

APN: 1320-08-410-011



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 18 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, 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

will be in all respects consistent with, the Grantee's rights herein and all state, federal, and local regulations.

Grantor hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR

PARK PLACE VENTURE GROUP, LLC
a California limited liability company

By: Jay A Runge
Jay A. Runge-Manager

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Grant of Public Utility Easement was acknowledged before me on this _____ day of _____, 20____, by Jay A. Runge who acknowledged to me that he is the Manager of Park Place Venture Group, LLC and being duly authorized, he executed the above instrument on behalf of Park Place Venture Group, LLC.

WITNESS my hand and official seal.

By: _____
Notary Public

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 Santa Clara)
On 12/04/2018 before me, Dennis S. Ro, Notary Public
(Date) (Here Insert Name and Title of the Officer)

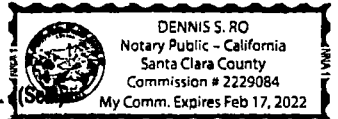
personally appeared Jay A Runge
(Name(s) of Signer(s))

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 Dennis Ro
(Signature of Notary Public)



**EXHIBIT A
DESCRIPTION
PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1320-08-410-043)**

A twenty-foot (20') wide strip of land for public utility easement purposes located within a portion of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, being a portion of Parcel 4, Block C as shown on that Record of Survey Map No. 9 for Meridian Business Park filed for record December 12, 1994 in the office of the Recorder, Douglas County, Nevada, as Document No. 352986, described as follows:

BEGINNING at a point on the easterly right-of-way line of Park Place from which the northwest corner of said Parcel 4 bears North 23°18'15" East, 42.96 feet (chord bearing and distance);

thence South 89°50'18" East, 28.26 feet;
thence North 00°09'42" East, 13.65 feet;
thence along the arc of a curve to the right, having a radius of 10.00 feet, central angle of 180°00'00" and arc length of 31.42 feet;
thence South 00°09'42" West, 13.65 feet;
thence South 89°50'18" East, 275.66 feet;
thence South 44°40'51" East, 41.40 feet;
thence SOUTH, 160.62 feet;
thence North 89°37'00" East, 2.45 feet;
thence along the arc of a curve to the right, having a radius of 10.00 feet, central angle of 180°00'00" and arc length of 31.42 feet;
thence South 89°37'00" West, 2.58 feet;
thence SOUTH, 9.19 feet;
thence South 89°58'12" West, 20.00 feet;
thence NORTH, 181.61 feet;
thence North 44°40'51" West, 24.86 feet;
thence North 89°50'18" West, 233.67 feet;
thence South 00°09'42" West, 27.51 feet;
thence North 89°50'18" West, 20.00 feet;
thence North 00°09'42" East, 27.51 feet;
thence North 89°50'18" West, 43.17 feet;
thence South 00°09'42" West, 4.97 feet;
thence North 89°50'18" West, 20.00 feet;
thence North 00°09'42" East, 4.97 feet;
thence North 89°50'18" West, 9.10 feet to a point on said easterly right-of-way line of Park Place;

thence along said easterly right-of-way line of Park Place, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 445.85 feet,

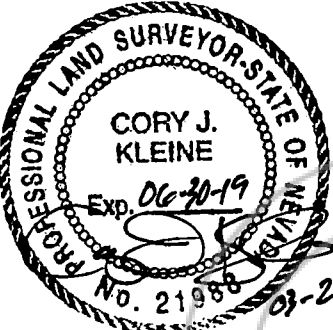
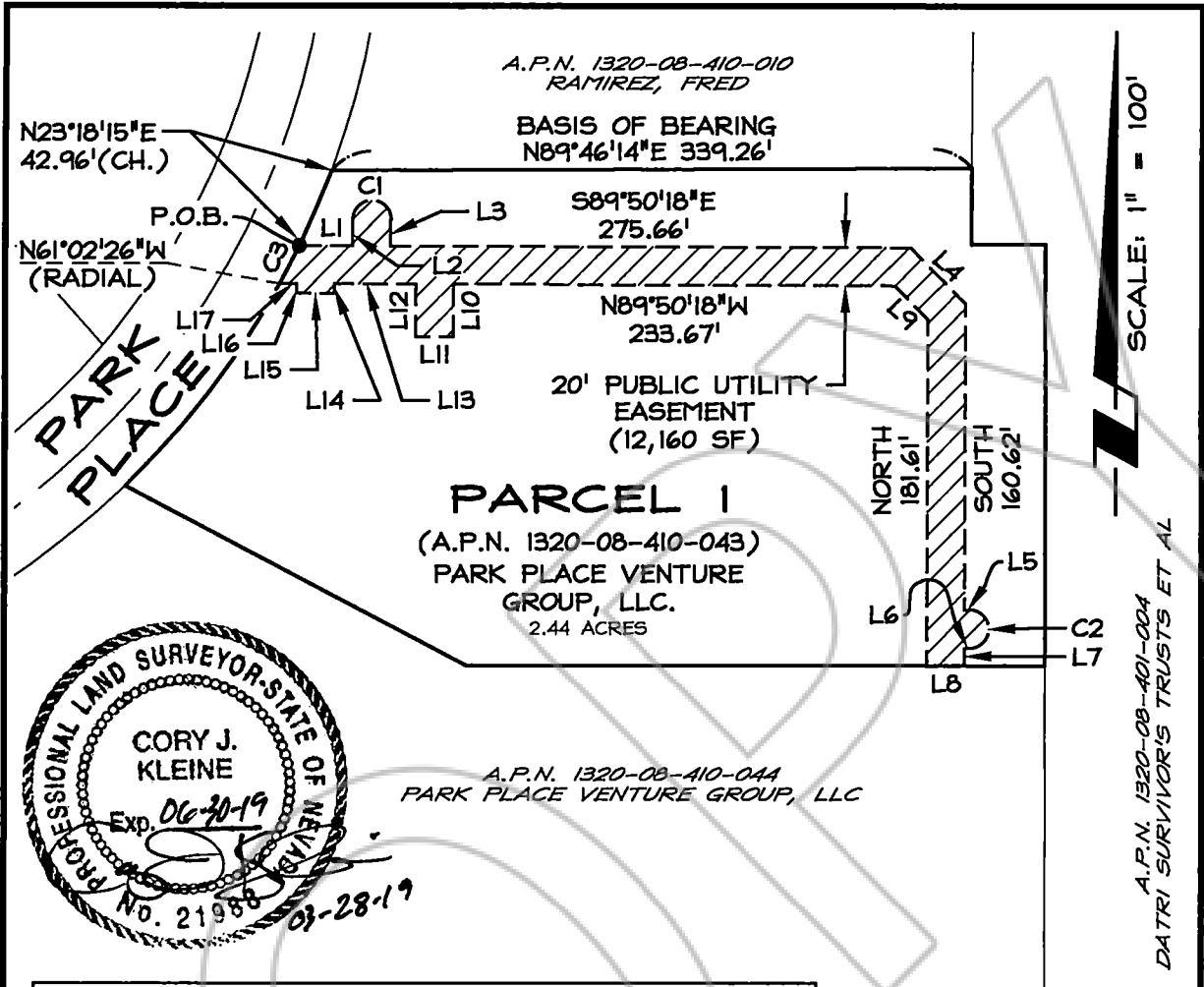
central angle of $02^{\circ}53'38''$, arc length of 22.52 feet and chord bearing and distance of North $27^{\circ}30'45''$ East, 22.52 feet to the POINT OF BEGINNING, containing 12,160 square feet, more or less.

The basis of bearing for this description is North $89^{\circ}46'14''$ East, being the north line of Parcel 4, Block C as shown on that Record of Survey Map No. 9 for Meridian Business Park filed for record December 12, 1994 in the office of the Recorder, Douglas County, Nevada, as Document No. 352986.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°50'18"E	28.26'	L10	S00°09'42"W	27.51'
L2	N00°09'42"E	13.65'	L11	N89°50'18"W	20.00'
L3	S00°09'42"W	13.65'	L12	N00°09'42"E	27.51'
L4	S44°40'51"E	41.40'	L13	N89°50'18"W	43.17'
L5	N89°37'00"E	2.45'	L14	S00°09'42"W	4.97'
L6	S89°37'00"W	2.58'	L15	N89°50'18"W	20.00'
L7	SOUTH	9.19'	L16	N00°09'42"E	4.97'
L8	S89°58'12"W	20.00'	L17	N89°50'18"W	9.10'
L9	N44°40'51"W	24.86'			

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=180°00'00"	10.00'	31.42'	S89°50'18"E	20.00'
C2	Δ=180°00'00"	10.00'	31.42'	S00°23'00"E	20.00'
C3	Δ=02°53'38"	445.85'	22.52'	N27°30'45"E	22.52'



R|O|Anderson
WWW.ROANDERSON.COM

EXHIBIT B
PUBLIC UTILITY EASEMENT
(A.P.N. 1320-08-410-043)
DOUGLAS COUNTY, NEVADA

MINDEN
1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
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RENO
140 W. Huffaker Lane
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03/22/19