

APN(s): 1418-34-110-050

WHEN RECORDED MAIL TO:

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

John and Vella Torvik, as to an undivided 25% interest, Thomas Torvik, as to an undivided 25% interest, Kelly Garcia, as to an undivided 25% interest, and Frank Reynoso and Susan E. Reynoso, as Trustees of the Frank and Susan E. Reynoso Revocable Trust, as to an undivided 25% interest, (“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 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”) and 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 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 Underground Utility Facilities or the Additional Utility Facilities within the Easement Area.

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 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.

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NH22970
Proj. #3001684338
Project Name: E-1279 HWY 50-E-SALAMEH
GOE_DESIGN (Rev. 8/2016)

Exhibit A

Lot 6, Block B as shown on that certain Map for Lincoln Park, recorded on September 7, 1921 in the office of the County Recorder of Douglas County, State of Nevada as Document No. 305.

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, Easement Area 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 after same are installed in connection with **Sierra Pacific Power Company Project ID 3001684338 (Exhibit B)**. The easement area around any Additional Utility Facilities shall be reduced to three (3) feet in all directions around the perimeter of the Additional Utility Facilities, as originally installed in connection with **Sierra Pacific Power Company Project ID 3001684338 (Exhibit B)**.

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GRANTOR:

JOHN AND VELLA TORVIK

John Torvik
John Torvik
Owner

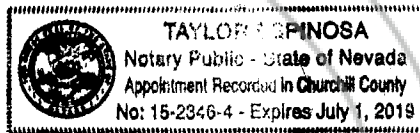
Vella Torvik
Vella Torvik
Owner

STATE OF *Nevada*)
COUNTY OF *Churchill*) ss.

This instrument was acknowledged before me on *June 28*, 20 *17* by John And Vella Torvik as owner of *Exhibit A*.

Gayle Espin
Signature of Notarial Officer

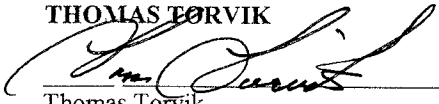
Notary Seal Area →



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GRANTOR:

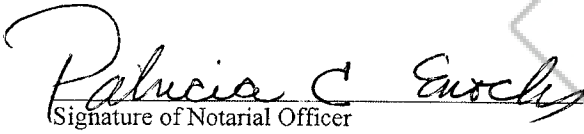
THOMAS TORVIK



Thomas Torvik
Owner

STATE OF NeVada)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on July 7, 20 17 by Thomas Torvik as owner of 1418-34-110-050



Signature of Notarial Officer

Notary Seal Area →



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GRANTOR:

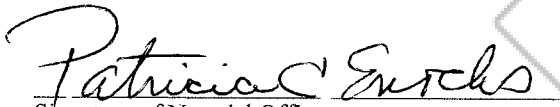
KELLY GARCIA



Kelly Garcia
Owner

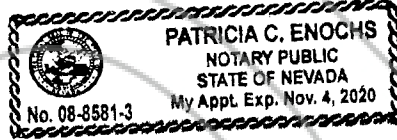
STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

This instrument was acknowledged before me on June 23, 20 17 by Kelly Garcia as owner of APN 1418-34-110-050



Signature of Notarial Officer

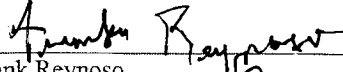
Notary Seal Area →



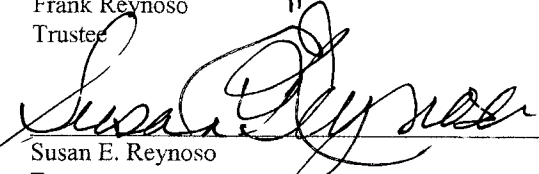
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GOE_DESIGN (Rev. 8/2016)

GRANTOR:

FRANK AND SUSAN E. REYNOSO REVOCABLE TRUST



Frank Reynoso
Trustee



Susan E. Reynoso
Trustee

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____ by Frank Reynoso and Susan E. Reynoso as Trustees of the Frank and Susan E. Reynoso Revocable Trust.

Signature of Notarial Officer

Notary Seal Area →

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GOE_DESIGN (Rev. 8 2016)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

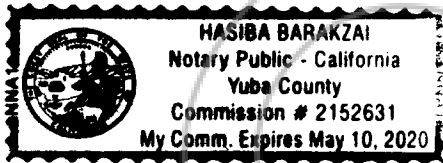
On 6/23/17 before me, Hasiba Barakzai (Notary),
Date Here Insert Name and Title of the Officer

personally appeared Frank Reynoso & Susan E. Reynoso
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Hasiba Barakzai
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Document Date: 6/23/17

Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact


Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

DATE	DESIGNED BY
DATE	CHECKED BY
DATE	APPROVED BY
DATE	REVISION

NO.	DESCRIPTION	DATE	BY



Call 800 850-8500

Call 800 850-8500

Call 800 850-8500

INVenergy

P.O. Box 19100
Las Vegas, NV 89119

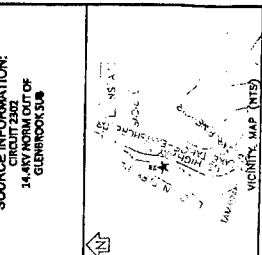
NV ENERGY CONTACT INFORMATION:
CORPORATE HEADQUARTERS, 1800
S. LAS VEGAS BLVD., SUITE 1000, LAS VEGAS, NV 89102
CELL: 702-398-2216

EMAIL: central@nvenergy.com
DESIGNER: Las Vegas, NV
INSPECTION HOTLINE: 702-398-1555

CUSTOMER CONTACT INFORMATION:
CUSTOMER: ROY SALAMEH / ROY SALAMEH
ATTENTION: ROY SALAMEH
PHONE: 702-391-0274
FAX: 702-391-0274
EMAIL: roy@roy-salameh.com

CUSTOMER: ROY SALAMEH / ROY SALAMEH
ATTENTION: ROY SALAMEH
PHONE: 702-391-0274
FAX: 702-391-0274
EMAIL: roy@roy-salameh.com

SOURCE INFORMATION:
CIRCUIT 2302
14.4KV NORTH OUT OF
CLERMONT/306



E-1278 HWY 50-E-SALAMEH
EXHIBIT B

PROJECT: APPLICANT INSTALLED CONDUIT
ELECTRIC SERVICE

SCALE: 1:10

SHEET#: E-1 of 2

NV ENERGY TO FURNISH AND/OR INSTALL:
APPROX. 175' EXT. FT. 18 1/2" SEC. CABLE TO 1-200 AMP PANEL 5/0 1-4/0T/1-1-2" E
CONDUIT BY CUSTOMER.

NV ENERGY TO REMOVE:
TAP SETTING VOLTAGE - FULL

APPLICANT TO FURNISH AND/OR INSTALL:
3-17" DIA. PVC SERVICE CONDUIT AND USE FROM TRAFFIC AND UOIT
TRAFFIC MARKED BOX (SEE WORKSHEET)
1-1/2" DIA. PVC SECONDARY CONDUIT
(REMOVE FOOTING DOES NOT INCLUDE SWITCHES OR BOXES FOR SECONDARY BOXES
(TRANSFORMERS, JUNCTION ENCLOSURES, ETC.)

APPLICANT IS RESPONSIBLE FOR MARKING CONDUIT AND INSTALLING A P-V-L LINE THAT
INDICATES THE LOCATION OF THE CONDUIT.
- THE PULL LINE WILL BE ON A FLAT DESIGN
- ALL SECONDARY CONDUIT SHALL BE 1/2" DIA. PVC CONDUIT
- EXAMPLES OF PULL LINES THAT MEET THESE REQUIREMENTS (NVE, STA. #12-7200)
- SEE NVE VOLUME 17, SECTION 4-CONDUIT.

ALL SECONDARY CONDUIT TO BE 3" MINIMUM.
ALL CONDUIT TO BE A MINIMUM 60132 PVC GRAV BELOW GROUND.
CONDUIT SHALL BE INSTALLED IN A MANNER THAT PROTECTS THE CONDUIT FROM DAMAGE
OR CONCRETE ENCASED PER NVE STD. CONDUIT.

ALL TRENCHING AND BACKFILL PER APPLICABLE NVE SITS, TRENCH, TRENCH AND
TRENCHING REQUIREMENTS PER NVE STD. CONDUIT/07/9 AND CONDUIT.
ALL STREET CUT PERMITS AND PAVERS CUTTING AND REPLACEMENT AS REQUIRED.
INSTALLATION OF 1/2" ELECTRIC FACILITIES IN RESIDENTIAL SUBDIVISIONS PER NVE STD.
REQUIREMENTS PER NVE STD. TRENCHING.

BEFORE INSTALLATION OF ANY SERVICE CONDUIT, THE APPLICANT SHALL VERIFY THE
EXIST. THE POSITION OF RECORD SHALL BE VERIFIED TO AVOID ANY UTILITIES EXISTING
IN THE AREA. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
SECONDARY BOXES AT THE SAME TIME AS MAIN LINE INSTALLED PER NVE SITS VOLUME 17,
(CONDUIT)

GENERAL COMMENTS:
CALL NVE INSPECTION REQUEST LINE (800/899-1555) 48 HOURS PRIOR TO START OF ALL
CONSTRUCTION. NVE WILL BE ON SITE TO VERIFY THE LOCATION OF THE CONDUIT AND TO
VERIFY THE LOCATION OF THE CONDUIT. THE APPLICANT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND PAVERS CUTTING AND REPLACEMENT AS
REQUIRED. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
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REPLACEMENT AS REQUIRED. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND PAVERS CUTTING AND REPLACEMENT AS REQUIRED.

NOTE: DEVELOPER IS RESPONSIBLE FOR ADHERENCE TO ALL ENERGY AND ELECTRIC
CONSTRUCTION STANDARDS CAN BE FOUND ON-LINE AT THE FOLLOWING WEB
SITE: www.nvenergy.com
THIS MAP ILLUSTRATES DATA COLLECTED FROM THE APPLICANT'S SURVEY. THE APPLICANT
WARRANTS THE ACCURACY OF THE DATA. THE APPLICANT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND PAVERS CUTTING AND REPLACEMENT AS
REQUIRED. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
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TYPICAL SERVICE TRENCH DETAILS

