

19

OFFICIAL RECORD

Requested By:  
NV ENERGY

RECORDING REQUESTED BY:

NV Energy

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 19.00  
BK-0712 PG- 5220 RPTT: 0.00

WHEN RECORDED RETURN TO:

✓ NV Energy  
Land Operations (S4B20)  
P.O. Box 10100  
Reno, NV 89520

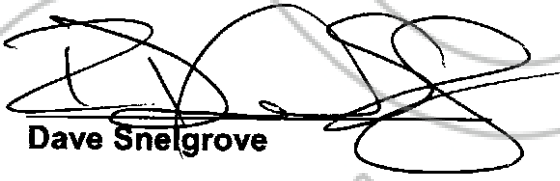


C30-23422  
APN: 1420-06-502-015  
WORK ORDER # 3000159016

Grant of Easement for U/G Electric Facilities – CFT Developments, LLC  
**Title of Document**

This page added to provide additional information required by NRS 111.312  
Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any  
exhibits, hereby submitted for recording does not contain the personal  
information of any person or persons. (Per NRS 239B.030)

  
Dave Snelgrove

APN: 1420-06-502-015

WHEN RECORDED MAIL TO:  
Land Operations Department  
Sierra Pacific Power Company  
P.O. Box 10100  
Reno, NV 89520

**GRANT OF EASEMENT**

CFT Development, LLC, a California limited liability company, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, and other equipment, fixtures, apparatus, and improvements ("Underground Utility Facilities") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("Easement Area 1");
2. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground); and other equipment, fixtures, apparatus, and improvements ("Additional Utility Facilities") upon, over, under and through the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement ("Easement Area 2");
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across Easement Area 1, Easement Area 2, and the property described in Exhibit "C" hereto and by this reference made a part of this Grant of Easement ("Easement Area 3");
4. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area 1, Easement Area 2, and Easement Area 3; and
5. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of Easement Area 1 and Easement Area 2 as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in Easement Area 1 and Easement Area 2.

Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any

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APN: 1420-06-502-015

tangible, personal property or improvements owned by Grantor and located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area 1 or Easement Area 2 without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape Easement Area 1 and Easement Area 2 for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

**GRANTOR:**

CFT Development, LLC, a California limited liability company

*Charlie Shen*

By: CHARLIE SHEN  
Title: DIRECTOR / MANAGER

*Approved as to form*

*[Signature]*

STATE OF California  
COUNTY OF Los Angeles

This instrument was acknowledged before me on July 9, 2012 by Charlie (Lian Gong) Shen.  
of \_\_\_\_\_

*Maria A. Figueroa*  
Signature of Notary Officer

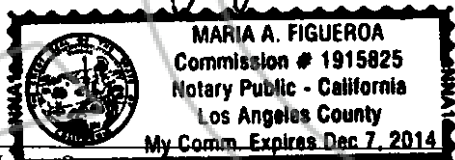


Exhibit A

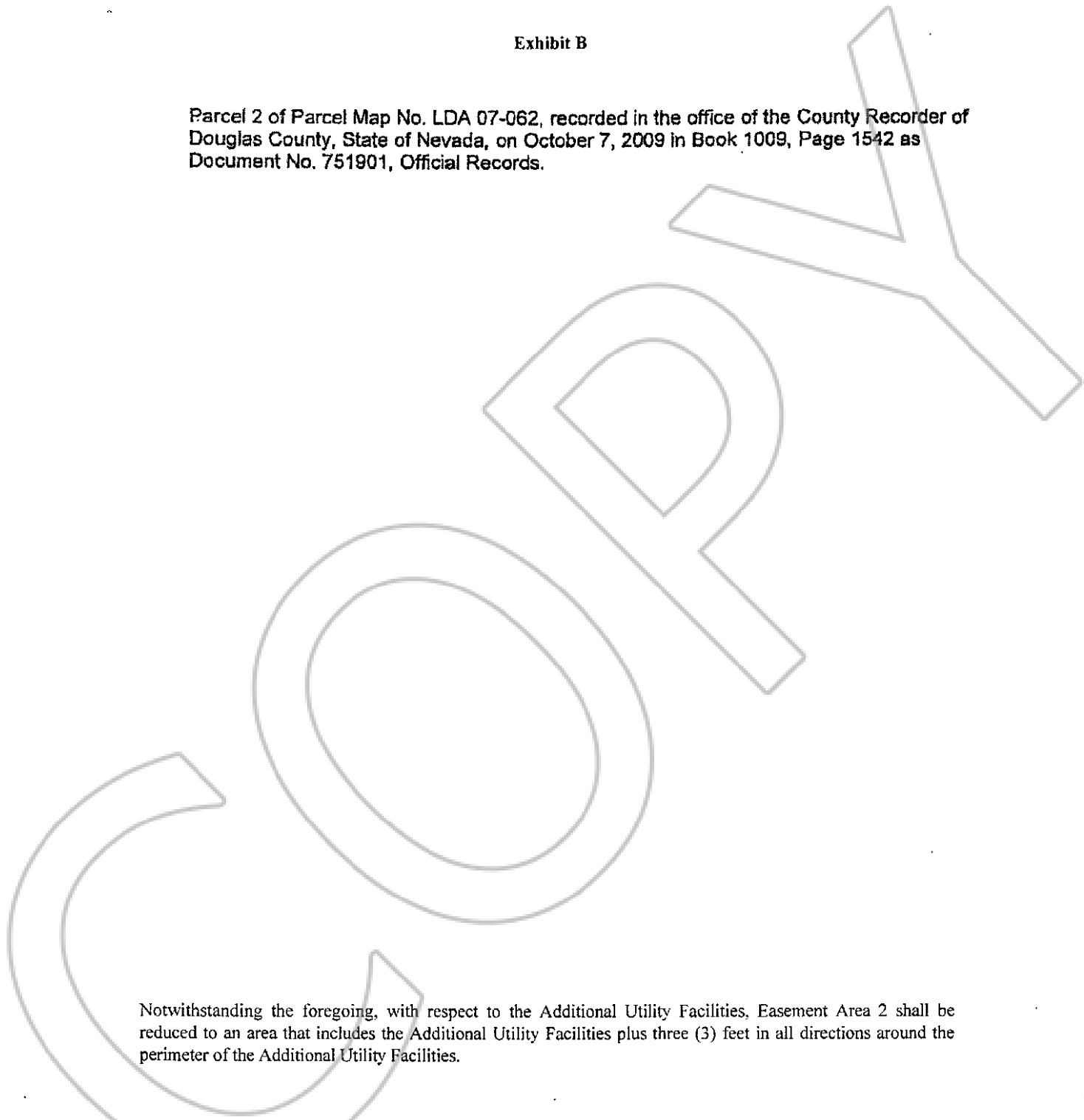
Parcel 2 of Parcel Map No. LDA 07-062, recorded in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 2009 in Book 1009, Page 1542 as Document No. 751901, Official Records.

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, Easement Area 1 shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Underground Utility Facilities originally installed in connection with Sierra Pacific Power Company **Work Request Number 3000159016**. Grantee may use this easement to provide service to any of its customers.

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Exhibit B

Parcel 2 of Parcel Map No. LDA 07-062, recorded in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 2009 in Book 1009, Page 1542 as Document No. 751901, Official Records.

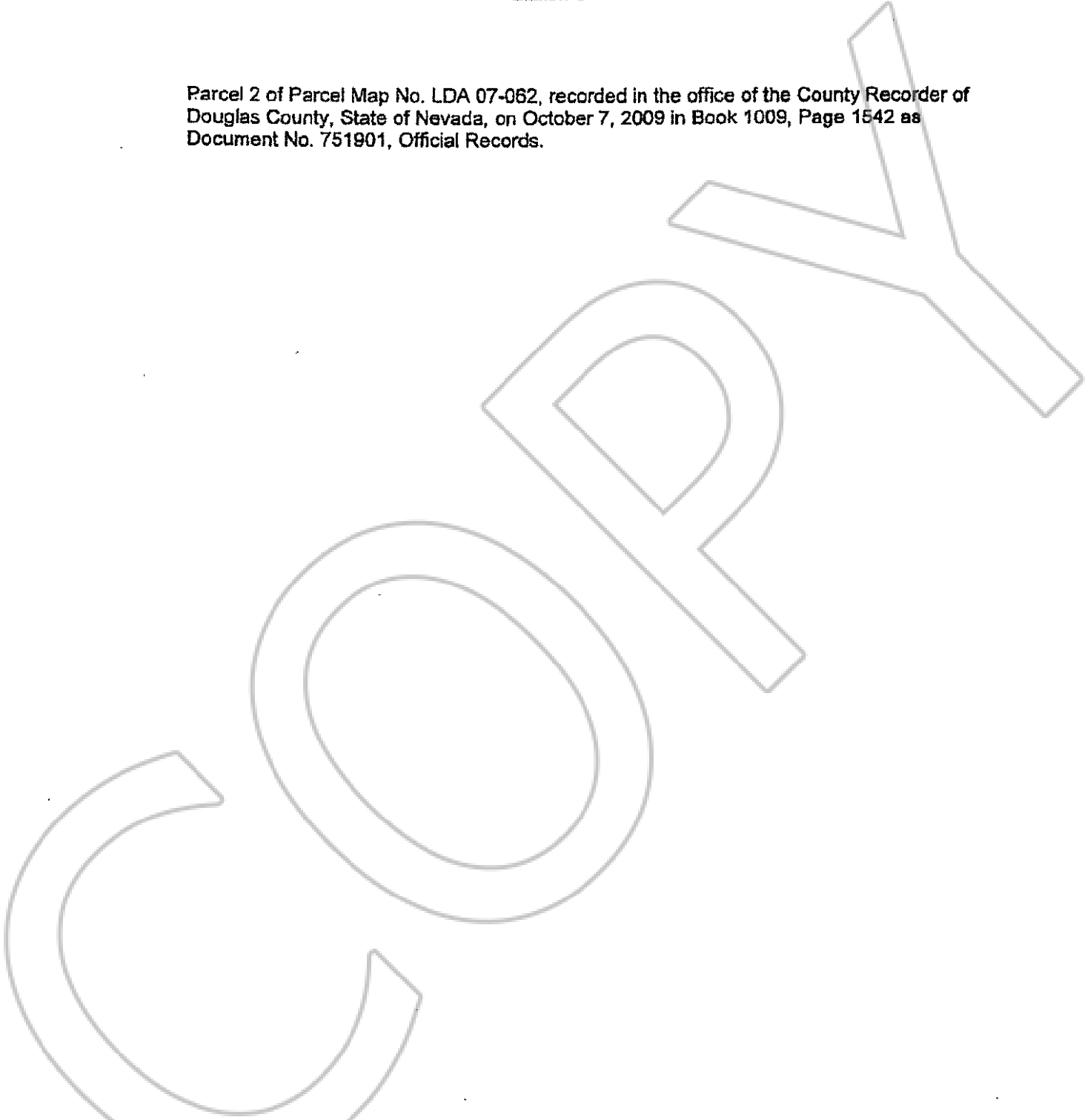


Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities.

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Exhibit C

Parcel 2 of Parcel Map No. LDA 07-062, recorded in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 2009 in Book 1009, Page 1542 as Document No. 751901, Official Records.



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