

APN(s): 1318-15-802-010

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

Round Hill SC, LLC, a Nevada limited liability company, Davidson Retail I, LLC, a Nevada limited liability company, and Davidson Retail II, LLC, a Nevada limited liability company, (“Grantors”), 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

APN(s): 1318-15-802-010

RW#: RW-1305-2022

Proj.# 3009936661

Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC

GOE_DESIGN (Rev. 8/2017)

Exhibit A

A portion of that certain real property located in Section 15, Township 13 North, Range 18 East, MDM, being further shown as Adjusted A.P.N. 05-290-15 on RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ASJUSTMENT FOR ROUND HILL SQUARE, LLC, File No.577574, recorded on May 21, 2003, Official Records of Douglas County, Nevada.

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 3009936661**. 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 3009936661**.

APN(s): 1318-15-802-010

RW#: RW-1305-2022

Proj.# 3009936661

Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC

GOE DESIGN (Rev. 8/2017)

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): 1318-15-802-010

RW#: RW-1305-2022

Proj.# 3009936661

Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC
GOE_DESIGN (Rev. 8/2017)

GRANTOR:

Davidson Retail I, LLC

Nathan Davidson
SIGNATURE

By: NATHAN DAVIDSON
PRINT NAME

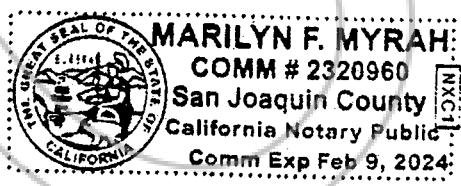
Title: TRUSTEE

STATE OF California)
COUNTY OF San Joaquin) ss.

This instrument was acknowledged before me on 15 September, 2023 by Nathan Davidson as
Grantor of Davidson Retail I, LLC.

Marilyn F Myrah
Signature of Notarial Officer

Notary Seal Area →



APN(s): 1318-15-802-010
RW#: RW-1305-2022
Proj.# 3009936661
Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC
GOE DESIGN (Rev. 8/2017)

GRANTOR:

Davidson Retail II, LLC

Nathan Davidson
SIGNATURE

By: NATHAN DAVIDSON
PRINT NAME

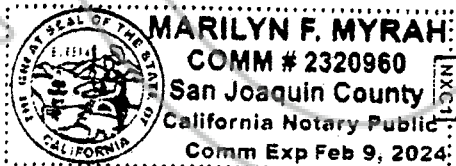
Title: TRUSTEE

STATE OF California)
COUNTY OF San Joaquin) ss.

This instrument was acknowledged before me on 15th of September 2023 by Nathan Davidson as Grantor of Davidson Retail II, LLC.

Marilyn F Myrah
Signature of Notarial Officer

Notary Seal Area →



APN(s): 1318-15-802-010
RW#: RW-1305-2022
Proj.# 3009936661
Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC
GOE_DESIGN (Rev. 8/2017)

Exhibit A

A portion of that certain real property located in Section 15, Township 13 North, Range 18 East, MDM, being further shown as Adjusted A.P.N. 05-290-15 on RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ASJUSTMENT FOR ROUND HILL SQUARE, LLC, File No.577574, recorded on May 21, 2003, Official Records of Douglas County, Nevada.

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 3009936661**. 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 3009936661**.

APN(s): 1318-15-802-010
RW#: RW-1305-2022
Proj.# 3009936661
Project Name: E-212 ELKS POINT RD-FP-COMM-E-TESLA MOTORS, INC
GOE_DESIGN (Rev. 8/2017)