

APN: 1320-08-410-011,
& 1320-08-410-012



KAREN ELLISON, RECORDER

Recording Requested by:
Park Place Venture Group, LLC
1445 Country Club Drive
Los Altos, CA 94024

Return Recorded Original to:
Park Place Venture Group, LLC
1445 Country Club Drive
Los Altos, CA 94024

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

GRANT OF PUBLIC UTILITY EASEMENT

This indenture is made this 4th day of December, 2018, between PARK PLACE VENTURE GROUP, LLC a limited liability company, by and through its Manager Jay A. Runge, ("Grantor"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"). The Grantor hereby grants and conveys to the Grantee a permanent, non-exclusive public utility easement upon, over, under and through the real property located in the County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1320-08-410-011, and 1320-08-410-012, as more fully described in, and incorporated by reference as,

Exhibit and Description (the "Easement Area").

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon Grantor, its successors, agents and assigns forever.

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 Easement Area without the prior written consent of Grantee. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. Grantor retains, for Grantor's benefit, the right to maintain, use, and otherwise landscape the Easement Area for Grantor's own purposes provided, however, that no use will interfere with, and

**DESCRIPTION
PUBLIC UTILITY EASEMENTS**

All that real property situate in the County of Douglas, State of Nevada, located within a portion of the Southwest one-quarter (SW1/4) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, described as follows:

PUBLIC UTILITY EASEMENT NO. 1

A five-foot (5') wide strip of land for public utility easement purposes lying 5 feet south of and parallel with the north line of Parcel 1, per the Record of Survey to Support A Boundary Line Adjustment for Park Place Venture Group, LLC, recorded concurrently herewith, said north line more particularly described as follows:

BEGINNING at the northeast corner of said Parcel 1;

thence along said north line of Parcel 1, South 89°46'14" West, 339.26 feet to the northwest corner of said Parcel 1, the **POINT OF TERMINUS**, containing 1,569 square feet more or less.

The sidelines of the above described easement shall be extended and trimmed at the easterly edge of the existing 20' public utility, storm drain, and landscape easement and the westerly edge of the existing 5' public utility easement as shown on the Final Map for Meridian Business Park, filed for record in the office of Recorder, Douglas County, Nevada on June 15, 1989 as Document No. 204160.

TOGETHER WITH PUBLIC UTILITY EASEMENT NO. 2

A ten-foot (10') wide strip of land for public utility easement purposes lying 5 feet on both sides of the north line of Parcel 2 and the south line of Parcel 1, per the Record of Survey to Support A Boundary Line Adjustment for Park Place Venture Group, LLC, recorded concurrently herewith, said line more particularly described as follows:

BEGINNING at the northeast corner of said Parcel 2;

thence along said north line of Parcel 2, South 89°58'12" West, 306.30 feet;
thence continuing along said north line of Parcel 2, North 62°33'13" West, 204.31 feet to the **POINT OF TERMINUS**, containing 4,845 square feet more or less.

The sidelines of the above described easement shall be extended and trimmed at the easterly edge of the existing 20' public utility, storm drain, and landscape easement and the westerly edge of the existing 5' public utility easement as shown on the Final Map for Meridian Business Park, filed for record in the office of Recorder,

Douglas County, Nevada on June 15, 1989 as Document No. 204160.

TOGETHER WITH PUBLIC UTILITY EASEMENT NO. 3

A five-foot (5') wide strip of land for public utility easement purposes lying 5 feet east of and parallel with the west line of Parcel 2, per the Record of Survey to Support A Boundary Line Adjustment for Park Place Venture Group, LLC, recorded concurrently herewith, said west line more particularly described as follows:

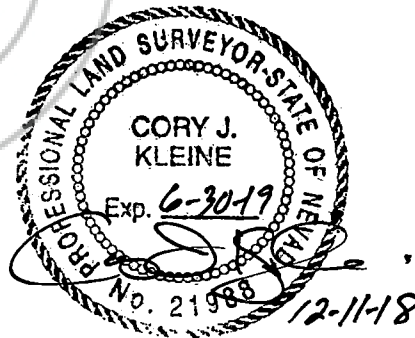
BEGINNING at the southwest corner of said Parcel 2;

thence along said west line of Parcel 2, North 32°43'10" West, 453.81 feet to the **POINT OF TERMUNUS**, containing 2,147 square feet, more or less.

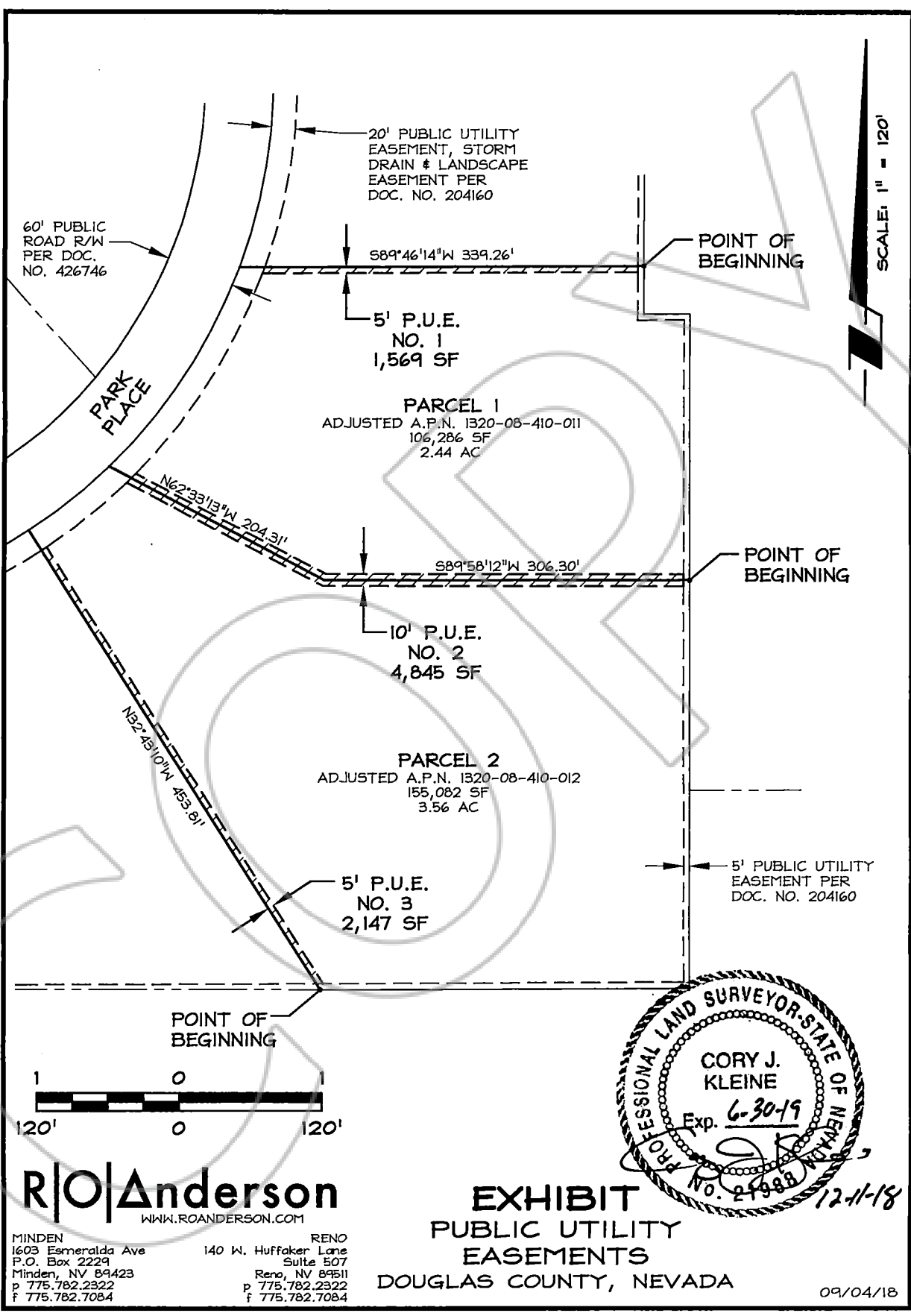
The sidelines of the above described easement shall be extended and trimmed at the easterly edge of the existing 20' public utility, storm drain, and landscape easement and the northerly edge of the existing 5' public utility easement as shown on the Final Map for Meridian Business Park, filed for record in the office of Recorder, Douglas County, Nevada on June 15, 1989 as Document No. 204160.

The Basis of Bearing of this description is South 62°33'13" East, the north line of Tract 9 as shown on the Record of Survey No. 10 for Meridian Business Park, filed for record November 17, 1997, in said office of Recorder as Document No. 426476.

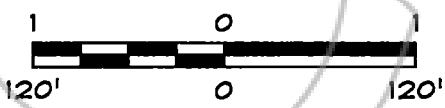
Prepared By: R.O. ANDERSON ENGINEERING, INC.
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P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 120'

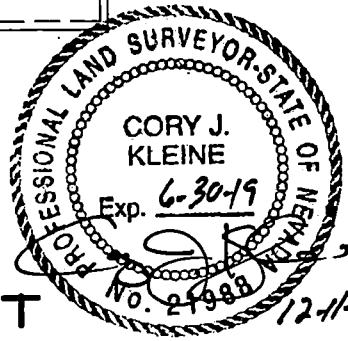


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**EXHIBIT
PUBLIC UTILITY
EASEMENTS
DOUGLAS COUNTY, NEVADA**



12-1-18

09/04/18