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Doc Number: **0810867**

10/12/2012 03:33 PM

OFFICIAL RECORDS

Requested By:
Denise Dohrmann

RECORDING REQUESTED BY:

NV Energy

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 7 Fee: \$ 45.00

Bk: 1012 Pg: 3732



Deputy: sd

WHEN RECORDED RETURN TO:

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

C30-23507
APN: ~~1310-09-702-016~~ 1220-21-101-002
WORK ORDER # 300011163

Grant of Easement for Electric Utilities – Cross Development
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)

Denise Dohrmann for Richard Pyatt

APN: 1220-21-101-002

WHEN RECORDED MAIL TO:
Land Operations Department
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Cross Development Gardnerville, LTD, a Texas limited partnership ("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. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and

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Project Name: Coml-Dollar General Cross Development

located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 4 above.

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. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. 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:

Cross Development Gardnerville, LTD, a Texas limited Partnership

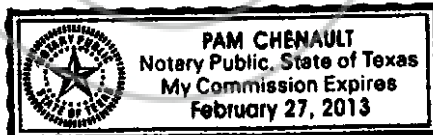
[Handwritten signature]
By: MEMBER
Title: STEVE RUMSEY

STATE OF Texas
COUNTY OF Collin

This instrument was acknowledged before me on 4-30, 12 by Steve Rumsey as MEMBER of CROSS DEVELOPMENT GARDNERVILLE, LTD.

[Handwritten signature: Pam Chenault]
Signature of Notarial Officer

Notary Seal area →



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Project Name: Comi-Dollar General Cross Development

Exhibit A

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

The Northwest 1/4 of section 21, Township 12 North, Range 20 East, further described as follows,:

Parcel 1, as shown on the Parcel Map 3 for Valley Investments West, LTD., recorded in the Office of the Recorder Douglas County, State of Nevada, on June 26, 1989, in Book 689, Page 3830, as Document No. 205423.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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: 3000149631. Grantee may use this easement to provide service to any of its customers.

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Exhibit B

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

The Northwest 1/4 of section 21, Township 12 North, Range 20 East, further described as follows,;

Parcel 1, as shown on the Parcel Map 3 for Valley Investments West, LTD., recorded in the Office of the Recorder Douglas County, State of Nevada, on June 26, 1989, in Book 689, Page 3830, as Document No. 205423.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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

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

The Northwest 1/4 of section 21, Township 12 North, Range 20 East, further described as follows,;

Parcel 1, as shown on the Parcel Map 3 for Valley Investments West, LTD., recorded in the Office of the Recorder Douglas County, State of Nevada, on June 26, 1989, in Book 689, Page 3830, as Document No. 205423.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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NO.	REVISION	DATE	BY	CHKD	REVISION	DATE	BY	CHKD
1								
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Design Contact: Don French
Phone: 776-694-2203
Email: dfrench@nvergy.com

NV Energy
406 E Long Street
Carroll City, NY 13750
Phone: 716-624-5300
Fax: 716-624-6200

PIT RD
Comm
Cross Development
1220-21

Job No: 3000149631
1257 PH Rd.
Electric
1/1

CONFIDENTIAL

NV ENERGY TO FURNISH AND/OR INSTALL

Approx. 30 ckt. (248 ckt ft) ft. of 12.5kv 3 phase u/g primary conductor c/o 3-1/0 in 1c4.
Approx. 20 ckt. ft. (400 ckt ft) of u/g service cable to 1-400 amp panel c/o 1-350qsr in 1c4 with 1c4 spare. (conduit by contractor) (C1's/P1's required)
One (1) 3 phase padmount loadbreak transformer, 75 kva, 12.5/7.2kv, 208/120v etc.# 86-4102
One (1) 50 ft wood pole.
Stand-off brackets and screw lags for risers.

APPLICANT TO FURNISH AND/OR INSTALL

One (1) 3 phase transformer pad(s) (75-500 KVA) 72"x60"x8" w/ 1-12" concrete N-36 extension, s/c# 24-0480, per NV Energy std. PED0003U.
3/4" CTS, plain ends, 200 lb., polyethylene 3/40 pipe from street light pole to secondary box or transformer locations.
All conduits to use 3 ft radius sweeps, unless otherwise noted on the map or by the NV Energy inspector. DB120 pvc gray with 1/4" polyester pull line with sequential footage markings and a minimum breaking strength of 400 lbs. per NV Energy stds. C00001U and C00004.
Customer is responsible for manhandling conduit. Sweeps are not to be cut. Pull line shall extend a min. of 3 ft from the conduit end at the service panel and 5 ft min. from the conduit at the secondary box.

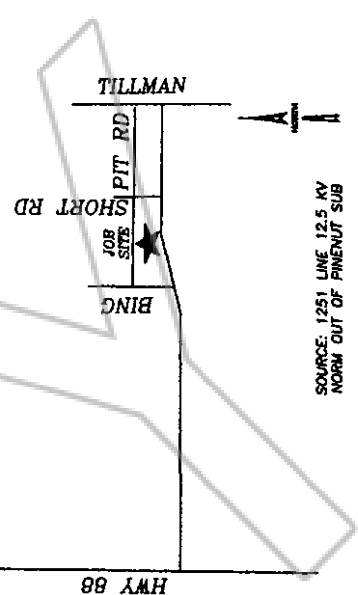
All trenching and backfill per applicable NV Energy stds. TE0001, TE0003, TE0005, TE0020, and SUBD1X. (Backfill per NV Energy std R00005U)
All staging requirements per NV Energy stds. G0001U/G/W and G0002U which includes trench centerlines, pad, vault junction enclosure and secondary box locations and grade. This is to insure that the placement of all NV Energy facilities are within all necessary easements.
All street cut permits, pavement cutting and replacement as required.

All primary riser material in traffic areas to c/o (3" x 4") galvanized steel sweep, 10 ft of (3" x 4") galvanized steel conduit, coupling adapter and 30 ft of each 40 pvc conduit. NV Energy to provide stand-off brackets and lag screws. NV Energy only to install each 40 conduit.
8' x 5/8" ground rods at transformer, switch, vault, junction enclosure and riser pole locations.

GENERAL COMMENTS

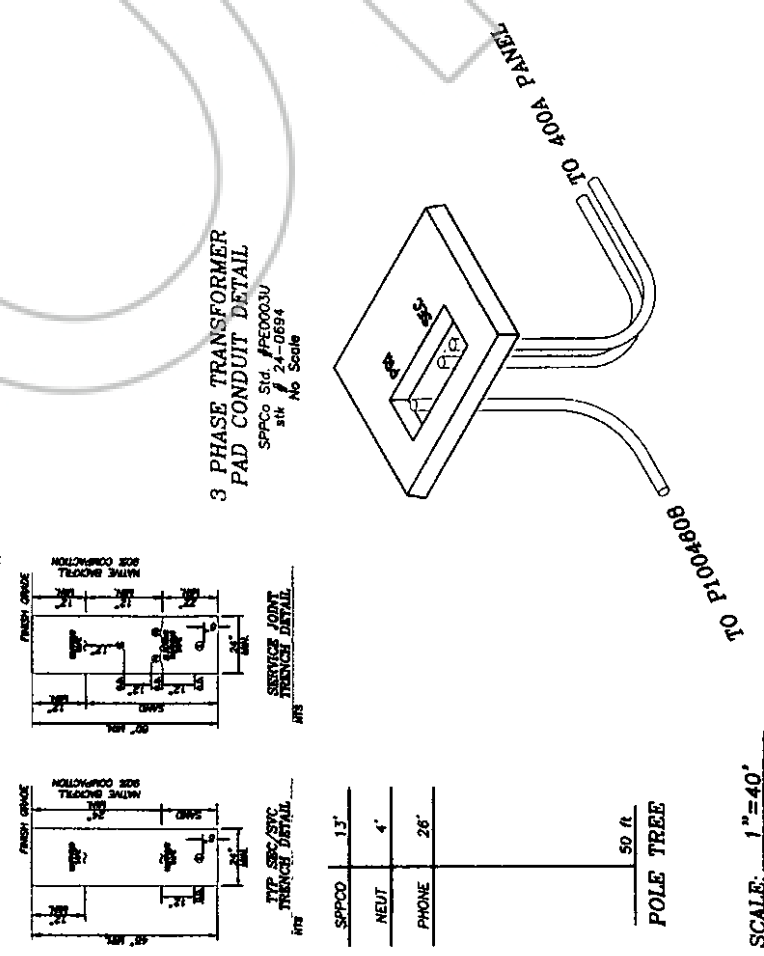
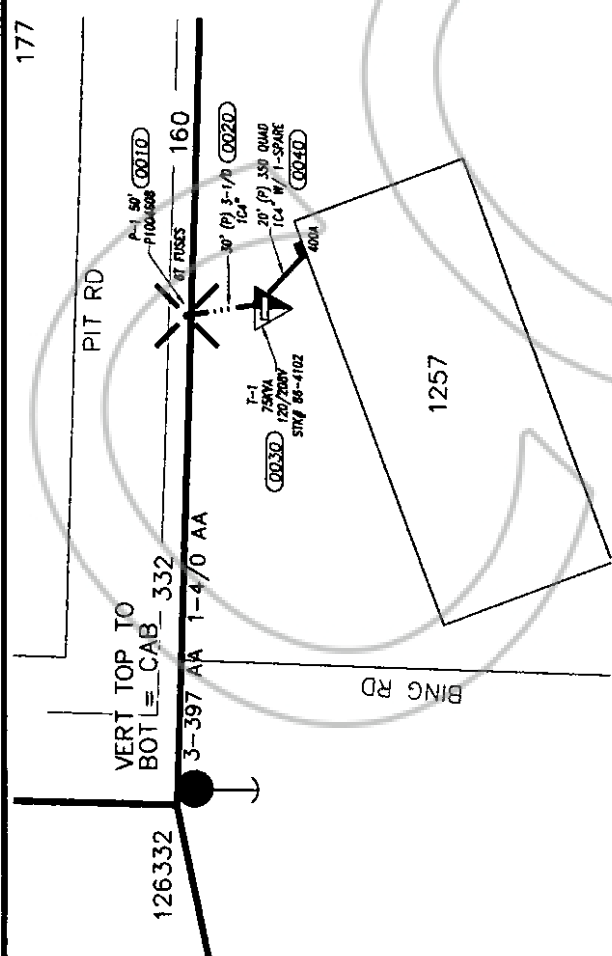
Call the Inspection Hotline (888 999-1556 option 3) 48 hours in advance for all trench inspections before covering trenches. Service cable will not be installed without service trench inspection.
Transformer barrier posts may be required per NV Energy std. PED0009U.
Two (2) compaction tests required on all pads per NV Energy std. SUBD1X.
Refer to NV Energy std. (US0001M C00001M C00001M C00001M) for further clarification of details.
Meter must be located within 10' of the front corner of building as stipulated in NV Energy Trenches will not be inspected until the final contract is executed and returned.

VICINITY MAP
NTA



BK : 1012
PG : 3738
10-12-2012 03:33 PM

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SOURCE: 1251 LINE 12.5 KV
NORM OUT OF PINENUT SUB



TRENCH INSPECTIONS: 1-888-999-1556
TRENCH NOTE:
1. ALL TRENCHES MUST BE INSPECTED AND MARKED BEFORE COVERING.
2. AFTER BACKFILL, PULL LINE AND PANEL SET.
CALL 48 HRS IN ADVANCE FOR INSPECTIONS.

NOTE:
Symbols are not to scale and do not necessarily represent the actual locations of NV Energy facilities.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
1-800-227-2600

SCALE: 1"=40'

SPPCO	13'
NEUT	4'
PHONE	26'
POLE TREE	50 ft