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1420-06-601-003,004
APN# 1420-06-701-008

Recording Requested by:
Name: 1) V Energy
Address: PO Box 10100
City/State/Zip: Reno, NV 89520

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 13 Fee: 26.00
BK-0409 PG- 2904 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

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

A.P.N. : 1420-06-~~601~~-003 & 004
1420-06-701-008
W.O. #: 07-37889

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 18th day of March, 2009, by and between **RIVERWOOD PARTNERS, LLC**, a Nevada limited liability company and **RIVERWOOD REDEVELOPMENT, LLC**, a Nevada limited liability company (hereinafter referred to as "Grantor"), and **SIERRA PACIFIC POWER COMPANY**, a Nevada corporation dba **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, permanent, non-exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct, add to and operate one or more underground electric and communication 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 EXHIBIT "A"

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

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 or real property and improvements or injuries suffered by Grantor or third parties 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, including, but not limited to other utilities' facilities, which may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities. Grantor shall provide Grantee at least thirty day (30) notice of the intent make such changes or additions and shall not proceed with same unless and until Grantee has approved in writing of such changes or additions.

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 and Grantee have caused these presents duly to be executed the day and year first above written.

GRANTOR:

RIVERWOOD PARTNERS, LLC, a Nevada limited liability company

By: Riverwood Douglas Manager, LLC, a Nevada limited liability company, Manager



By: Jay Timon, Manager

RIVERWOOD REDEVELOPMENT, LLC, a Nevada limited liability company

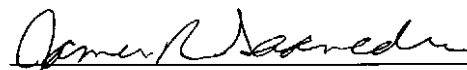
By: Riverwood Douglas Manager, LLC, a Nevada limited liability company, Manager



By: Jay Timon, Manager

GRANTEE:

SIERRA PACIFIC POWER COMPANY, a Nevada corporation doing business as NV ENERGY



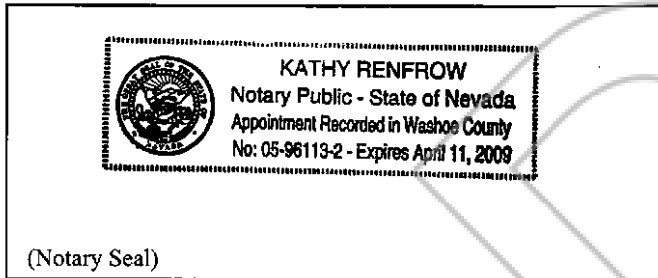
By: James R. Saavedra, P.E.
Director of Lands Department

STATE OF NEVADA)
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on the 2nd day of April, 2009, by James R. Saavedra as Director of Lands Services for Sierra Pacific Power Company, a Nevada Corporation doing business as NV Energy.

Kathy Renfrow

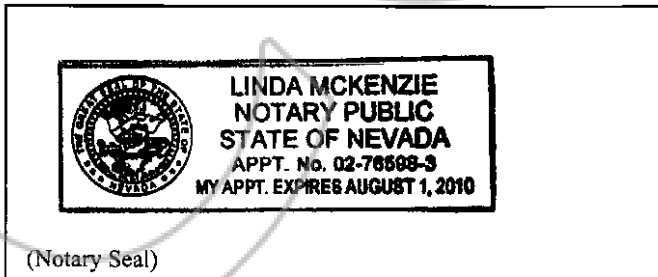
Notary Signature



STATE OF NEVADA)
COUNTY OF Carson City)

This instrument was acknowledged before me, a Notary Public, on the 18 day of March, 2009, by Jay Timon, as Manager of Riverwood Douglas Manager, LLC.

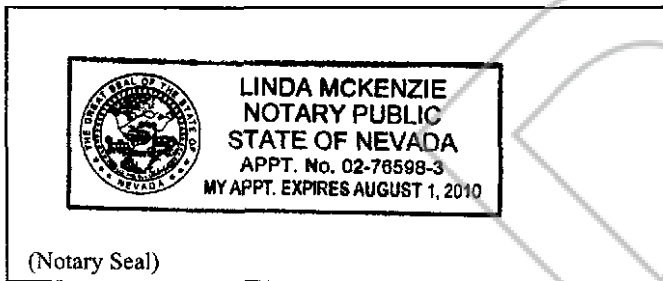
Linda McKenzie
Notary Signature



STATE OF NEVADA)
COUNTY OF Carson City)

This instrument was acknowledged before me, a Notary Public, on the 18 day of March, 2009, by Jay Timon, as Manager of Riverwood Douglas Manager, LLC.

Linda McKenzie
Notary Signature



Ls6073

EXHIBIT "A"

DESCRIPTION OF ADJUSTED PARCEL 2

All that certain real property situate within the west ½ of Section 5 and the east ½ of Section 6, Township 14 North, Range 20 East, MDM, Douglas County, Nevada, further described as a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall LLC and Project LM LLC, Recorded as Document No. 703021, and a portion of the parcel described in that certain deed recorded as Document No. 701648, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap, located at the west ¼ corner of said Section 5;

THENCE N 56°58'25" E, a distance of 89.13 feet to the **TRUE POINT OF BEGINNING**;

THENCE N 00°00'00" W a distance of 87.52 feet;

THENCE along a curve to the left having a radius of 221.00 feet, a delta angle of 36°36'20", an arc length of 141.19 feet, a chord bearing of N 18°18'10" W and chord length of 138.81 feet;

THENCE N 36°36'20" W a distance of 115.18 feet;

THENCE along a curve to the right having a radius of 179.00 feet, arc length of 110.54 feet, delta angle of 35°22'54", a chord bearing of N 18°54'53" W and a chord length of 108.79 feet;

THENCE along a compound curve to the right having a radius of 38.50 feet, arc length of 61.30 feet, delta angle of 91°13'25", a chord bearing of N 44°23'16" E and a chord length of 55.03 feet;

THENCE N 89°59'53" E a distance of 121.79 feet;

THENCE N 87°32'51" E a distance of 70.06 feet;

THENCE N 89°59'59" E a distance of 143.53 feet;

THENCE N 00°00'01" W a distance of 33.00 feet;

THENCE N 90°00'00" E a distance of 42.74 feet;

THENCE N 00°00'00" W a distance of 120.64 feet to a point on the southerly line of the parcel described in that certain deed recorded as Document No. 586631;

THENCE S 89°13'35" E along said southerly line a distance of 332.03 feet to a point on the east line of the west ½ of the southwest ¼ of the northwest ¼ of said Section 5;

THENCE S 00°55'27" W along said east line a distance of 606.24 feet;

THENCE S 90°00'00" W leaving said east line a distance of 591.24 feet to the **POINT OF BEGINNING**.

CONTAINING 8.07 acres of land, more or less.

Prepared By: Manhard Consulting Ltd.
3476 Executive Pointe Way, Suite 12
Carson City, NV 89706



DESCRIPTION OF ADJUSTED PARCEL 3

All that certain real property situate within the northeast 1/4 of Section 6, Township 14 North, Range 20 East, MDM, Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall, LLC and Project LM, LLC, Recorded as Document No. 703021 and a portion of the parcel described in that certain deed recorded as Document No. 692160, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap, located at the west 1/4 corner of said Section 5;

THENCE N 12°00'47" W, a distance of 889.70 feet to the **TRUE POINT OF BEGINNING**;

THENCE N 90°00'00" W a distance of 174.00 feet;

THENCE N 00°00'00" E a distance of 65.00 feet;

THENCE S 90°00'00" W a distance of 70.00 feet;

THENCE N 00°00'00" W a distance of 67.37 feet;

THENCE S 90°00'00" W a distance of 68.46 feet;

THENCE N 35°55'44" W a distance of 147.21 feet;

THENCE along a non-tangent curve to the right having a radius of 170.00 feet, a delta angle of 35°55'44" an arc length of 106.60 feet, a chord bearing of N 72°02'08" E and a chord length of 104.87 feet, with a radial line in of N 35°55'44" W;

THENCE N 90°00'00" E a distance of 249.09 feet;

THENCE along a curve to the right having a radius of 50.00 feet, arc length of 78.54 feet, delta angle of 90°00'00", a chord bearing of S 45°00'00" E and a chord length of 70.71 feet;

THENCE S 00°00'00" E a distance of 233.92 feet to the **POINT OF BEGINNING**.

CONTAINING 1.87 acres of land, more or less.

Prepared By: Manhard Consulting Ltd.
3476 Executive Pointe Way, Suite 12
Carson City, NV 89706



DESCRIPTION OF ADJUSTED PARCEL 4

All that certain real property situate within the northeast 1/4 of Section 6, Township 14 North, Range 20 East, MDM, Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mail, LLC and Project LM, LLC, Recorded as Document No. 703021 and a portion of the parcel described in that certain deed recorded as Document No. 692160, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap, located at the west 1/4 corner of said Section 5;

THENCE N 12°00'47" W, a distance of 889.70 feet to the **TRUE POINT OF BEGINNING**;

THENCE S 00°00'00" E a distance of 116.59 feet;

THENCE S 90°00'00" W a distance of 37.00 feet;

THENCE N 00°00'00" E a distance of 38.96 feet;

THENCE N 90°00'00" W a distance of 36.50 feet;

THENCE S 00°00'00" E a distance of 35.05 feet;

THENCE N 89°59'17" W a distance of 233.63 feet;

THENCE S 00°00'00" E a distance of 5.75 feet;

THENCE S 09°08'08" E a distance of 29.44 feet;

THENCE N 90°00'00" W a distance of 279.20 feet;

THENCE N 08°32'03" E a distance of 279.36 feet;

THENCE S 89°44'07" E a distance of 66.45 feet;

THENCE N 18°52'00" E a distance of 42.67 feet;

THENCE along a curve to the right having a radius of 170.00 feet, arc length of 104.45 feet, delta angle of 35°12'16", a chord bearing of N 36°28'08" E and a chord length of 102.82 feet;

THENCE S 35°55'44" E a distance of 147.21 feet;

THENCE N 90°00'00" E a distance of 68.46 feet;

THENCE S 00°00'00" E a distance of 67.37 feet;

THENCE N 90°00'00" E a distance of 70.00 feet;

THENCE S 00°00'00" W a distance of 65.00 feet;

THENCE S 90°00'00" E a distance of 174.00 feet to the **POINT OF BEGINNING**.

CONTAINING 2.93 acres of land, more or less.

DESCRIPTION OF ADJUSTED PARCEL 5

All that certain real property situate within the west ½ of Section 5 and the east ½ of Section 6, Township 14 North, Range 20 East, MDM, Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mail, LLC and Project LM, LLC, Recorded as Document No. 703021, a portion of the parcel described in that certain deed recorded as Document No. 692160 and all of the parcel described in that certain deed recorded as 692162, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap located at the southeast corner of said Section 6;

THENCE N 01°02'28" E along the east line of said Section 6 a distance of 496.86 feet to the **TRUE POINT OF BEGINNING**;

THENCE N 89°39'08" W a distance of 330.18 feet;

THENCE S 01°00'11" W a distance of 165.53 feet;

THENCE N 89°38'13" W a distance of 330.10 feet;

THENCE N 89°38'02" W a distance of 371.60 feet to a point on the easterly right-of-way line of U.S. Highway 395;

THENCE N 01°49'59" E along said easterly right-of-way line distance of 661.58 feet to the southwest corner of the parcel described in that certain deed recorded as Document No. 539130, Official Records of Douglas County, Nevada;

THENCE S 89°41'40" E along the south line of said parcel a distance of 361.56 feet to the southeast corner of said parcel;

THENCE N 00°57'47" E along the east line of said parcel a distance of 330.89 feet to the northeast corner of said parcel;

THENCE N 89°43'28" W along the north line of said parcel a distance of 356.54 feet to a point on the easterly right-of-way line of U.S. Highway 395;

THENCE N 01°49'57" E along said easterly right-of-way a distance of 136.52 feet;

THENCE continuing along said easterly right-of-way along a curve to the right having a radius of 4800.00 feet, a delta angle of 06°41'55", arc length of 561.18 feet, a chord bearing of N 05°10'56" E and chord length of 560.86 feet;

THENCE N 08°31'54" E continuing along said easterly right-of-way a distance of 301.87 feet to the southwest corner of the parcel described in that certain deed recorded as Document No. 627554, Official Records of Douglas County, Nevada;

THENCE S 89°43'20" E along the south line of said parcel a distance of 274.03 feet to the southeast corner of said parcel;

THENCE N 00°59'50" E along the east line of said parcel a distance of 331.33 feet to the northeast corner of said parcel;

THENCE N 89°43'27" W along the north line of said parcel a distance of 230.13 feet to a point on the easterly right-of-way line of U.S. Highway 395;



THENCE N 08°31'54" E along said easterly right-of-way line a distance of 1249.87 feet to a point on the southerly right-of-way of Topsy Lane;

THENCE S 82°10'53" E along said southerly right-of-way a distance of 154.62 feet;

THENCE, continuing along said southerly right-of-way along a curve to the left having a radius of 1068.00 feet, arc length of 140.91 feet, delta angle of 07°33'34", a chord bearing of S 85°57'40" E and a chord length of 140.81 feet;

THENCE S 89°44'27" E continuing along said southerly right-of-way a distance of 433.93 feet;

THENCE S 89°08'56" E continuing along said southerly right-of-way a distance of 101.48 feet;

THENCE, continuing along said southerly right-of-way along a curve to the left having a radius of 514.50 feet, arc length of 79.79 feet, delta angle of 08°53'06", a chord bearing of N 86°24'31" E and a chord length of 79.71 feet;

THENCE, continuing along said southerly right-of-way along a reverse curve to the right having a radius of 485.50 feet, arc length of 75.29 feet, delta angle of 08°53'06", a chord bearing of N 86°24'31" E and a chord length of 75.21 feet;

THENCE S 89°09'01" E continuing along said southerly right-of-way a distance of 407.29 feet;

THENCE S 00°55'23" W leaving said southerly right-of-way a distance of 223.45 feet to the northeast corner of the parcel described in that certain deed recorded as Document No. 431893, Official Records of Douglas County, Nevada;

THENCE N 89°11'16" W along the north line of said parcel a distance of 331.77 feet to the northwest corner of said parcel;

THENCE S 00°58'09" W a distance of 331.68 feet to the southwest corner of the parcel described in that certain deed recorded as Document No. 586631, Official Records of Douglas County, Nevada;

THENCE S 00°00'00" E leaving said southwest corner a distance of 120.64 feet;

THENCE S 90°00'00" W a distance of 42.74 feet;

THENCE S 00°00'01" E a distance of 33.00 feet;

THENCE S 89°59'59" W a distance of 143.53 feet;

THENCE S 87°32'51" W a distance of 70.06 feet;

THENCE S 89°59'53" W a distance of 121.79 feet;

THENCE, along a non-tangent curve to the left having a radius of 38.50 feet, a delta angle of 91°13'25" arc length of 61.30 feet, a chord bearing of S 44°23'16" W, chord length of 55.03 feet and a radial line in of S 00°00'01" E;

THENCE, along a compound curve to the left having a radius of 179.00 feet, arc length of 110.54 feet, delta angle of 35°22'54", a chord bearing of S 18°54'53" E and a chord length of 108.79 feet;

THENCE S 36°36'20" E a distance of 115.18 feet;

THENCE, along a curve to the right having a radius of 221.00 feet, arc length of 141.19 feet, delta angle of 36°36'20", a chord bearing of S 18°18'10" E and a chord length of 138.81 feet;

THENCE S 00°00'00" E a distance of 87.52 feet;

THENCE S 00°00'00" W a distance of 1284.16 feet;

THENCE, along a curve to the left having a radius of 18.50 feet, arc length of 28.84 feet, delta angle of 89°19'38", a chord bearing of S 44°39'49" E and a chord length of 26.01 feet;

THENCE S 89°19'38" E a distance of 516.01 feet;

THENCE N 00°00'03" W a distance of 175.62 feet;

THENCE S 89°59'59" W a distance of 130.00 feet;

THENCE N 00°00'01" W a distance of 277.00 feet;

THENCE S 90°00'00" E a distance of 14.91 feet;

THENCE along a curve to the left having a radius of 13.50 feet, arc length of 21.21 feet, delta angle of 90°00'00", a chord bearing of N 45°00'00" E and a chord length of 19.09 feet;

THENCE N 00°00'00" E a distance of 85.19 feet;

THENCE N 90°00'00" E a distance of 145.11 feet;

THENCE S 01°01'33" W a distance of 624.30 feet;

THENCE S 01°02'53" W a distance of 993.62 feet;

THENCE N 89°20'01" W a distance of 332.15 feet;

THENCE N 01°02'40" E a distance of 165.61 feet;

THENCE N 89°19'50" W a distance of 332.15 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM: All that certain real property situate within the east ½ of Section 6, Township 14 North, Range 20 East, MDM, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap located at the aforementioned west ¼ corner of said Section 5;

THENCE N 12°00'47" W, a distance of 889.70 feet to the **TRUE POINT OF BEGINNING**;

THENCE S 00°00'00" E a distance of 116.59 feet;

THENCE S 90°00'00" W a distance of 37.00 feet;

THENCE N 00°00'00" E a distance of 38.96 feet;

THENCE N 90°00'00" W a distance of 36.50 feet;

THENCE S 00°00'00" E a distance of 35.05 feet;

THENCE N 89°59'17" W a distance of 233.63 feet;

THENCE S 00°00'00" E a distance of 5.75 feet;

THENCE S 09°08'08" E a distance of 29.44 feet;

THENCE N 90°00'00" W a distance of 279.20 feet;

THENCE N 08°32'03" E a distance of 279.36 feet;

THENCE S 89°44'07" E a distance of 66.45 feet;

THENCE N 18°52'00" E a distance of 42.67 feet;

THENCE, along a curve to the right having a radius of 170.00 feet, arc length of 211.06 feet, delta angle of 71°08'00", a chord bearing of N 54°26'00" E and a chord length of 197.76 feet;

THENCE N 90°00'00" E a distance of 249.09 feet;

THENCE, along a curve to the right having a radius of 50.00 feet, arc length of 78.54 feet, delta angle of 90°00'00", a chord bearing of S 45°00'00" E and a chord length of 70.71 feet;

THENCE S 00°00'00" E a distance of 233.92 feet to the POINT OF BEGINNING.

CONTAINING 90.99 acres, more or less.

Prepared By: **Manhard Consulting Ltd.**
3476 Executive Pointe Way, Suite 12
Carson City, NV 89706

