

**PERMANENT EASEMENT**

**THIS INDENTURE OF EASEMENT**, made and entered into by and between:

**COYOTE SPRINGS INVESTMENT LLC, A NEVADA LIMITED LIABILITY COMPANY**

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **SOUTHERN NEVADA WATER AUTHORITY**, a political subdivision of the State of Nevada, hereinafter known as the **AUTHORITY**.

**WITNESSETH:**

That the **GRANTOR(S)**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **AUTHORITY**, the receipt whereof is hereby acknowledged, does by these presents **GRANT** and **CONVEY** to the **AUTHORITY**, its successors and assigns, a Permanent Easement and Right of Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and plugging and abandonment of a monitoring well and appurtenances, with the right of ingress and egress, over, above, and across that certain parcel of land located in the North One-Half (N1/2) of the Northwest One-Quarter (NW1/4) of the Southwest One-Quarter (SW1/4) of Section 13, Township 11 South, Range 63 East, M. D. M., and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.**

The **GRANTOR(S)**, its successors and assigns agree that

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, now or hereafter, except that said parcel may be improved and used for street, road or driveway purposes and for other utilities, insofar as such use does not interfere with its use by the **AUTHORITY** for the purposes for which it is granted;
2. The **AUTHORITY** shall not be liable for any damage to any of the **GRANTOR'S** improvements placed upon said parcel due to the **AUTHORITY'S** necessary operations using reasonable care; and
3. The **AUTHORITY** shall have reasonable ingress and egress over, above, and across the aforementioned parcel described above, for all equipment necessary to drill and complete a monitoring well within the easement area described in EXHIBIT "A".

**Coyote Springs LLC**

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4. In the event that the monitoring well would no longer be required, the **GRANTOR(S)**, or its successors and assigns, shall allow the **AUTHORITY** reasonable access over, above and across the aforementioned described parcel, for the purpose of dismantling, plugging and abandoning said monitoring well within the easement area described in EXHIBIT "A", in accordance with laws of the State of Nevada.

5. Should any of the **AUTHORITY'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR(S)**, or its successors and assigns, shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **AUTHORITY**.

The **AUTHORITY**, its successors and assigns, agrees that

1. Upon completion of the drilling of the monitoring well and installation of related monitoring devices, all equipment used to install said monitoring well shall be removed within six (6) months of the date of execution of this document, or by December 31, 2002, or whichever date occurs first.

2. In the event that said monitoring well would no longer be required, the **AUTHORITY** shall notify the **GRANTOR(S)**, its successors or assigns. The **AUTHORITY** shall dismantle, plug and abandon said monitoring well in accordance with the laws of the State of Nevada, and at no cost to the **GRANTOR(S)**, its successors or assigns.



EXHIBIT 'A'  
LAND DESCRIPTION

PATRICIA MULROY  
GENERAL MANAGER

DAVID A. DONNELLY, P.E.  
DEPUTY GENERAL MANAGER  
ENGINEERING/OPERATIONS

RICHARD J. WIMMER  
DEPUTY GENERAL MANAGER  
ADMINISTRATION

CHARLES K. HAUSER  
GENERAL COUNSEL

A description of real property generally 20 feet by 20 feet, said description intended to designate lands to erect, operate and maintain water related infrastructure therein, above, below and across a portion of Section 13, Township 11 South, Range 63 East, Mount Diablo Meridian, Lincoln County, Nevada, more particularly described as follows:

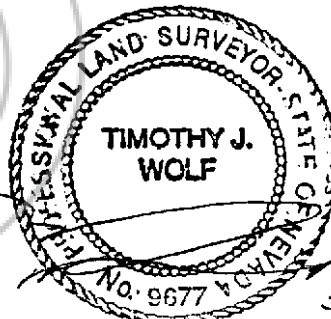
Commencing at the West Quarter Corner for the aforementioned Section 13; said point being a found 1-1/2 inch diameter aluminum monument, PLS 3579, in rock cairn; Thence, departing said Quarter Corner monument, South 88° 04' 14" East, a distance of 685.24 feet to a point which is North 88° 04' 14" West, a distance of 4,512.58 from the East Quarter Corner of Section 13, said East Quarter being a set 1-1/2" diameter aluminum monument, PLS 9677, LVVWD; Thence departing said Center Quarter Line at a right angle therefrom, South 01° 55' 46" West, a distance of 145.77 feet to the **Point of Beginning**; Thence South 88° 04' 14" East, a distance of 20.00 feet; Thence South 01° 55' 46" West, a distance of 20.00 feet; Thence North 88° 04' 14" West, a distance of 20.00'; Thence North 01° 56' 46" East, a distance of 20.00 feet to the **Point of Beginning**.

Said lands described for the purposes of water related infrastructure are comprised of approximately 400 square feet, more or less.

References:

- 1) Exhibit 'B': Land Description Survey Diagrams
- 2) Original General Land Office Field Notes & Approved Plat

Timothy J. Wolf, PLS  
Professional Land Surveyor  
Nevada License No. 9677  
District Surveyor, LVVWD



5/31/02

REPUTED APN: 008-201-04

TJW/tjw; Pacific://design/inbox/legal/06-2002-csm-4-monitor-well.doc  
A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THE LANDS SURVEYED HEREIN. THEREFORE, EASEMENTS, RESTRICTIONS, MINING CLAIMS, CONVENANTS, AND ANY OTHER MATTERS THAT MAY BE REVEALED BY SAID INFORMATION MAY OR MAY NOT BE EVIDENCED HEREON.

BOARD OF DIRECTORS

Myrna Williams, President • Yvonne Atkinson Gates, Vice-President  
Darc Herrera, Erin Kenny, Mary J. Kincaid, Chip Maxfield, Bruce L. Woodbury

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**EXHIBIT 'B'**  
**SNWA MONITORING WELL DIAGRAM**  
**LOCATED WITHIN THE SW 1/4 OF SECTION 13,**  
**T. 11 S., R. 63 E., M.D.M.**

**BASIS OF BEARING**  
 S 88°04'14" E BEING THE EAST -  
 WEST CENTER SECTION LINE  
 OF SECTION 13, T11S, R63E, M.D.M.  
 AS SHOWN IN BOOK A PAGE 334  
 LINCOLN COUNTY, NEVADA RECORDS.

**LEGEND**

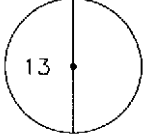
PROPOSED WELL	⊙
1/4 CORNER MONUMENT	⊕
SECTION LINE	- - - - -
ACCESS ROAD	· · · · ·
EASEMENT LINE	—————

**LINE TABLE**

LINE	LENGTH	BEARING
L1	20.00	S88°04'14"E
L2	20.00	S01°55'46"W
L3	20.00	N88°04'14"W
L4	20.00	N01°55'46"E

**EAST QUARTER CORNER**

SECTION 13  
 T. 11 S., R. 63 E., M.D.M.  
 1-1/2" ALUMINUM CAP  
 PLS NO. 3579  
 LAT. 36°59'28.454" N  
 LON. 114°52'16.211" W



EXIST. ACCESS ROADWAY

**BLM LANDS**

W 1/4 COR  
 FOUND 1-1/2" ALUM. MON.  
 PLS 3579

E 1/4 COR  
 SET 1-1/2" ALUM. MON.  
 PLS 9677, LVVWD

S88°04'14"E  
 685.24'

S88°04'14"E  
 4512.58'

S01°55'46"W  
 145.77'



**SNWA EASEMENT AREA**

CSVM-4  
 (PROPOSED)  
 LAT. 36°59'28.418" N  
 LON. 114°53'11.743" W

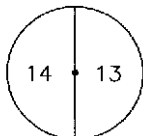
**BUFFER AREA AEROJET**

APPROXIMATE WYLE LABS  
 PARCEL BOUNDARY

**WYLE LABS PARCEL**

**WEST QUARTER CORNER**

SECTION 13  
 T. 11 S., R. 63 E., M.D.M.  
 1-1/2" ALUMINUM CAP  
 PLS NO. 3579  
 LAT. 36°59'30.188" N  
 LON. 114°53'20.243" W



**LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING**

**SCALE**  
 1" = 100'

DRAWN BY:  
 SFC 05/31  
 EDITED BY:  
 SFC 05/31  
 PLS:  
 TJW 05/31

**SNWA MONITORING WELL  
 DIAGRAM - EXHIBIT 'B'**

SNWA EX-B  
 CSVM-4



COPY

1 1 8 3 6 1

FILED FOR RECORDING  
AT THE REQUEST OF

Las Vegas Valley  
Water District  
2002 JUN 21 PM 4 22

LINCOLN COUNTY RECORDED  
FEE 19.00 DEPTMS  
LESLIE BOUCHER