

APN# 1320-30-701-019

Recording Requested by:

Name: NV Energy
Address: PO Box 10100
City/State/Zip: Reno, NV 89520

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 10 Fee: 23.00
BK-0109 PG- 0400 RPTT: 0.00



Mail Tax Statements to:

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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 Land Operations Clerk
Signature (Print name under signature) Title

Debra Cunningham

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

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

A.P.N. : 1320-30-701-019

W.O. #: 08-39282

After Recordation Return To:

NV Energy

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 13th day of November, 2008, by and between **MINDEN HOTEL, LLC**, a Nevada limited liability company (hereinafter referred to as "Grantor"), and **SIERRA PACIFIC POWER COMPANY**, a Nevada corporation, d/b/a NV Energy (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, 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.

LS6073



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 Hotel, LLC
a Nevada limited liability company

Malkiat S Dhami

By:

MALKIAT S DHAMI

(Please print name and title below signature)

Date: *10.27.08*

By:

(Please print name and title below signature)

Date:

Is6073



Minden Hotel, LLC
a Nevada limited liability company



By: JASWINDER SINGH CEO.
(Please print name and title below signature)

Date: 11/13/08

By: _____

(Please print name and title below signature)

Date: _____

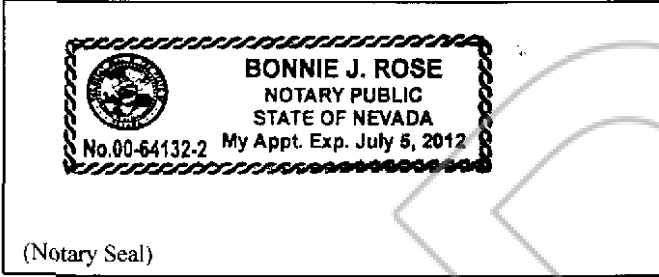
Ls6073



STATE OF NEVADA)
COUNTY OF CARSON CITY)

This instrument was acknowledged before me, a Notary Public, on the 13TH day of NOVEMBER, 2008, by JASWINDER (DHAMI) SINGH.

Bonnie J. Rose
Notary Signature



STATE OF NEVADA)
COUNTY OF _____)

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

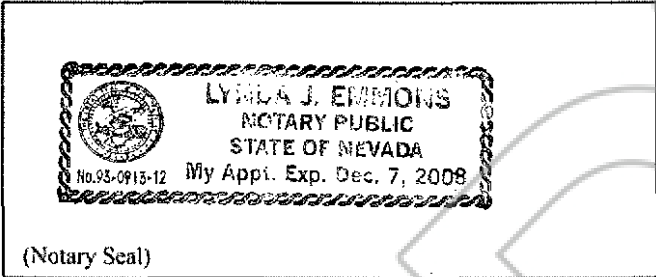
Notary Signature



STATE OF NEVADA)
COUNTY OF CARSON CITY)

This instrument was acknowledged before me, a Notary Public, on the 27th day of OCTOBER, 2008, by MALKIAT S. DHAMI.

Lynda J. Emmons
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**

File Number: 1001379

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

PARCEL 1:

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

BEGINNING at a point on the easterly line of Tract 'E' as shown on the Record of Survey to Accompany a Lot Line Adjustment for Minden Properties, Inc. filed for record May 17, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 250947, a found 5/8" rebar with plastic cap PLS 1586;

Thence along said easterly line of Tract 'E', North 64°42'46" West, 14.18 feet;
Thence continuing along said easterly line, South 00°22'11" West, 134.60 feet;
Thence North 63°56'19" West, 40.98 feet;
Thence North 26°03'41" East, 39.50 feet;
Thence North 63°56'19" West, 119.80 feet;
Thence North 89°37'49" West, 29.56 feet;
Thence North 00°22'29" East, 101.50 feet;
Thence North 89°37'49" West, 45.50 feet;
Thence North 00°22'11" East, 123.00 feet;
Thence North 89°37'49" West, 19.50 feet;
Thence North 00°22'11" East, 18.50 feet;
Thence North 89°37'49" West, 48.50 feet;
Thence North 00°22'11" East, 43.00 feet;
Thence South 89°37'49" East, 49.50 feet;
Thence North 00°22'11" East, 39.50 feet;
Thence South 89°37'49" East, 63.50 feet;
Thence North 00°22'11" East, 9.00 feet;
Thence South 89°37'49" East, 20.00 feet;
Thence North 00°22'11" East, 12.00 feet;
Thence South 89°37'49" East, 25.00 feet;
Thence North 00°22'11" East, 55.99 feet;
Thence South 64°35'34" East, 96.85 feet;
Thence North 25°59'43" East, 2.47 feet to a point on the southerly line of Tract 'B-1' as shown on the Parcel Map for Raymond D. May filed for record December 23, 2004 in said office of Recorder as Document No. 632788;
Thence along said southerly line, South 64°00'17" East, 183.43 feet to the southeasterly corner of said Tract 'B-1';
Thence along the easterly line of Tract 'B-2' as shown on said Parcel Map and the easterly line of said Tract 'E', South 26°35'00" West, 291.00 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is South 26°35'00" West, the east line of Tracts 'B-1' and 'B-2' as shown on the Parcel Map for Raymond D. May filed for record December 23, 2004 in said office of Recorder as Document No. 632788.



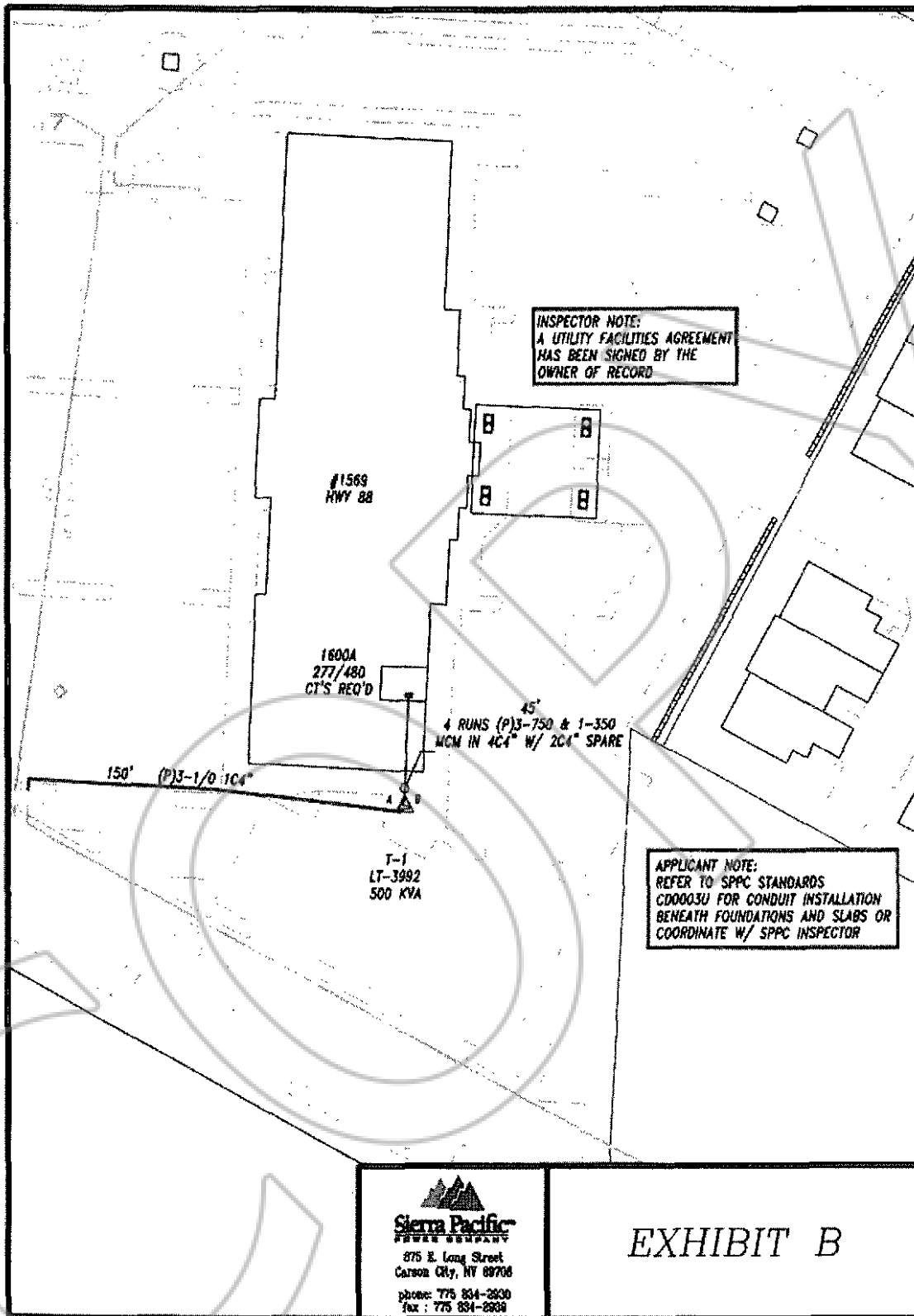
Said land further described as Parcel 2 on Record of Survey to Support a Boundary Line Adjustment for Minden Gateway Center, LLC, filed for record with the Douglas County Recorder on May 8, 2008 as Document No. 722798, Official Records, Douglas County, Nevada.

PARCEL 2:

A non-exclusive easement for pedestrian and vehicular ingress, egress, parking and incidental purposes as created by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded May 8, 2008, in Book 0508, Page 1566 as Instrument No. 722796, Official Records, Douglas County, Nevada.

DRAFT






Sierra Pacific
 POWER COMPANY
 875 E. Long Street
 Carson City, NV 89706
 phone: 775 854-2800
 fax: 775 854-2838

EXHIBIT B

