

**APN(s): 1318-23-301-001**

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO:**

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

**GRANT OF EASEMENT**

Sierra Colina, LLC, a Nevada limited liability company, (“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, transformers (aboveground or underground), service boxes, meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), 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 of this document 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.

APN(s): 1318-23-301-001  
RW# 0463-2017  
Proj. # 3001794556  
Project Name: E-SIERRA COLINA PH1-E-SIERRA COLINA, LLC  
GOE\_DIST (Rev. 8/2017)

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, and signage. 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.

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]*

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**GRANTOR:**

SIERRA COLINA, LLC

[Signature]  
SIGNATURE

By: BRIAN HELM  
PRINT NAME

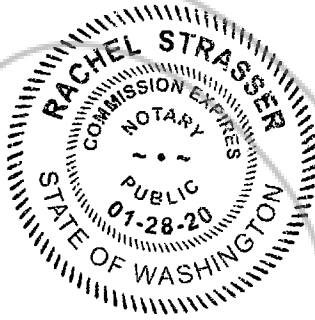
Title: PSOC LLC, MANAGER, by PALADINO PARTNERS LLC MANAGER  
by BRIAN HELM, MANAGER

STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

This instrument was acknowledged before me on August 31, 2017 by Brian D Helm as  
MANAGER of SIERRA COLINA, LLC.

[Signature]  
Signature of Notarial Officer

Notary Seal Area →



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## Legal Description

## Exhibit

A parcel of land situate in a portion of Section 23 Township 13 North, Range 18 East, M.D.B. & M, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of that certain Parcel Map for Elizabeth Schulz Rabe recorded as Document Number 235099 on September 21, 1990 in the official records of Douglas County, Nevada, Thence S 62°11'43" W 272.87 feet to the TRUE POINT OF BEGINNING;

Thence, S 75° 16' 00" W for a distance of 30.10 feet to a point on a line.

Thence, S 10° 08' 08" E for a distance of 39.53 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 13° 53' 19", having a radius of 155.35 feet, and whose long chord bears S 03° 58' 52" E for a distance of 37.66 feet to a point of intersection with a non-tangential line.

Thence, N 87° 02' 11" W for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 06° 44' 39", having a radius of 147.35 feet, and whose long chord bears S 06° 20' 08" W for a distance of 17.33 feet to a point of intersection with a non-tangential line.

Thence, S 80° 17' 33" E for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 25° 57' 50", having a radius of 155.35 feet, and whose long chord bears S 22° 41' 22" W for a distance of 69.80 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 22° 06' 20", having a radius of 341.46 feet, and whose long chord bears S 45° 42' 23" W for a distance of 131.74 feet to the beginning of a non-tangential curve.

Said curve turning to the left through  $05^{\circ} 21' 25''$ , having a radius of 1330.74 feet, and whose long chord bears  $S 55^{\circ} 24' 12'' W$  for a distance of 124.42 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of  $34^{\circ} 46' 44''$ , having a radius of 163.39 feet, and whose long chord bears  $S 37^{\circ} 04' 15'' W$  for a distance of 99.18 feet to a point of intersection with a non-tangential line. Thence,  $S 18^{\circ} 23' 12'' W$  for a distance of 32.23 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of  $64^{\circ} 55' 34''$ , having a radius of 54.00 feet, and whose long chord bears  $S 50^{\circ} 50' 58'' W$  for a distance of 61.19 feet to a point of intersection with a non-tangential line.

Thence,  $S 83^{\circ} 18' 45'' W$  for a distance of 80.05 feet to a point on a line.

Thence,  $N 06^{\circ} 41' 15'' W$  for a distance of 8.00 feet to a point on a line.

Thence,  $S 83^{\circ} 18' 45'' W$  for a distance of 19.51 feet to a point on a line.

Thence,  $S 06^{\circ} 41' 15'' E$  for a distance of 8.00 feet to a point on a line.

Thence,  $S 83^{\circ} 18' 45'' W$  for a distance of 9.27 feet to the beginning of a non-tangential curve,

Said curve turning to the right through  $79^{\circ} 11' 13''$ , having a radius of 69.32 feet, and whose long chord bears  $N 57^{\circ} 05' 38'' W$  for a distance of 95.81 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of  $09^{\circ} 48' 31''$ , having a radius of 788.00 feet, and whose long chord bears  $N 12^{\circ} 35' 47'' W$  for a distance of 134.90 feet to a point of intersection with a non-tangential line.

Thence,  $N 82^{\circ} 18' 29'' E$  for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of  $20^{\circ} 25' 37''$ , having a radius of 76.00 feet, and whose long chord bears  $N 02^{\circ} 31' 17'' E$  for a distance of 27.10 feet to a point of intersection with a non-tangential line. Thence,  $N 77^{\circ} 15' 54'' W$  for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of  $15^{\circ} 01' 17''$ , having a radius of 84.00 feet, and whose long chord bears  $N 20^{\circ} 14' 44'' E$  for a distance of 22.02 feet to a point of intersection with a non-tangential line.

Thence,  $N 27^{\circ} 45' 22'' E$  for a distance of 27.07 feet to a point on a line.

Thence,  $N 62^{\circ} 41' 28'' W$  for a distance of 30.00 feet to a point on a line.

Thence,  $S 27^{\circ} 45' 22'' W$  for a distance of 26.84 feet to the beginning of a curve,

Said curve turning to the left through an angle of  $05^{\circ} 44' 43''$ , having a radius of 114.01 feet, and whose long chord bears  $S 24^{\circ} 53' 01'' W$  for a distance of 11.43 feet to a point of intersection with a non-tangential line.

Thence,  $N 68^{\circ} 08' 36'' W$  for a distance of 5.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of  $07^{\circ} 18' 20''$ , having a radius of 119.00 feet, and whose long chord bears  $S 18^{\circ} 21' 05'' W$  for a distance of 15.17 feet to a point of intersection with a non-tangential line.

Thence,  $S 75^{\circ} 18' 05'' E$  for a distance of 5.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through  $22^{\circ} 23' 26''$ , having a radius of 114.00 feet, and whose long chord bears  $S 03^{\circ} 30' 12'' W$  for a distance of 44.55 feet to the beginning of a non-tangential curve.

Said curve turning to the left through  $09^{\circ} 48' 31''$ , having a radius of 818.00 feet, and whose long chord bears  $S 12^{\circ} 35' 47'' E$  for a distance of 140.03 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of  $79^{\circ} 11' 13''$ , having a radius of 99.32 feet, and whose long chord bears  $S 57^{\circ} 05' 38'' E$  for a distance of 137.27 feet to a point of intersection with a non-tangential line.

Thence,  $N 83^{\circ} 18' 45'' E$  for a distance of 108.83 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of  $64^{\circ} 55' 34''$ , having a radius of 84.00 feet, and whose long chord bears  $N 50^{\circ} 50' 58'' E$  for a distance of 5.19 feet to a point of intersection with a non-tangential line.

Thence,  $N 18^{\circ} 23' 12'' E$  for a distance of 12.57 feet to a point on a line.

Thence,  $S 71^{\circ} 36' 48'' E$  for a distance of 5.00 feet to a point on a line.

Thence,  $N 18^{\circ} 23' 12'' E$  for a distance of 19.45 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of  $16^{\circ} 13' 37''$ , having a radius of 128.45 feet, and whose long chord bears  $N 28^{\circ} 04' 03'' E$  for a distance of 36.38 feet to a point of intersection with a non-tangential line.

Thence,  $N 53^{\circ} 49' 08'' W$  for a distance of 5.00 feet to the beginning of a non-tangential curve,

Said curve turning to the right through  $18^{\circ} 20' 40''$ , having a radius of 133.45 feet, and whose long chord bears  $N 45^{\circ} 21' 12'' E$  for a distance of 42.73 feet to the beginning of a non-tangential curve.

Said curve turning to the right through  $05^{\circ} 22' 40''$ , having a radius of 1304.83 feet, and whose long chord bears  $N 55^{\circ} 23' 36'' E$  for a distance of 122.47 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of  $08^{\circ} 36' 25''$ , having a radius of 371.33 feet, and whose long chord bears  $N 52^{\circ} 33' 07'' E$  for a distance of 55.78 feet to a point of intersection with a non-tangential line.

Thence,  $S 41^{\circ} 45' 05'' E$  for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of  $03^{\circ} 02' 31''$ , having a radius of 379.33 feet, and whose long chord bears  $N 46^{\circ} 43' 39'' E$  for a distance of 20.14 feet to a point of intersection with a non-tangential line.

Thence,  $N 44^{\circ} 47' 36'' W$  for a distance of 8.00 feet to the beginning of a non-tangential curve,

Said curve turning to the left through  $10^{\circ} 32' 40''$ , having a radius of 371.33 feet, and whose long chord bears  $N 39^{\circ} 56' 04'' E$  for a distance of 68.34 feet to the beginning of a non-tangential curve.

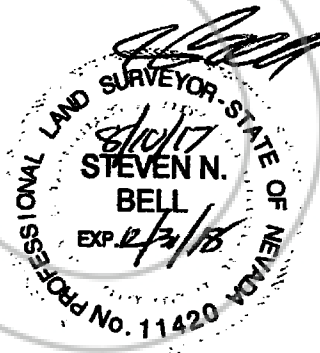
Said curve turning to the left through an angle of  $46^{\circ} 26' 16''$ , having a radius of 185.33 feet, and whose long chord bears  $N 12^{\circ} 18' 45'' E$  for a distance of 150.21 feet to a point of intersection with a non-tangential line.

Thence  $N 10^{\circ} 07' 58'' W$  a distance of 41.60 feet to the **POINT OF BEGINNING**;

Contains 1.00 Acre, more or less.

The basis of bearings for this description is identical to that of said Parcel Map.

Steven N. Bell, PLS 11420 Expires: 12/31/18  
Bell Land Surveying  
100 Fillmore Way Reno, NV 89519

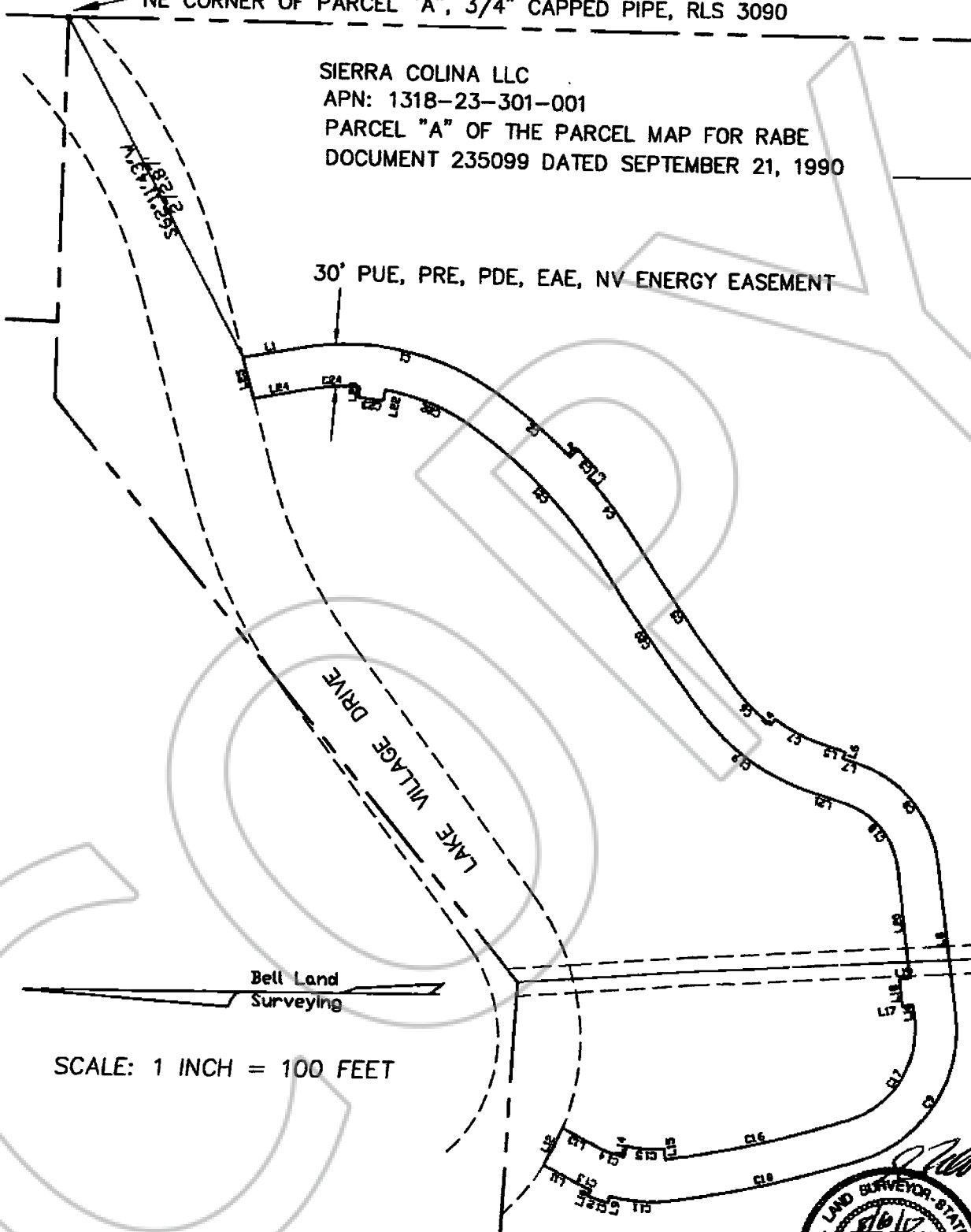




NE CORNER OF PARCEL "A", 3/4" CAPPED PIPE, RLS 3090

SIERRA COLINA LLC  
APN: 1318-23-301-001  
PARCEL "A" OF THE PARCEL MAP FOR RABE  
DOCUMENT 235099 DATED SEPTEMBER 21, 1990

30' PUE, PRE, PDE, EAE, NV ENERGY EASEMENT



SCALE: 1 INCH = 100 FEET

EXHIBIT FOR  
SIERRA COLINA, LLC  
SECTION 23, T13N R18E  
DOUGLAS COUNTY NEVADA

**Bell Land Surveying**  
100 Fillmore Way  
Reno, NV 89519  
(775) 240-3079  
Fallon: (775) 423-8701



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.60	N10°07'58"W
L2	8.00	N44°47'36"W
L3	8.00	S41°45'05"E
L4	5.00	N53°49'08"W
L5	19.45	N18°23'12"E
L6	5.00	S71°36'48"E
L7	12.57	N18°23'12"E
L8	108.83	N83°18'45"E
L9	5.00	S75°18'05"E
L10	5.00	N68°08'36"W
L11	26.84	S27°45'22"W
L12	30.00	N62°41'28"W
L13	27.07	N27°45'22"E
L14	8.00	N77°15'54"W
L15	8.00	N82°18'29"E
L16	9.27	S83°18'45"W
L17	8.00	S06°41'15"E
L18	19.51	S83°18'45"W
L19	8.00	N06°41'15"W
L20	80.05	S83°18'45"W
L21	32.23	S18°23'12"W
L22	8.00	S80°17'33"E
L23	8.00	N87°02'11"W
L24	39.53	S10°08'08"E
L25	30.10	S75°16'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	150.21	185.33	46°26'16"
C2	68.34	371.33	10°32'40"
C3	20.14	379.33	3°02'31"
C4	55.78	371.33	8°36'25"
C5	122.47	1304.83	5°22'40"
C6	42.73	133.45	18°20'40"
C7	36.38	128.45	16°13'37"
C8	95.19	84.00	64°55'34"
C9	137.27	99.32	79°11'13"
C10	140.03	818.00	9°48'31"
C11	44.55	114.00	22°23'26"
C12	15.17	119.00	7°18'20"
C13	11.43	114.01	5°44'43"
C14	22.02	84.00	15°01'17"
C15	27.10	76.00	20°25'37"
C16	134.90	788.00	9°48'31"
C17	95.81	69.32	79°11'13"
C18	61.19	54.00	64°55'34"
C19	99.18	163.39	34°46'44"
C20	124.42	1330.74	5°21'25"
C21	131.74	341.46	22°06'20"
C22	70.40	155.35	25°57'50"
C23	17.34	147.35	6°44'39"
C24	37.66	155.35	13°53'19"

*Handwritten signature*



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 SIERRA COLINA, LLC  
 SECTION 23, T13N R18E  
 DOUGLAS COUNTY NEVADA

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 100 Fillmore Way  
 Reno, NV 89519  
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