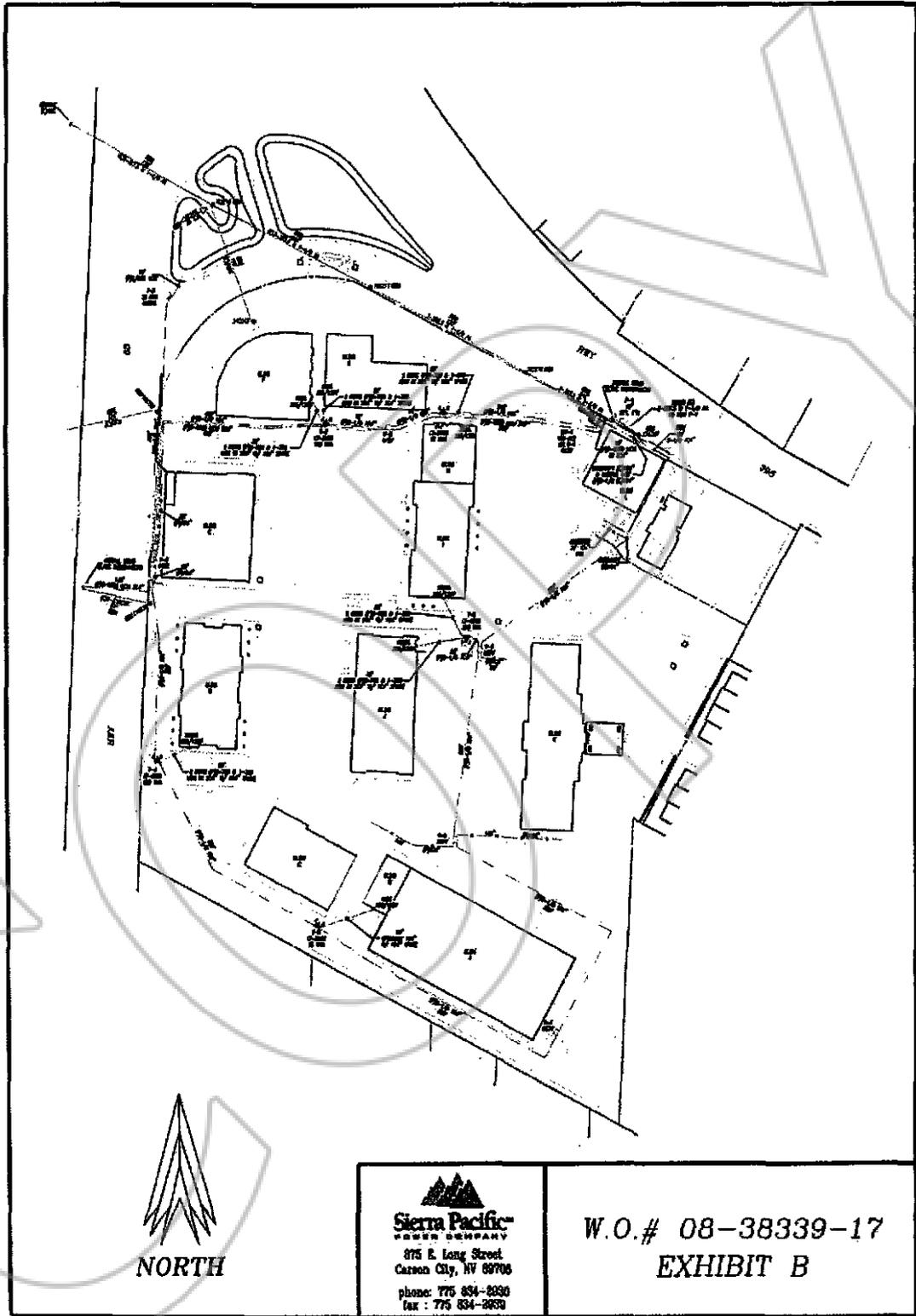
A non-exclusive easement for pedestrian and vehicular
Ingress, egress, parking and incidental purposes as created
by that certain Declaration of Covenants, Conditions and
Restrictions and Establishment of Easements recorded
November 30, 1982 in Book 1182, Page 1333 as Instrument No.
73566 and amendment thereto recorded January 3, 1991 in
Book 191, Page 188 as Instrument No. 242195 of Official
Records.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 23, 2007, BOOK 0307, PAGE 7635, AS FILE NO.
697654, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

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Sierra Pacific
 POWER COMPANY
 875 E. Long Street
 Carson City, NV 89708
 phone: 775 834-2930
 fax: 775 834-2939

W.O.# 08-38339-17
EXHIBIT B

