

OFFICIAL RECORD

Requested By:

DC/EAST FORK FIRE &

PARAMEDIC DIST

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 12 Fee: 0.00

BK-0708 PG- 6837 RPTT: 0.00



Assessor's Parcel Number: 1420-08-101-007

Date: JULY 30, 2008

Recording Requested By:

Name: LISA OWEN, EFFPD

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

AGREEMENT #2008.170

(Title of Document)

FILED

NO. 2008.170

2008 JUL 30 PM 3:18

BARBARA J. GRIFFIN
CLERK

[Signature]
DEPUTY

DRAINAGE MAINTENANCE AGREEMENT

This Agreement, dated and effective as of July 14, 2008, is made by East Fork Fire and Paramedics District ("Grantor"), and Douglas County, a political subdivision of the State of Nevada, hereinafter referred to as ("Grantee").

For good and valuable consideration, the adequacy, receipt and sufficiency of which is hereby acknowledged, the Grantor declares and delivers to the Grantee as follows:

1. Grantor is the lessor of certain real property (the "Property"), described in Exhibit "A" incorporated and attached hereto, also referred to as APN: 1420-08-101-007.
2. Grantor recognizes its duty to maintain and operate drainage facilities located on the Property, as depicted in Exhibit "B" incorporated and attached hereto, to ensure adequate water collection and disposal to serve the development as required by Douglas County Code. The Grantor desires to provide the Grantee the right of access over and across the Property for the purpose of maintaining the drainage facilities and any appurtenances, should the Grantee determine it is necessary, as set forth below.
3. Grantor specifically grants and conveys to the Grantee a perpetual non-exclusive right to maintain, repair, replace, improve and rebuild underground pipelines, drains, mains, basins, treatment facilities, drainage facilities and other appurtenances for the purpose of maintaining, treating and conveying drainage over, across, through and under the lands described in Exhibits A & B, together with the right of ingress and egress, also together with the right to excavate for the location of pipelines, drains, mains, basins, treatment facilities and drainage facilities; and the further right to remove, subject trees, bushes, undergrowth and any other obstructions, natural or constructed, interfering with the location and maintenance of said pipelines, drains, mains, basins, treatment facilities and drainage facilities.
4. This Agreement shall be construed in accordance with the laws of the State of Nevada, and the venue for any action for the enforcement or interpretation of this Agreement shall be Douglas County, Nevada.

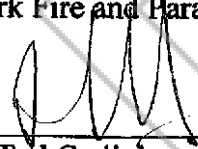


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5. All rights and remedies afforded by this Agreement run with the land, and will inure to and for the benefit of the burdened and the benefited property, respectively, and to any successors and assigns.

6. Should Grantor become the owner of the Property, Grantor shall execute a Drainage Maintenance Easement containing the same language as stated in paragraphs 2 and 3 of this Agreement in favor of the Grantee; should the Grantor fail to execute the Drainage Easement upon acquiring ownership this Agreement shall be construed and treated as an Easement in favor of the Grantee.

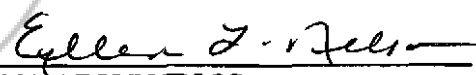
Dated and effective as of the date first above written:
East Fork Fire and Paramedic District

By: 

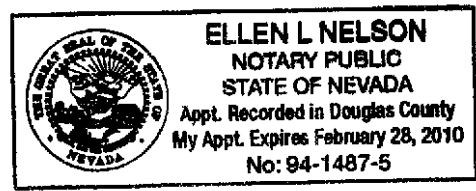
Tod Carlini
Fire Chief

STATE OF NEVADA }
 } ss
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on July 14, 2008,
by Tod Carlini, as Fire Chief of East Fork Fire and Paramedic District.



NOTARY PUBLIC



COPY

EXHIBIT A



Form 2912-1
(May 2001)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Serial Number

N-77129

RECREATION OR PUBLIC PURPOSES LEASE

Act of June 14, 1926, as amended (43 U.S.C. 869 et. seq.)

This lease entered into on this 20th day of February, 2004, by the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and

East Fork Fire District
P.O. Box 218
Minden, NV 89423

hereinafter called the lessee, pursuant and subject to the terms and provisions of the Recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof.

WITNESSETH:

Sec. 1. The lessor, in consideration of the rents to be paid and the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following-described lands:

Mound Diablo Meridian
T. 14 N., R. 20 E.,
sec. 6, S $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$,
SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

containing 3.75 acres, together with the right to construct and maintain thereon all buildings or other improvements necessary for such use for a period of 5 years, the rental to be \$ 25.00 per annum. If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor. The lessee may use the premises for

a fire station and emergency medical services.

Sec. 2. There are reserved to the United States all mineral deposits in said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by

(a) any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;

(b) Federal agents and game wardens upon the leased area on official business;

(c) the United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee hereby agrees:

(a) To improve and manage the leased area in accordance with the plan of development and management designated as

Site Plan and Location

submitted on May 15, 2003 and approved by an authorized officer on

or any modification thereof hereinafter approved by an authorized officer, and to maintain all improvements, during the term of this lease, in a reasonably good state of repair.

(b) To pay the lessor the annual rental above set forth in advance during the continuance of this lease.



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(c) Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consented to under its terms; not to prohibit or restrict, directly or indirectly, or permit its agents, employees, contractors (including, without limitation, lessees, sub-lessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

(d) Not to assign this lease or to change the use of the land, without first receiving the consent of the authorized officer of the Bureau of Land Management.

(e) That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease for a period of consecutive years; or that all or part of the lands is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with his development and management plans referred to in subsection 4(a).

(f) That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

(g) To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

(h) Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

(i) That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

Sec. 5. *Equal Opportunity Clause.* Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. *Equal Access Clause.* Lessee shall comply with all provisions of the American Disabilities Act of July 26, 1990, the Architectural Barriers Act of 1968, and Section 504 of the Rehabilitation Act of 1973, as amended. These Acts require that programs and public facilities constructed or renovated be accessible to and usable by persons with disabilities.

Sec. 7. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

Sec. 8. The lessee further agrees to comply with and be bound by those additional terms and conditions identified as

Appendix A and The Addendum, which are attached hereto,

and which are made a part hereof.

Sec. 9. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise therefrom, and the provisions of Title 18 U.S.C. Sections 431-433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

FOR EXECUTION BY LESSEE

THE UNITED STATES OF AMERICA

IN WITNESS WHEREOF:

[Signature]
(Signature of Lessee's Authorized Officer)

By *[Signature]*
(Authorized Officer)

[Signature]
(Signature of Witness)

Manager, Carson City Field Office
(Title)

1-22-04
(Date)

FEB 20 2004
(Date)

This form does not constitute an information collection as defined by 44 U.S.C. 3502 and therefore does not require OMB approval.



R&PP Lease N-77129**APPENDIX A**

The lease of the herein described lands is subject to the following conditions and limitations:

- (1) The lessee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241) and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the land leased herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits.
- (2) If the lessee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964 and the requirements imposed by the Secretary of the Interior issued pursuant to that title during the period which the land described herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits, said Secretary or his delegate may declare the terms of this lease terminated in whole or in part.
- (3) The lessee, by acceptance of this lease, agrees for itself and its successors in interest that a declaration of termination in whole or in part of this lease shall, at the option of the Secretary of the Interior or his delegate, operate to revert in the United States full title to the land involved in the declaration.
- (4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the lessee or its successor in interest.
- (5) The lessee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document, signs or posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the property conveyed.
- (6) The conditions and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the lessee and its successors in interest for the period for which the land leased herein is used for the purpose for which this lease was issued or for another purpose involving the provision of similar services or benefits.
- (7) The assurances and covenant required by sections 1-6 above, shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).



R&PP Lease N-77129

THE ADDENDUM

1. The lessee shall conduct all activities associated with the construction, operation, and termination of the lease within the authorized limits of the lease.
2. Construction sites shall be maintained in a sanitary condition at all times, waste materials at those sites shall be disposed of promptly at an appropriate waste disposal site. "Waste" means all discarded matter including, but not limited to, human waste, trash, garbage, refuse, oil drums, used petroleum products, ashes, and equipment.
3. Excavation and embankment quantities shall be balanced as nearly as design and construction considerations allow. Any waste and/or borrow needs shall be specifically identified by the lessee.
4. Material encountered on the project and needed for select borrow, surfacing, riprap, or other special needs shall be conserved.
5. Excess excavated, unsuitable, or slide materials shall be disposed of as directed by the authorized officer.
6. Any cultural (historic or prehistoric site or object) or paleontological resource or Native American human remains, funerary items, sacred objects, or objects of cultural patrimony discovered by the lease holder, or any person working on their behalf, during the course of activities on federal land shall be immediately reported to the authorized officer by telephone, followed by written confirmation. The lease holder shall suspend all operations in the immediate area of such discovery and protect it until an evaluation of the discovery can be made by the authorized officer.

For cultural resources other than Native American human remains, funerary items, sacred objects, or objects of cultural patrimony, this evaluation will determine the significance of the discovery and what mitigation measures are necessary to allow the activities to proceed. The lease holder is responsible for the cost of evaluation and mitigation. Any decision on treatment and/or mitigation will be made by the authorized officer after consulting with the lease holder. Operations may resume only upon written authorization to proceed from the authorized officer.

For Native American human remains, funerary items, sacred objects, or objects of cultural patrimony the lease holder must stop activities in the immediate vicinity of the discovery and protect it from your activities for 30 days or until notified to proceed by the authorized officer. The holder is responsible for the cost of consultation, evaluation and mitigation. Any decision on treatment and/or mitigation will be made by the authorized officer after consulting with the lease holder.

7. The holder shall comply with all applicable Federal, State and local laws and regulations, existing or hereafter enacted or promulgated, with regard to any hazardous material, as defined in this paragraph, that will be used, produced, transported or stored on or within the lease or any of the lease facilities, or used in the construction, operation, maintenance or termination of the lease



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or any of its facilities. "Hazardous material" means any substance, pollutant or contaminant that is listed as hazardous under CERCLA of 1980, as amended, 42 U.S.C. 9601 et seq., and its regulations. The definition of hazardous substances under CERCLA includes any "hazardous waste" as defined in the RCRA of 1976, as amended, 42 U.S.C. 2011 et seq. The term does not include petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under CERCLA section 101(14), U.S.C. 9601 (14), nor does the term include natural gas.

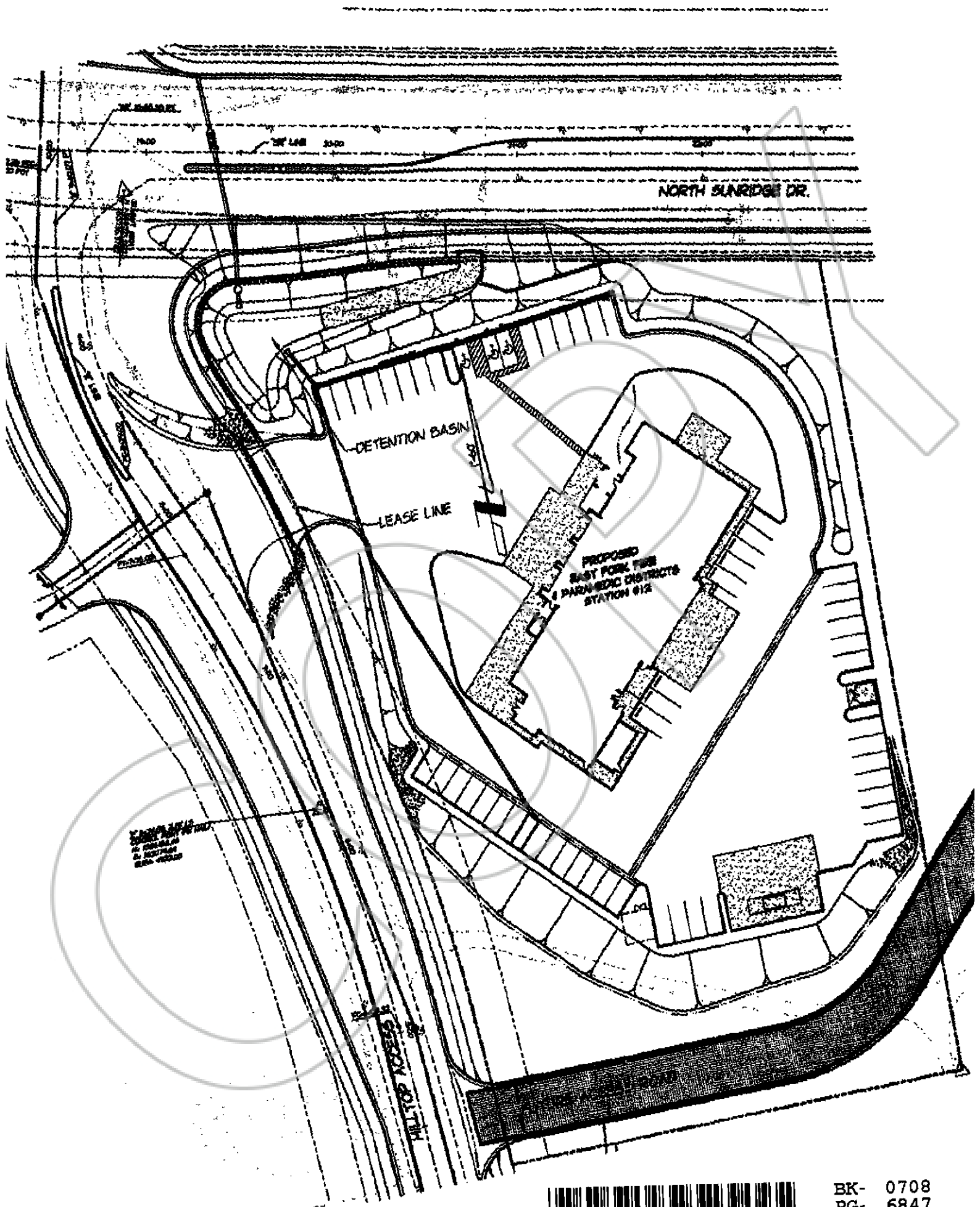
8. During the period of this lease, the United States, acting through the Bureau of Land Management, shall have the right to inspect the land covered by the lease at any time, without advance notice. During such inspections, officials of the Bureau of Land Management may be accompanied by other appropriate federal, state or local officials.

COPY

COPY

EXHIBIT B





1. ALL UTILITIES
 TO BE LOCATED
 BY THE OWNER
 PRIOR TO CONSTRUCTION

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: July 30, 2008

Christina Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By Carol Mulbach Deputy