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DOC # 0739692  
03/17/2009 12:02 PM Deputy: GB

APN# 1419-09-000-005

OFFICIAL RECORD

Requested By:

SIERRA PACIFIC POWER CO

Recording Requested by:

Name: PJV Energy  
Address: PO Box 10100  
City/State/Zip: Reno, NV 89500

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 9 Fee: 22.00  
BK-0309 PG- 3911 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* 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 \_\_\_\_\_

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

A.P.N. : 1419-09-000-005 (Pcl 14)  
W.O. #: 08-38868

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 26 day of February, 2009, by and between **THE CLUB AT CLEAR CREEK TAHOE, INC.**, a Nevada nonprofit corporation (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 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.

With respect to all surface mounted transformers and/or switchboxes as described herein, after



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. Grantee shall provide prior reasonable notice of any such activities.

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. Grantee shall provide prior reasonable notice of any such activities.

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.

The Club at Clear Creek Tahoe, Inc.  
A Nevada nonprofit corporation

By: [Signature]

(Please print name and title below signature)

By: Leo A. Hanly

(Please print name and title below signature)

STATE OF NEVADA )  
COUNTY OF Douglas )

This instrument was acknowledged before me, a Notary Public, on the 26<sup>th</sup> day of February, 2009, by Leo A. Hanly

[Signature]  
Notary Signature



STATE OF NEVADA )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me, a Notary Public, on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_

\_\_\_\_\_  
Notary Signature

Adjusted Parcel 14

A parcel of land situate in Sections 3, 4, 9 and 10, Township 14 North, Range 19 East, MDM, Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 3;  
Thence South  $58^{\circ}18'31''$  West a distance of 331.86 feet to the POINT OF BEGINNING;  
Thence North  $22^{\circ}33'05''$  East a distance of 39.91 feet;  
Thence along the arc of a curve to the right having a radius of 215.00 feet, a central angle of  $57^{\circ}01'16''$ , a distance of 213.97 feet;  
Thence North  $79^{\circ}34'20''$  East a distance of 265.30 feet;  
Thence South  $83^{\circ}49'43''$  East a distance of 234.37 feet;  
Thence North  $65^{\circ}07'48''$  East a distance of 324.52 feet;  
Thence North  $22^{\circ}11'41''$  West a distance of 37.34 feet;  
Thence along the arc of a non tangent curve to the right having a tangent bearing of South  $82^{\circ}04'30''$  West, a radius of 310.00 feet, a central angle of  $48^{\circ}47'14''$ , a distance of 263.96 feet;  
Thence along the arc of a reverse curve to the left having a radius of 365.00 feet, a central angle of  $28^{\circ}02'36''$ , a distance of 178.65 feet;  
Thence along the arc of a reverse curve to the right having a radius of 240.00 feet, a central angle of  $52^{\circ}59'50''$ , a distance of 221.99 feet;  
Thence along the arc of a reverse curve to the left having a radius of 150.00 feet, a central angle of  $42^{\circ}21'11''$ , a distance of 110.88 feet;  
Thence North  $29^{\circ}00'30''$  East a distance of 120.56 feet;  
Thence along the arc of a curve to the left having a radius of 322.50 feet; a central angle of  $48^{\circ}15'35''$ , a distance of 271.64;  
Thence along the arc of a reverse curve to the right having a radius of 177.50 feet, a central angle of  $32^{\circ}14'34''$ , a distance of 99.89 feet;



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Thence South 50°39'58" East a distance of 705.40 feet;  
 Thence North 89°15'43" East a distance of 401.46 feet;  
 Thence along the arc of a curve to the right having a radius of 150.00 feet; a central angle of 61°28'23", a distance of 160.94 feet;  
 Thence South 29°15'54" East a distance of 8.03 feet;  
 Thence North 74°22'53" East a distance of 321.90 feet;  
 Thence North 13°33'21" West a distance of 418.99 feet;  
 Thence North 13°00'35" West a distance of 208.16 feet;  
 Thence North 06°15'21" East a distance of 198.49 feet;  
 Thence North 10°23'00" East a distance of 480.75 feet;  
 Thence along the arc of a non tangent curve to the left having a tangent bearing of North 63°07'05" East, a radius of 422.50 feet, a central angle of 31°29'23" a distance of 232.21 feet;  
 Thence along the arc of a reverse curve to the right having a radius of 277.50 feet, a central angle of 27°49'16", a distance of 134.75 feet;  
 Thence along the arc of a reverse curve to the left having a radius of 222.50 feet; a central angle of 08°01'37", a distance of 31.17 feet;  
 Thence along the arc of a reverse curve to the right having a radius of 28.50 feet; a central angle of 80°25'13", a distance of 40.00 feet;  
 Thence along the arc of a compound curve to the right having a radius of 1477.50 feet, a central angle of 10°10'09", a distance of 262.23 feet;  
 Thence South 52°00'43" West a distance of 110.26 feet;  
 Thence South 27°03'03" West a distance of 215.25 feet;  
 Thence South 09°28'15" West a distance of 419.47 feet;  
 Thence South 08°37'32" East a distance of 806.80 feet;  
 Thence South 06°53'04" West a distance of 46.51 feet;  
 Thence South 35°48'00" West a distance of 42.21 feet;  
 Thence South 60°28'16" West a distance of 54.92 feet;  
 Thence North 88°56'22" West a distance of 43.02 feet;  
 Thence South 05°49'43" East a distance of 39.22 feet;  
 Thence South 11°56'56" West a distance of 42.32 feet;  
 Thence South 31°57'03" West a distance of 115.43 feet;  
 Thence North 78°50'35" East a distance of 296.06 feet;  
 Thence South 86°37'44" East a distance of 888.56 feet;  
 Thence along the arc of a non tangent curve to the right having a tangent bearing of South 19°51'12" East, a radius of 177.50 feet, a central angle of 122°13'33", a distance of 378.65 feet;  
 Thence along the arc of a reverse curve to the left having a radius of 672.50 feet, a central angle of 36°16'17", a distance of 425.73 feet;  
 Thence South 66°06'04" West a distance of 140.48 feet;  
 Thence along the arc of a curve to the right having a radius of 527.50 feet, a central angle of 16°06'40", a distance of 148.33 feet;  
 Thence North 47°18'21" West a distance of 67.11 feet;  
 Thence South 80°22'34" West a distance of 474.82 feet;  
 Thence South 04°27'19" East a distance of 192.36 feet;  
 Thence North 86°49'18" West a distance of 252.56 feet;  
 Thence along the arc of a curve to the left having a radius of 274.50 feet, a central angle of 32°24'16", a distance of 155.25 feet, to the beginning of a non tangent line;  
 Thence along said non tangent line, South 68°51'58" West a distance of 188.80 feet;



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Thence South 65°50'16" West a distance of 720.59 feet;  
 Thence North 20°29'28" West a distance of 206.77 feet;  
 Thence North 51°38'14" West a distance of 48.93 feet;  
 Thence North 23°01'02" West a distance of 65.53 feet;  
 Thence North 59°36'49" East a distance of 291.94 feet;  
 Thence North 82°59'40" West a distance of 591.93 feet;  
 Thence South 55°47'42" West a distance of 82.54 feet;  
 Thence North 78°38'33" West a distance of 589.01 feet;  
 Thence South 27°29'02" West a distance of 38.46 feet;  
 Thence South 62°40'45" East a distance of 825.79 feet;  
 Thence South 86°07'21" East a distance of 77.83 feet;  
 Thence North 67°49'41" East a distance of 100.01 feet;  
 Thence South 79°30'35" East a distance of 80.02 feet;  
 Thence South 60°37'57" East a distance of 63.14 feet;  
 Thence South 20°29'28" East a distance of 199.68 feet;  
 Thence along the arc of a curve to the left having a radius of 350.00 feet, a central angle of 00°54'03", a distance of 5.50 feet;  
 Thence along the arc of a non tangent reverse curve to the right having tangent bearing of South 23°22'57" West, a radius of 190.24 feet, a central angle of 132°21'15", a distance of 439.46 feet;  
 Thence North 70°20'38" West a distance of 472.32 feet;  
 Thence North 48°59'26" West a distance of 666.05 feet;  
 Thence South 51°44'09" West a distance of 89.47 feet;  
 Thence South 17°56'11" East a distance of 240.68 feet;  
 Thence South 11°37'48" East a distance of 370.70 feet;  
 Thence along the arc of a curve to the right having a radius of 250.00 feet, a central angle of 45°32'37", a distance of 198.72 feet;  
 Thence South 33°54'49" West a distance of 200.32 feet;  
 Thence along the arc of a non tangent curve to the left having a tangent bearing of South 80°36'29" West, a radius of 872.50 feet, a central angle of 09°56'46", a distance of 151.46 feet;  
 Thence along the arc of a reverse curve to the right having a radius of 402.50 feet, a central angle of 17°51'58", a distance of 125.51 feet;  
 Thence North 15°02'27" West a distance of 331.55 feet;  
 Thence North 04°56'54" West a distance of 223.97 feet;  
 Thence North 47°17'26" West a distance of 598.02 feet;  
 Thence North 44°07'51" West a distance of 451.25 feet;  
 Thence North 53°16'52" East a distance of 249.86 feet;  
 Thence South 58°39'12" East a distance of 601.85 feet;  
 Thence North 30°58'50" East a distance of 200.22 feet;  
 Thence North 35°15'29" East a distance of 100.57 feet;  
 Thence North 30°11'41" West a distance of 89.77 feet;  
 Thence South 80°58'33" West a distance of 25.01 feet;  
 Thence along the arc of a curve to the right having a radius of 80.00, a central angle of 96°00'50", a distance of 134.06 feet;  
 Thence North 03°00'37" West a distance of 2.63 feet;  
 Thence North 56°33'27" West a distance of 29.30 feet;  
 Thence along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 74°00'00", a distance of 51.66 feet;



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Thence North 1726'33" East a distance of 23.22 feet;  
Thence along the arc of a curve to the left having a radius of 60.00 feet, a central angle of 107°26'33", a distance of 112.51 feet;  
Thence North 90°00'00" West a distance of 28.33 feet;  
Thence along the arc of a curve to the right having a radius of 80.00 feet, a central angle of 68°59'07", a distance of 96.32 feet;  
Thence North 21°00'53" West a distance of 25.90 feet;  
Thence South 50°41'00" West a distance of 357.90 feet;  
Thence South 54°11'24" West a distance of 346.67 feet;  
Thence North 32°34'32" West a distance of 114.56 feet;  
Thence North 25°36'13" West a distance of 116.47 feet;  
Thence North 25°32'10" East a distance of 68.64 feet;  
Thence North 29°30'12" East a distance of 207.42 feet;  
Thence North 64°46'58" East a distance of 886.88 feet;  
Thence along the arc of a non tangent curve to the left having a tangent bearing of South 48°51'07" East, a radius of 372.50 feet, a central angle of 22°10'16", a distance of 144.14 feet;  
Thence South 13°03'16" West a distance of 57.96 feet;  
Thence South 43°10'33" East a distance of 410.79 feet;  
Thence South 85°59'00" East a distance of 830.67 feet to the POINT OF BEGINNING.

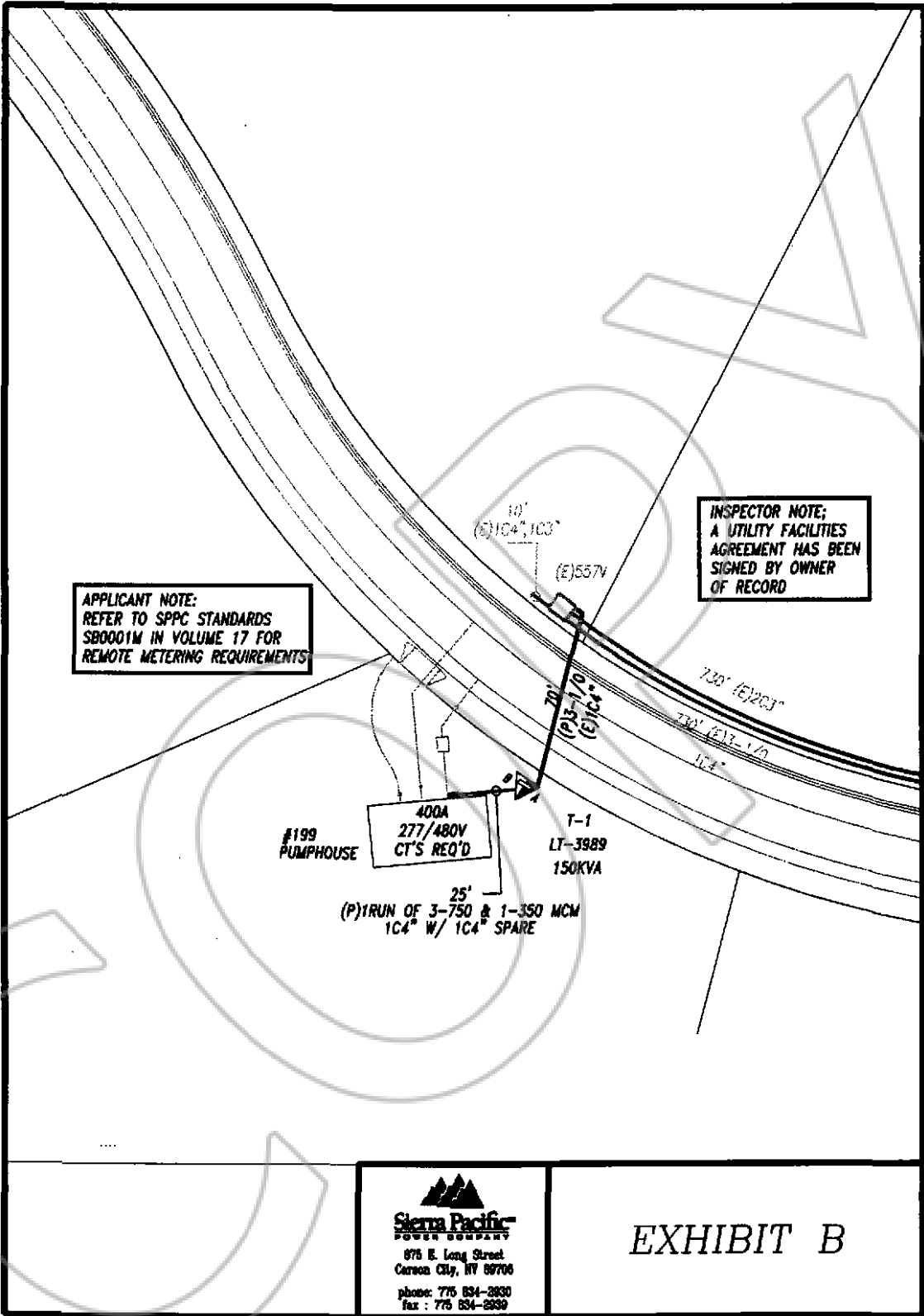
Reference is further made to Adjusted Parcel 14 on Record of Survey recorded in the office of the Douglas County Recorder on June 27, 2008 in Book 0608, Page 7354 as Document No. 725936, Official Records of Douglas County, State of Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 27, 2008, BOOK 0608, PAGE 7290, AS FILE NO. 0725935, RECORDED IN THE OFFICIAL RECORDS OF 0725935 COUNTY, STATE OF NEVADA."

ASSESSOR'S PARCEL NO. 1419-09-000-005







**Sierra Pacific**  
POWER COMPANY  
875 E. Long Street  
Carson City, NV 89706  
phone: 775 634-2830  
fax: 775 634-2839

**EXHIBIT B**

