

**APN(s): 1320-04-001-051**

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**

GRCS Properties, 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, 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 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 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

APN(s): 1320-04-001-051  
RW# 0534-2023  
Proj. #3010774763  
Project Name: E-2536 PRESIDION DR-FP-COMM-GRCS PROPERTIES LLC  
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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 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]*

APN(s): 1320-04-001-051  
RW# 0534-2023  
Proj. #3010774763  
Project Name: E-2536 PRESIDION DR-FP-COMM-GRCS PROPERTIES LLC  
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**GRANTOR:**

**GRCS PROPERTIES, LLC**

*[Handwritten Signature]*

SIGNATURE

By: Eric Gröiser

PRINT NAME

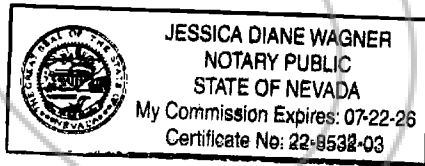
Title: Managing Member

STATE OF Nevada )  
COUNTY OF Carson City ) ss.

This instrument was acknowledged before me on June 5<sup>th</sup>, 2023 by Eric Gröiser as Managing Member of GRCS Properties, LLC.

*[Handwritten Signature]*  
Signature of Notarial Officer

Notary Seal Area →



APN(s): 1320-04-001-051  
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Proj. #3010774763  
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GOE\_DESIGN (Rev. 8/2017)

*[Handwritten mark]*

**Exhibit A**

Lot 37 as sett forth on Record of Survey #7 for Carson Balley Business Park Phase 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 27, 2004 in Book 0704, Page 11907, as Document No. 619925.

Per NRS 111.312, the above legal description previously appeared in that certain document recorded on October 9, 2020 as Document No. 2020-954198 in the Official Records of the County of Douglas, State of Nevada.

Notwithstanding the foregoing, with respect to the 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 Utility Facilities after same are installed in connection with **Sierra Pacific Power Company Project ID 3010774763**. 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 3010774763**.

APN(s): 1320-04-001-051

RW# 0534-2023

Proj. #3010774763

Project Name: E-2536 PRECISION DR-FP-COMM-GRCS PROPERTIES LLC

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