

APN: a portion of 1320-04-001-089

Recording Requested by:
HAWKENDALE, LLC

Return Recorded Original to:
HAWKENDALE, LLC
1390 Centerville Lane
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

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 ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT

This indenture is made this 12 day of August 2022, between HAWKENDALE, LLC, a Nevada Limited Liability Company (“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 Access Easement and a permanent, non-exclusive Emergency Access Easement upon, over, under and through a portion of the real property located in the County of Douglas, State of Nevada, generally described as Assessor’s Parcel Number 1320-04-001-089, as more fully described in, and incorporated by reference as,

Exhibit “A” (the “Access Easement Area”) and Exhibit “B” (the Emergency Access Easement)

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 or permanent structure will be constructed or placed on or within Easement Area without the prior written consent of Grantee. Grantor retains, for Grantor’s benefit, the right to maintain, use, and otherwise improve the Easement Areas 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 Access Easement and Emergency Access Easement has been duly executed and constitutes a valid, binding, and enforceable obligation.

GRANTOR:

HAWKENDALE, LLC

By: *Suzanne Armstrong*
Suzanne Armstrong, Manager *Manager*

STATE OF NEVADA)

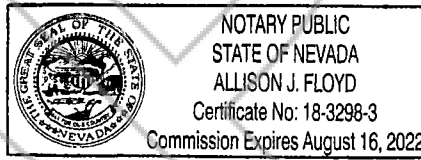
) ss.

COUNTY OF DOUGLAS)

The foregoing Grant of Access Easement and Emergency Access Easement was acknowledged before me on this 12 day of August, 2022, by Suzanne Armstrong, Manager, who acknowledged to me that she is a Manager of Hawkendale, LLC, a Nevada Limited Liability Company, and being duly authorized, executed the above instrument on behalf of Hawkendale, LLC.

WITNESS my hand and official seal.

By: *Allison J. Floyd*
Notary Public



HAWKENDALE, LLC

By: *Dale Armstrong*
Dale Armstrong, Manager

STATE OF NEVADA)

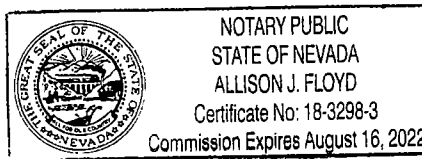
) ss.

COUNTY OF DOUGLAS)

The foregoing Grant of Access Easement and Emergency Access Easement was acknowledged before me on this 12 day of August, 2022, by Dale Armstrong, Manager, who acknowledged to me that he is a Manager of Hawkendale, LLC, a Nevada Limited Liability Company, and being duly authorized, executed the above instrument on behalf of Hawkendale, LLC.

WITNESS my hand and official seal.

By: *Allison J. Floyd*
Notary Public



HAWKENDALE, LLC

By: [Signature]
Mike Hakansson, Manager

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The foregoing Grant of Access Easement and Emergency Access Easement was acknowledged before me on this 12 day of August 2022, by Mike Hakansson, Manager who each acknowledged to me that he is a Manager of Hawkendale, LLC, a Nevada Limited Liability Company, and being duly authorized, executed the above instrument on behalf of Hawkendale, LLC.

WITNESS my hand and official seal.

By: [Signature]
Notary Public

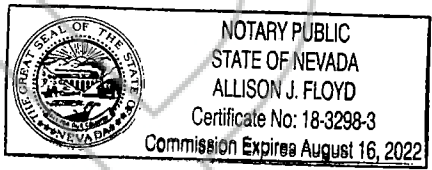


EXHIBIT "A"

0751-015
08/12/2022

DESCRIPTION
15' ACCESS EASEMENT
(Over A.P.N. 1320-04-001-089)

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

A fifteen-foot (15') wide strip of land for access purposes located within a portion of Section 4, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northeast corner of Lot 36 as shown on the Record of Survey #7 for Carson Valley Business Park Phase 2 filed for record July 27, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 619925, said point falling on the easterly right-of-way line of Precision Drive;

thence along north boundary of said Lot 36, South 89°56'52" West, 304.00 feet;

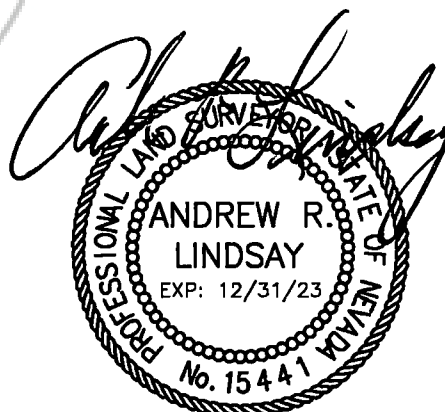
thence leaving said north boundary of Lot 36, North 00°03'08" West, 15.00 feet;

thence North 89°56'52" East, 304.00 feet to a point on said easterly right-of-way line of Precision Drive;

thence along easterly right-of-way line of Precision Drive, South 00°03'08" East, 15.00 feet to the **POINT OF BEGINNING**, containing 4,560 square feet, more or less.

The Basis of Bearing of this description is identical to the Record of Survey #7 for Carson Valley Business Park Phase 2 filed for record July 27, 2004 in said office of Recorder as Document No. 619925.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



12 AUG 22

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SCALE: 1" = 60'

A.P.N 1320-04-001-054
KJ BROWN, LLC

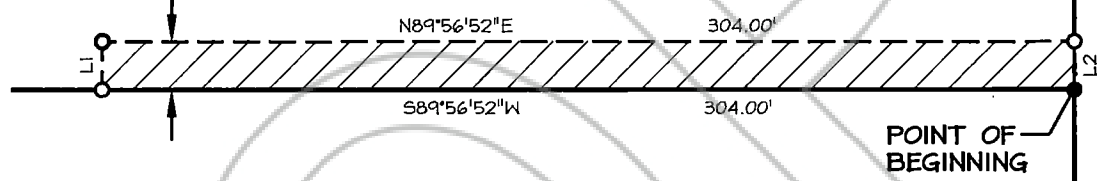
A.P.N 1320-04-001-055
PERFECTION
CONNECTION, INC.



**A.P.N.
1320-04-001-089**
(LOT 35 PER DOC. NO. 619925)
HAWKENDALE, LLC

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N00°03'08"W | 15.00' |
| L2 | S00°03'08"E | 15.00' |

15' ACCESS EASEMENT
(4,560 SF)



PRECISION DRIVE

A.P.N.
1320-04-001-052
(LOT 36 PER DOC. NO. 619925)
AMERICAN HUMAN SERVICES
CORPORATION

Andrew R. Lindsay

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
ANDREW R. LINDSAY
EXP: 12/31/23
No. 15441

12 AUG 22

A.P.N 1320-04-001-051
GRCS PROPERTIES, LLC

RO Anderson
WWW.ROANDERSON.COM

EXHIBIT "A"
15' ACCESS EASEMENT
(OVER A.P.N. 1320-04-001-089)
DOUGLAS COUNTY, NV.

MINDEN 1603 Esmeralda Ave P.O. Box 2224 Minden, NV 89423 p 775.782.2322 f 775.782.7084

RENO 9060 Double Diamond Pkwy, Unit 1E Reno, NV 89521 p 775.782.2322 f 775.782.7084

08/12/2022

EXHIBIT "B"

0751-015
08/12/2022

DESCRIPTION
20' EMERGENCY ACCESS EASEMENT
(Over A.P.N. 1320-04-001-089)

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

A twenty-foot (20') wide strip of land for access purposes located within a portion of Section 4, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Lot 36 as shown on the Record of Survey #7 for Carson Valley Business Park Phase 2 filed for record July 27, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 619925;

thence along north boundary of said Lot 36, North 89°56'52" East, 62.04 feet to the **POINT OF BEGINNING**;

thence leaving said north boundary of said Lot 36, North 00°04'10" East, 43.07 feet;

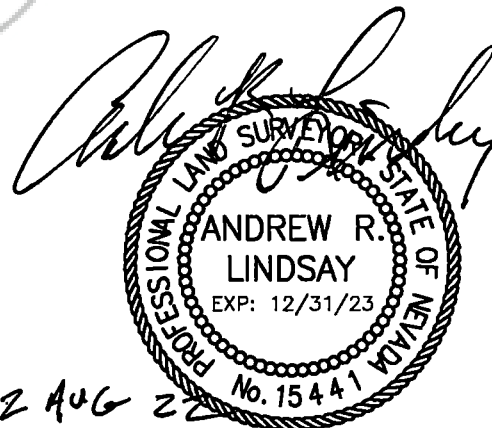
thence South 89°55'50" East, 20.00 feet;

thence South 00°04'10" West, 43.03 feet to a point on said north boundary of Lot 36;

thence along said north boundary of Lot 36, South 89°56'52" West, 20.00 feet to the **POINT OF BEGINNING**, containing 861 square feet, more or less.

The Basis of Bearing of this description is identical to the Record of Survey #7 for Carson Valley Business Park Phase 2 filed for record July 27, 2004 in said office of Recorder as Document No. 619925.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



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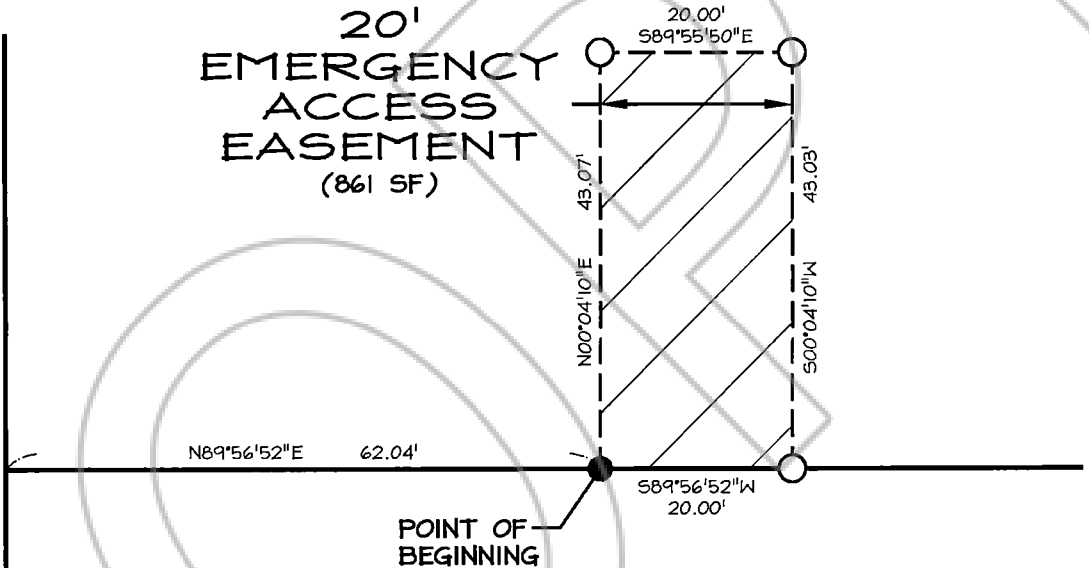
A.P.N. 1320-04-001-031
LINDSETH PROPERTIES, LLC

SCALE: 1" = 20'



A.P.N.
1320-04-001-089
(LOT 35 PER DOC. NO. 619925)
HAWKENDALE, LLC

20'
EMERGENCY
ACCESS
EASEMENT
(861 SF)



Andrew R. Lindsay
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
ANDREW R. LINDSAY
EXP: 12/31/23
No. 15441

A.P.N.
1320-04-001-052
(LOT 36 PER DOC. NO. 619925)
AMERICAN HUMAN SERVICES
CORPORATION

12 AUG 22

RO Anderson
WWW.ROANDERSON.COM

EXHIBIT "B"
20' EMERGENCY ACCESS EASEMENT
(OVER A.P.N. 1320-04-001-089)
DOUGLAS COUNTY, NV.

MINDEN 1603 Esmeralda Ave P.O. Box 2224 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

08/12/2022