

APN(s): 1320-27-001-004, 1320-27-001-028

WHEN RECORDED MAIL TO:

Land Resources

NV Energy

P.O. Box 10100 MS S4B20

Reno, NV 89520

GRANT OF EASEMENT

Bently Enterprises, LLC, (“Grantor”), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy (“Grantee”) and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements (“Utility Facilities”) upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement (“Easement Area”);
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area 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 3 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 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 the Easement Area 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.

APN(s): 1320-27-001-004, 1320-27-001-028

RW# wk20588

Proj. # LRC0KA0HLR

Project Name: 635 Line Relocation

GOE (Rev. 2016)

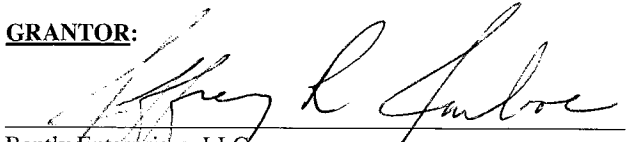
To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]



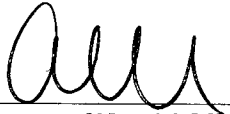
APN(s): **1320-27-001-004, 1320-27-001-028**
RW# wk20588
Proj. # LRC0KA0HLR
Project Name: 635 Line Relocation
GOE (Rev. 2016)

GRANTOR:


Bently Enterprises, LLC
Jeffrey R. Jarboe
CFO
Title: _____

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on May 16th, 2017 by Jeffrey R Jarboe
CFO of Bently Enterprises LLC


Signature of Notarial Officer

Notary Seal Area →



APN(s): **1320-27-001-004, 1320-27-001-028**
RW# **wk20588**
Proj. # **LRCOKA0HLR**
Project Name: **635 Line Relocation**
GOE (Rev. 2016)



W.O. LRC0KA0HLR
Bently Enterprises, LLC.
APN: 1320-27-001-004
1320-27-001-028

EXHIBIT "A"
EASEMENT

A portion of the Northeast quarter of Section 27, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Block "A" and Block "J" of Final Map No. 1013 of Bentley Science Park, recorded as File Number 376672 on December 12, 1995, Official Records of Douglas County, Nevada.

An easement, 40 feet in width, lying 20 feet on each side of the following described centerline:

COMMENCING at a 5/8" rebar and cap marked PLS 3209, being the northeast corner of said Block "J";

THENCE along the east boundary line of said Block "J", South 04°22'37" East, 315.04 feet to the **POINT OF BEGINNING**;

THENCE leaving said east boundary line of the grantor, North 89°11'27" West, 56.37 feet;

THENCE South 05°33'28" West, 165.30 feet;

THENCE South 23°49'06" East, 234.40 feet to the **TERMINUS OF THIS DESCRIPTION**.

The sidelines of said easement are to be extended or truncated as to terminate on the east line of the Grantor and the north line of Document #19618.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 60 feet from poles so supported. As shown on attached Exhibit A-1.

Said Easement contains 30,041 net square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof



The Basis of Bearings for this Exhibit is Nevada State Plane Coordinate System, West Zone, NAD 83, USFT, as established with GPS observations.

Prepared by Seth Horm, L.S.I.

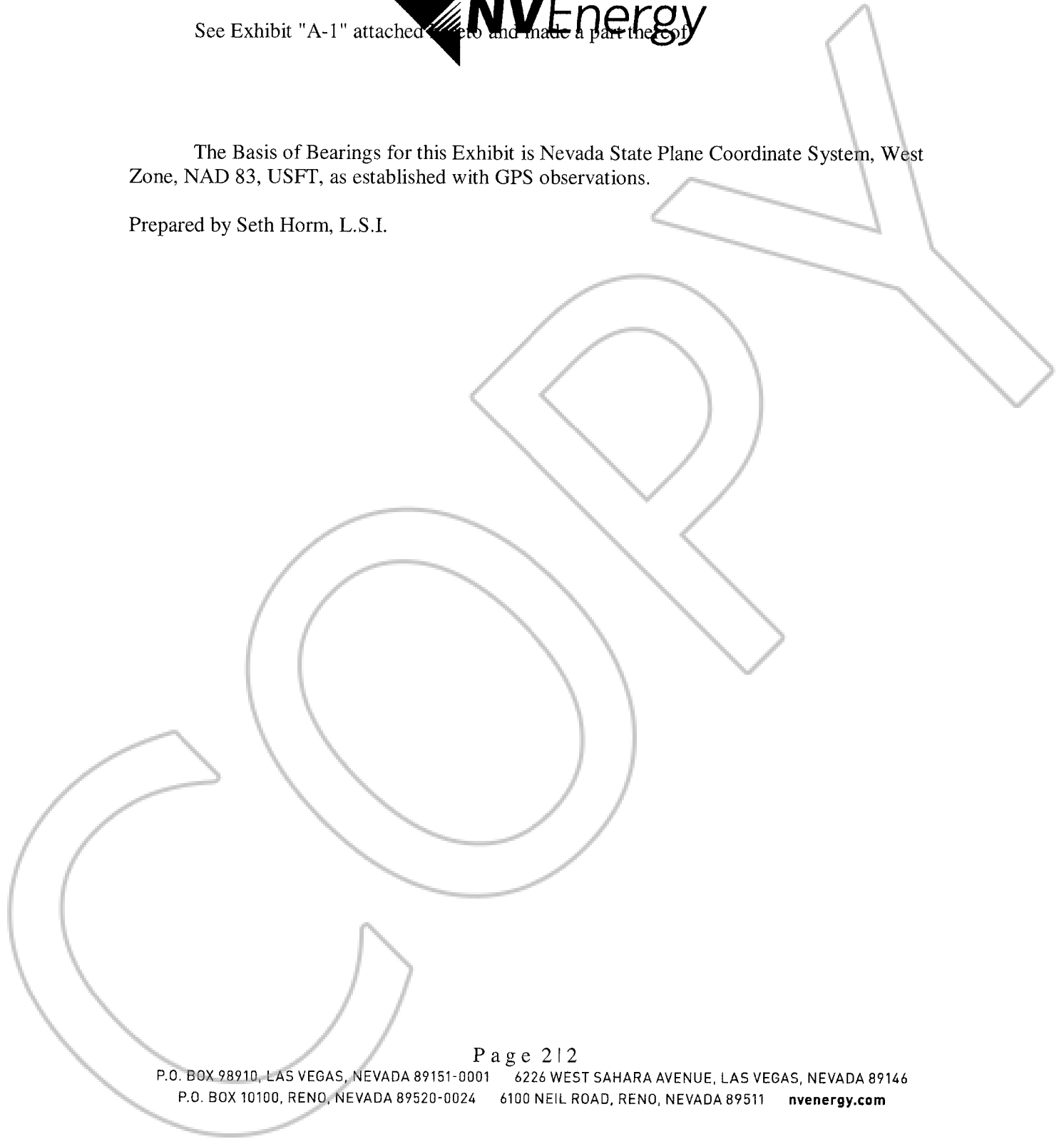
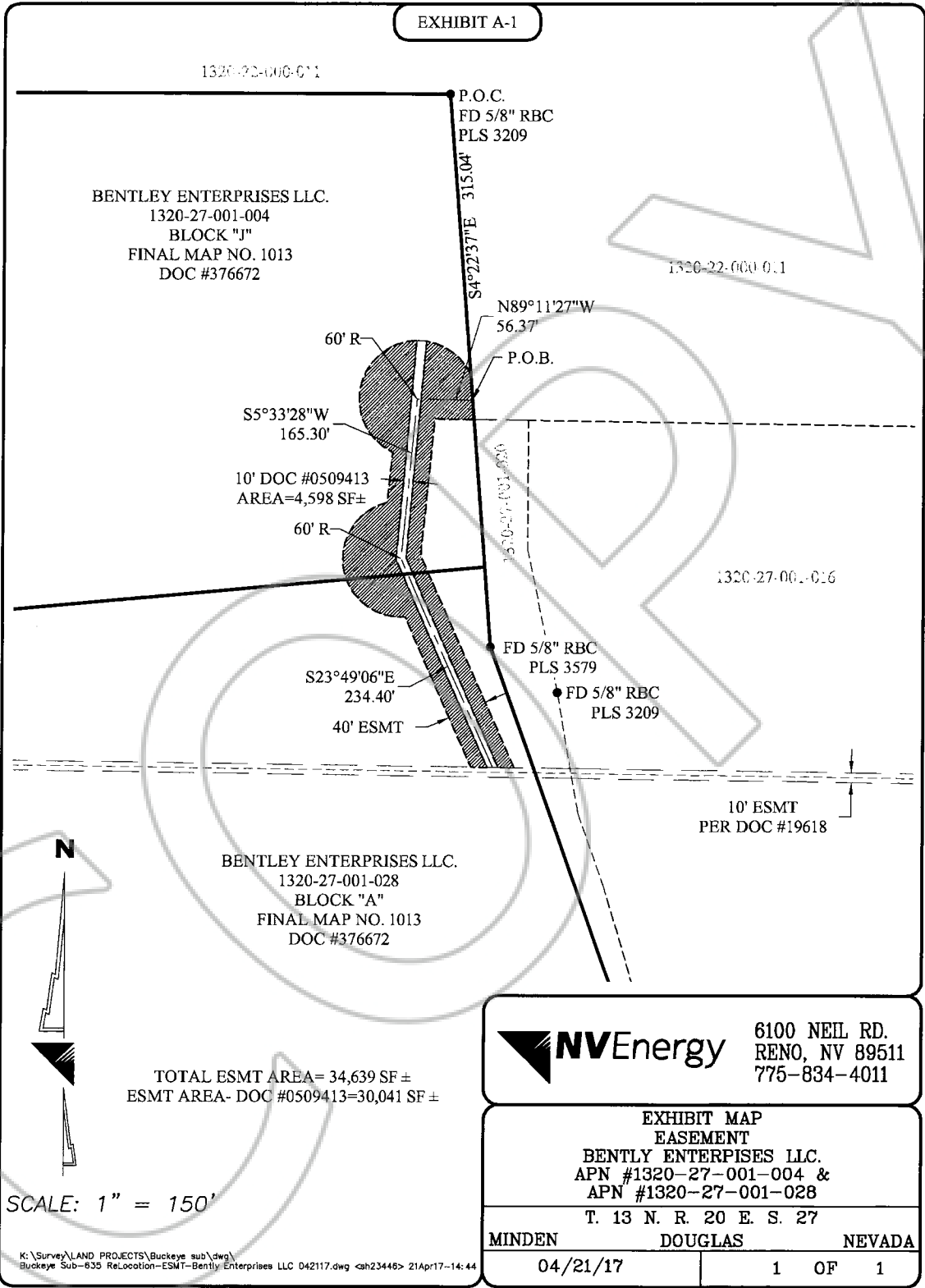


EXHIBIT A-1



BENTLEY ENTERPRISES LLC.
 1320-27-001-004
 BLOCK "J"
 FINAL MAP NO. 1013
 DOC #376672

BENTLEY ENTERPRISES LLC.
 1320-27-001-028
 BLOCK "A"
 FINAL MAP NO. 1013
 DOC #376672

TOTAL ESMT AREA = 34,639 SF ±
 ESMT AREA - DOC #0509413 = 30,041 SF ±

SCALE: 1" = 150'

K:\Survey\LAND PROJECTS\Buckeye sub\dwg\ Buckeye Sub-835 Relocation-ESMT-Bentley Enterprises LLC 042117.dwg <sh23448> 21Apr17-14:44

NVEnergy 6100 NEIL RD.
 RENO, NV 89511
 775-834-4011

EXHIBIT MAP
 EASEMENT
 BENTLEY ENTERPRISES LLC.
 APN #1320-27-001-004 &
 APN #1320-27-001-028

T. 13 N. R. 20 E. S. 27

MINDEN	DOUGLAS	NEVADA
04/21/17	1 OF	1