

APN(s): 1419-10-002-001 & 1419-00-001-036
WHEN RECORDED MAIL TO:
Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

CLEAR CREEK OS, LLC, a Delaware 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, 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.

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

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GOE_DESIGN (Rev. 8/2016)

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. Grantee may use this easement to provide service to any of its customers.

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:

CLEAR CREEK OS, LLC

[Signature]
SIGNATURE

By: Leisha Ehler
PRINT NAME

Title: Authorized Representative

STATE OF Texas)

COUNTY OF Travis) ss.

This instrument was acknowledged before me on September 11, 2020 by Leisha Ehler as Auth Rep. of CLEAR CREEK OS, LLC.

[Signature]
Signature of Notarial Officer

Notary Seal Area →

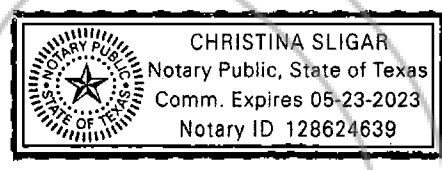


Exhibit A

PARCEL 1:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows;

Parcel 1 as shown on Final Parcel Map LDA 12-005 for Joseph Schneider, filed for record in the office of the Douglas County Recorder, State of Nevada on May 6, 2013 in Book 513 at Page 1060 as Document No. 823009, of Official Records

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Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on March 31, 2017 as Document No. 896706.

PARCEL 2:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows;

Parcel 4 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Clear Creek Ranch, L.L.C., Filed in the office of the County Recorder of Douglas County, State of Nevada, on June 27, 2008, in Book 608, Page 7354, as File No. 725936 of Official Records.

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Per NRS 111.312, this legal description was previously recorded in the County Recorder of Douglas County, State of Nevada, on June 14, 2013 as Document No. 825372.

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 3002790644**. 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 3002790644**.

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