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OFFICIAL RECORDS

Requested By:  
NV ENERGY

RECORDING REQUESTED BY:

**NV Energy**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

WHEN RECORDED RETURN TO:

Page: 1 of 9 Fee: \$ 22.00

Bk: 1113 Pg: 3733



Deputy: ss

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

May 16, 2013  
C30-23686  
APN: 1320-29-401-018  
WORK ORDER #: 3000241636

Grant of Easement for ELECTRIC Facilities – G PEG II, 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)

Nate Hastings/dd  
**Nate Hastings**

APN: 1320-29-401-018

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

**GRANT OF EASEMENT**

G PEG II, LLC, a Nevada 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. 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

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:**

G PEG II, LLC

  
By: Michael E. Pegrum  
Title:

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on January 16, 2013 by Mike E Pegrum as member of G PEG II, LLC.

  
Signature of Notarial Officer

Notary Seal area →

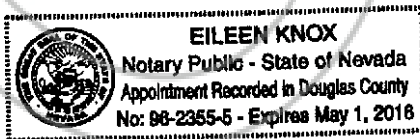


Exhibit A

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 222.88 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°13'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-of-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'56"E, a distance of 58.83 feet;

**Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;**

**Thence N27°15'37"E, a distance of 258.43 feet;**

**Thence along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;**

**Thence N31°02'07"W, a distance of 62.90 feet;**

**Thence N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;**

**Thence N00°59'13"E, along said East line, a distance of 427.85 feet;**

**Thence S68°20'03"E, leaving said East line, a distance of 1031.14 feet;**

**Thence S27°21'15"W, a distance of 146.31 feet;**

**Thence S62°38'42"E, a distance of 767.88 feet;**

**Thence S27°21'18"W, a distance of 105.13 feet;**

**Thence N75°01'00"W, a distance of 168.86 feet to the Point of Beginning.**

**Containing: 21.47 Acres, more or less.**

Per NRS 111.312, this legal description was previously recorded at Document No. 783461, Book 0511, Page 3427, on May 19, 2011.

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 3000241636**. Grantee may use this easement to provide service to any of its customers.

Exhibit B

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows:

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 222.88 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°13'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-of-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'56"E, a distance of 58.83 feet;

APN: 1320-29-401-018

Proj. # 3000241636

Project Name: E-1627 HWY 395 EVENTS CENTER-COML-E-CARSON VALLEY INN

Reference Document: 783461

GOE DESIGN

**Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;**

**Thence N27°15'37"E, a distance of 258.43 feet;**

**Thence along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;**

**Thence N31°02'07"W, a distance of 62.90 feet;**

**Thence N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;**

**Thence N00°59'13"E, along said East line, a distance of 427.85 feet;**

**Thence S68°20'03"E, leaving said East line, a distance of 1031.14 feet;**

**Thence S27°21'15"W, a distance of 146.31 feet;**

**Thence S62°38'42"E, a distance of 767.66 feet;**

**Thence S27°21'18"W, a distance of 105.13 feet;**

**Thence N75°01'00"W, a distance of 168.86 feet to the Point of Beginning.**

**Containing: 21.47 Acres, more or less.**

Per NRS 111.312, this legal description was previously recorded at Document No. 783461, Book 0511, Page 3427, on May 19, 2011.

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.

Exhibit C

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 222.88 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°13'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 78.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-of-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'56"E, a distance of 58.83 feet;



**Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;**

**Thence N27°15'37"E, a distance of 258.43 feet;**

**Thence along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;**

**Thence N31°02'07"W, a distance of 62.90 feet;**

**Thence N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;**

**Thence N00°59'13"E, along said East line, a distance of 427.85 feet;**

**Thence S68°20'03"E, leaving said East line, a distance of 1031.14 feet;**

**Thence S27°21'15"W, a distance of 146.31 feet;**

**Thence S62°38'42"E, a distance of 767.86 feet;**

**Thence S27°21'18"W, a distance of 105.13 feet;**

**Thence N75°01'00"W, a distance of 168.86 feet to the Point of Beginning.**

**Containing: 21.47 Acres, more or less.**

Per NRS 111.312, this legal description was previously recorded at Document No. 783461, Book 0511, Page 3427, on May 19, 2011.