

Parcel No.: 820113
Book: 123
Page: 40
Type of Document: Substation Easement
Requested by: Lincoln County Power District No. 1
Return to: Lincoln County Power District No. 1
HC 74, Box 101
Pioche, Nevada 89043

DOC # 0134945
12/03/2009 11:10 AM
Official Record
Recording requested By
LINCOLN COUNTY POWER DISTRICT
Lincoln County - NV
Leslie Boucher - Recorder
Fee: \$43.00 Page 1 of 5
RPTT. Recorded By: AE
Book- 252 Page- 0493



Page 1 of 2

GRANT OF EASEMENT

FOR VALUE RECEIVED, the Bedroc Limited, LLC, a limited liability company, organized under the laws of the State of Nevada (hereafter the "Grantor"); does hereby grant unto the Lincoln County Power District No. 1, a General Improvement District of the State of Nevada existing under the provisions of Chapter 318 of the Nevada Revised Statutes (hereafter "Lincoln"), and to its successors or assigns, the right to enter upon the lands and premises of the undersigned, situated in the County of Lincoln, State of Nevada, and more particularly described in the attached legal description and record of survey attached hereto and by reference made a part hereof (hereafter the "Easement").

The Grantor conveys to Lincoln the right to enter said premises for the purpose of constructing, reconstructing, replacing, repairing, modifying and operating an expansion of an existing electric power substation (hereafter the "Coyote Substation") as shown by drawing LCPD-D-P212-3 attached hereto and by reference made a part hereof. The Grantor agrees (1) not to enter the fenced area of Lincoln's substation located on said premises without permission of Lincoln, and (2) not to alter lands or block access in any manner that would prevent Lincoln from entering the fenced area comprising Lincoln's substation through designated gates. The Grantor shall not grant additional easements to others that in whole or in part contain the lands identified above, unless approved in writing by Lincoln. The Grantor understands that all equipment and facilities installed by Lincoln or caused to be installed by Lincoln upon the lands described herein shall remain the sole property of Lincoln.

The undersigned represents that they are the owners of the property described above, and that said lands are free and clear of encumbrances or liens of whatsoever character except those held by the following (List Below the Names, Address, Telephone Number, Type and Account or Lien Numbers. Print NONE below if there are no recorded or unrecorded encumbrances or liens):

Cumorah Credit Union
3990 S. Eastern Ave., Las Vegas, NV 89119
702-735-2181
Deed of Trust Loan # 28622

Lincoln, at its cost and expense, shall dully record this Easement with the Lincoln County Recorder.

The rights granted unto Lincoln under this Easement shall serve as permanent and binding obligations and covenants of the owners upon which the Coyote Substation is located, be they current or future, until such time as the electrical facilities and equipment are removed by Lincoln. Provided, however, should the Small Generating Facility owned by Evergreen Environmental Energy, Inc. and located upon lands adjacent to the Coyote Substation cease energy production at any time for one hundred and eighty (180) consecutive calendar days, unless as a result of a Force Majeure, Lincoln at its cost, shall promptly undertake efforts to restore the Coyote Substation to its original size as it exists as of the date of execution of this Easement as shown by drawing LCPD-D-P212-1, attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, the Grantor does hereby warrant, represent to, and covenant that at the time of execution hereof, it is lawfully possessed in its own right of a good title to the above-described real property and that the Grantor has good right and lawful authority to execute this Easement and to be legally bound hereby. This Easement is duly executed on behalf of the Grantor by its authorized officer, agent or representative.

Witness my hand this 23RD day of NOVEMBER, 2009.

Bedroc Limited, LLC

By: [Signature]
Its: Manager

Witness

By: [Signature]
Printed Name: David Luttrell

ACKNOWLEDGEMENT

State of Nevada)
) SS
County of Lincoln
CLARK

I, BROOKE DUKE, a Notary Public in and for the State and County, do hereby certify that RYAN WILLIAMS, the same individual who executed the above and foregoing instrument, appeared before me this day in person and acknowledged that they executed the above instrument as a free and voluntary act.
Given under my hand and Notary Seal this 23RD day of NOVEMBER, 2009.

My Commission expires on JANUARY 12, 2011.

(SEAL)

[Signature]



**LEGAL DESCRIPTION**

A PARCEL OF LAND FOR THE PURPOSE OF A POWER SUB-STATION SITUATED WITHIN THE NE1/4 SE1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 62 EAST, MOUNT DIABLO MERIDIAN, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 24 BEARS S. 01°14'44" E. A DISTANCE OF 1924.99 FEET;

THENCE S. 89°02'02" W. A DISTANCE OF 126.00 FEET;

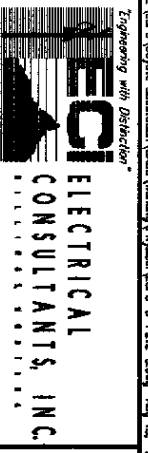
THENCE N. 00°57'58" W. A DISTANCE OF 136.00 FEET;

THENCE N. 89°02'02" E. A DISTANCE OF 126.00 FEET;

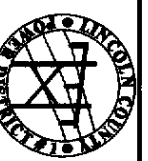
THENCE S. 00°57'58" E. A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 17,136 SQ.FT., MORE OR LESS.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS A LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST ¼ CORNER OF SAID SECTION 24, WHICH BEARS N. 00°03'00" W. AS SHOWN ON THE B.L.M. DEPENDENT RESURVEY AND SUBDIVISION PLAT OF TOWNSHIP 11 SOUTH, RANGE 62 EAST, MOUNT DIABLO MERIDIAN, NEVADA, DATED DECEMBER 2, 2008.

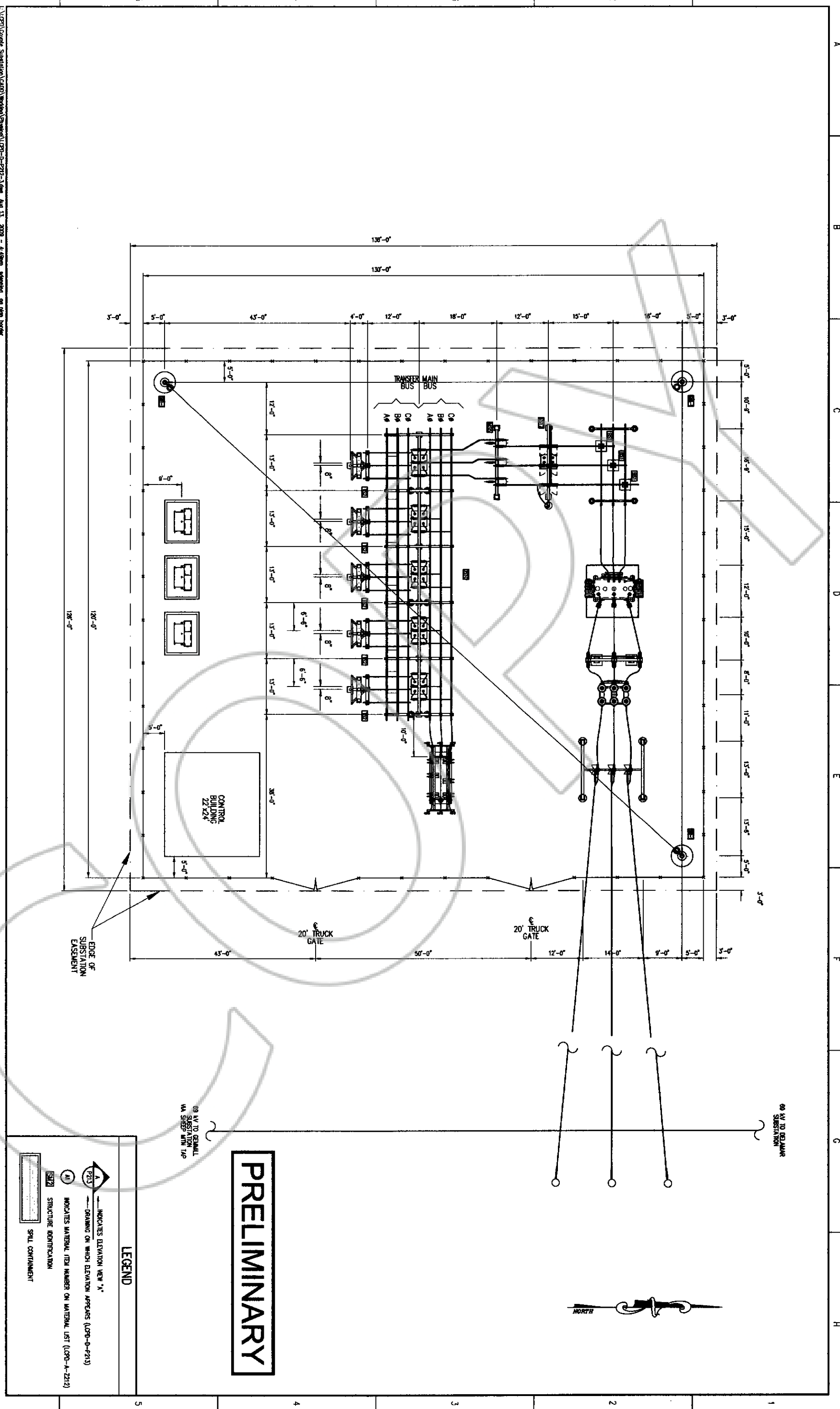


NO.	REVISION	DATE	BY	APP



DESIGNED	DATE
DENNING	6-24-09
KENYON	6-23-09

COYOTE 69-12.7/22 KV SUBSTATION
 ULTIMATE GENERAL ARRANGEMENT
 PLAN
 LCRP-D-212-3

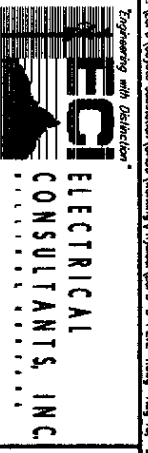


PRELIMINARY

69 KV TO 22 KV SUBSTATION
 69 KV TO 22 KV SUBSTATION

LEGEND

- INDICATES ELEVATION WHEN "A"
- DRAWING ON WHICH ELEVATION APPEARS (LCRP-D-213)
- INDICATES MATERIAL ITEM NUMBER ON MATERIAL LIST (LCRP-A-212)
- STRUCTURE IDENTIFICATION
- SPILL CONTAINMENT

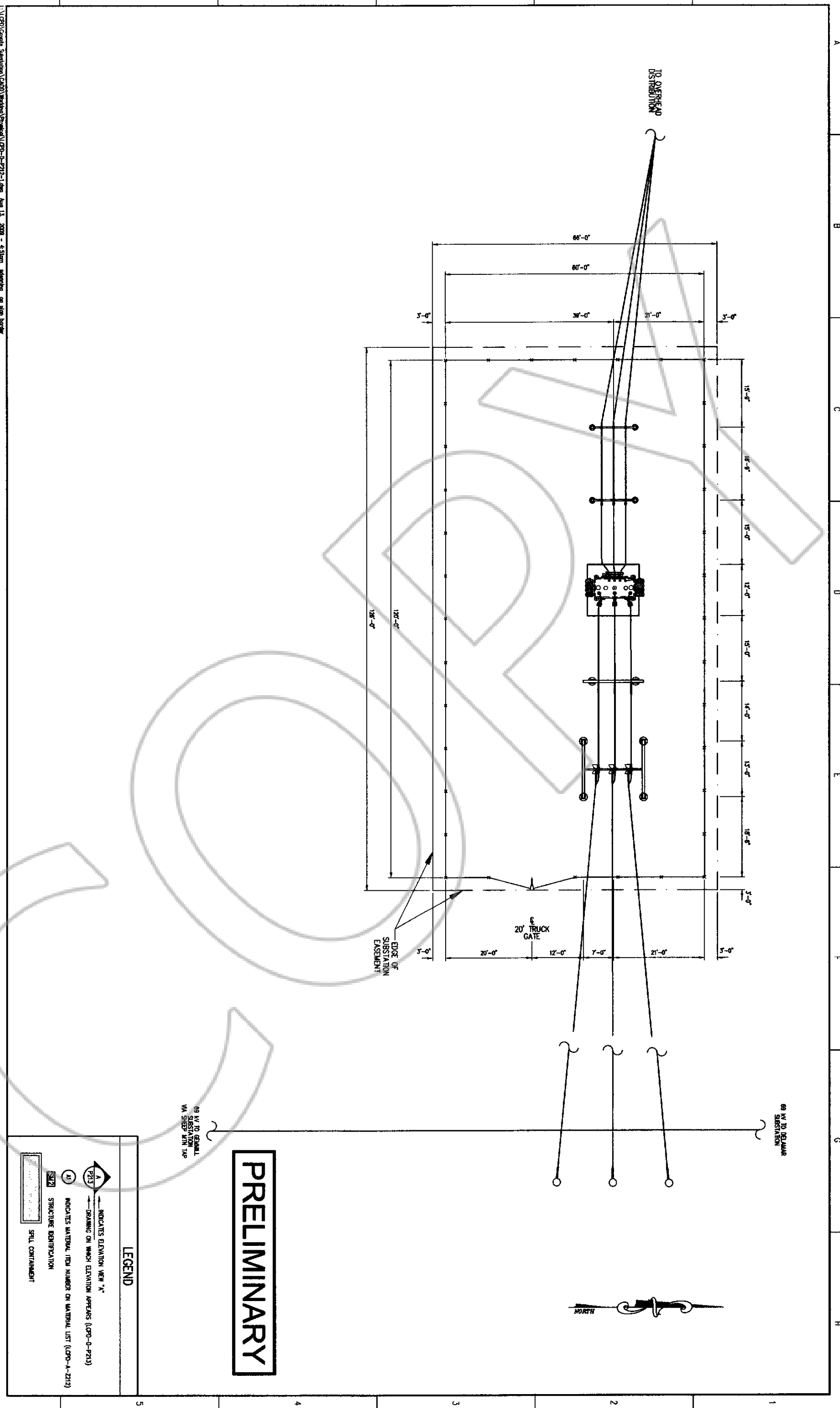


NO.	REVISION	DATE	BY	APP.



ENGINEERING RECORD	DATE
DESIGNED DENNING	7/21/09
CHECKED KENTON	7/21/09
APPROVED	

COYOTE 69-12.7/22 KV SUBSTATION
 EXISTING GENERAL ARRANGEMENT
 PLAN
 SHEET NO. 01 OF 02
 DATE: 7/21/09
 PROJECT NO. 09-001



LEGEND

- ▲ P217 INDICATES ELEVATION NEW "x"
- DRAWING ON WHICH ELEVATION APPEARS (LCPD-D-2213)
- Ⓜ INDICATES MATERIAL ITEM NUMBER ON MATERIAL LIST (LCPD-A-2212)
- SR2 STRUCTURE IDENTIFICATION
- SPILL CONTAINMENT

PRELIMINARY

L:\CPD\Coyote Substation (LCPD)\Working\Project\LCPD-D-2212-1.dwg Aug 13, 2009 - 4:58pm Reading 90 pin border