

APN: 1320-27-001-006

Mail tax statements to:  
Bently Enterprises, LLC  
1597 Esmeralda Avenue  
Minden, NV 89423

When Recorded, Mail to:  
Chris D. Nichols, Esq.  
Minden Lawyers, LLC  
990 Ironwood Drive, Suite 300  
Minden, NV 89423



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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)

**PUBLIC UTILITY EASEMENT**

THIS INDENTURE, made this 8<sup>TH</sup> day of April 2016, by and between BENTLY ENTERPRISES, LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTOR"); and BENTLY ENTERPRISES, LLC (hereinafter referred to as "GRANTEE")

**WITNESSETH:**

THAT IN AND FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR has this day bargained and sold, and by these presents does grant, bargain, sell, transfer, and deliver unto the GRANTEE, a perpetual public utility easement to construct, maintain, repair, replace, and rebuild utility facilities and improvements.

THE LAND AFFECTED by the grant of this public utility easement is located in the County of Douglas, State of Nevada, and is more particularly described in the attached **Exhibit 1**. A survey map illustrating this easement is attached as **Exhibit A** and incorporated herein by this reference.

This Easement, including any Exhibits incorporated herein by reference, sets forth all (and is intended by the parties to be an integration of all) of the representations, promises, agreements, and understandings among the parties hereto with respect to the rights, privileges and obligations of the parties. There are no draft representations, promises, agreements, or understandings, oral or written, express or implied, among the parties other than as set forth or incorporated herein.


Said public utility easement is conveyed pursuant to and is more particularly depicted on the Record of Survey recorded contemporaneously herewith.

TO HAVE AND TO HOLD said access and public utility easement unto the GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

GRANTOR:

BENTLY ENTERPRISES, LLC  
A Nevada limited liability company

By:   
Name: Jeff Jarboe  
Title: Chief Financial Officer

By:   
Name: Brady Frey  
Title: Chief Operations Officer

State of NEVADA )  
 : ss.  
County of DOUGLAS )

On April 12<sup>th</sup>, 2016, 2016, before me,  
Emily Tedore, a Notary Public, personally appeared JEFF JARBOE,  
personally known to me or proven to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within instrument, and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on the instrument the person, or  
entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.



[Signature]  
Notary Public

State of CALIFORNIA )  
 : ss.  
County of SAN FRANCISCO)

On APRIL 8, 2016, 2016, before me,  
YVETTE MARIE CONDE, a Notary Public, personally appeared BRADY FREY,  
personally known to me or proven to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to the within instrument, and acknowledged to me that he executed  
the same in his authorized capacity, and that by his signature on the instrument the person, or  
entity upon behalf of which the person acted, executed the instrument.

PENALTY OF PERJURY 1/2  
I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public

Name of Document: Grant Deed PUBLIC UTILITY EASEMENT  
Date of Document: \_\_\_\_\_, 2016



# EXHIBIT 1

## LEGAL DESCRIPTION 10' PUBLIC UTILITY EASEMENT BLOCK A, BENTLY SCIENCE PARK

A 10 foot wide strip of land being for the purposes of a public utility easement across a portion of Block A of Final Map No. 1013 of Bently Science Park, a commercial subdivision as filed for record on December 12, 1995, in Book 1295, at Page 1534, as Document no. 376672, in the office of the Douglas County Recorder, lying entirely within the North One-half of Section 27, Township 13 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Block A;

Thence along the Easterly boundary of said Block A for the following two courses:

- 1.) S 04°19'56" E a distance of 82.09 feet;
- 2.) S 19°38'30" E a distance of 367.23 feet;

Thence S 89°51'46" W a distance of 31.83 feet to a point on the Westerly line of an existing drainage, landscape, access and public utility easement as shown on said Final Map No. 1013 of Bently Science park, being the POINT OF BEGINNING of the herein described easement;

Thence S 19°38'30" E along said Westerly line a distance of 5.30 feet;

Thence S 89°51'46" W a distance of 511.28 feet;

Thence N 37°44'14" W along the Easterly line of an existing private access and public utility easement as filed for record at Document no. 2016-877189 in said Douglas County records a distance of 12.62 feet;

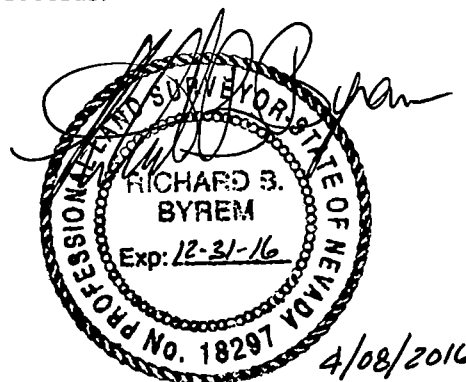
Thence N 89°51'46" E a distance of 515.44 feet;

Thence S 19°38'30" E along said Westerly line of the existing easement from Final Map No. 1013 of Bently Science Park a distance of 5.30 feet to the POINT OF BEGINNING;

Containing 5,133 square feet, more or less.

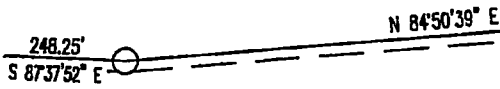
Basis of Bearings: Said Final Map No. 1013 of Bently Science Park, as filed at Document no. 376672 in said Douglas County records.

Prepared by:  
Richard B. Byrem, Nevada PLS No. 18297  
Resource Concepts, Inc.  
212 Elks Point Road, Suite 443  
PO Box 11796, Zephyr Cove, NV 89448  
(775) 588-7500



BENTLY PRESSURIZED BEARING COMPANY  
APN 1320-27-001-004

**EXHIBIT "A"**  
10' PUBLIC UTILITY EASEMENT  
AREA: 5,133 S.F



5' P.U.E. PER DOC. NO. 376672

564.21'

P.O.C.

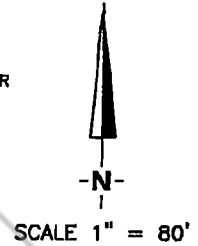
**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°08'14" W | 16.68'   |
| L2   | N 37°44'14" W | 56.88'   |
| L3   | N 02°02'19" E | 36.03'   |

**BLOCK A**  
BENTLY SCIENCE PARK  
DOC. NO. 376672

**CURVE TABLE**

| CURVE | ARC LENGTH | DELTA ANGLE | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|-------------|--------|---------------|--------------|
| C2    | 32.81'     | 37°36'00"   | 50.00' | N 18°56'14" W | 32.23'       |
| C3    | 27.31'     | 31°17'54"   | 50.00' | N 22°05'17" W | 26.97'       |



**LEGEND**

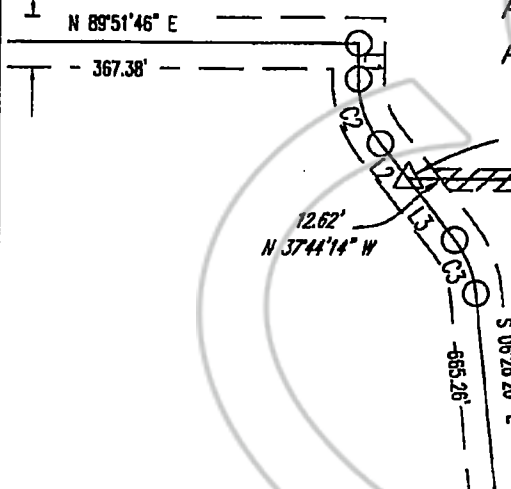
- ⊕ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH YPC, PLS 18297
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

PRIVATE ACCESS & PUBLIC  
UTILITY EASEMENT PER DOC.  
NO. 2016-877063

30' DRAINAGE, LANDSCAPE,  
ACCESS AND PUBLIC UTILITY  
EASEMENT PER FINAL MAP OF  
BENTLY SCIENCE PARK  
DOC. NO. 376672

HOG ALLEY DITCH-020  
APN 1320-27-001-020

**EXHIBIT A**



12.62'  
N 37°44'14" W

865.26'  
S 06°25'20" E

EASEMENT AREA: 5,133 SF

N 89°51'46" E 515.44'  
S 89°51'46" W 511.28'

10' P.U.E.

5.30' P.O.B.

BENTLY ENTERPRISES, LLC  
WITHIN A PORTION OF THE N1/2,  
OF SECTION 17, T.13 N., R.20 E., H.D.M.

