

Lincoln County
A portion of APN: 005-031-01

White Pine County
A portion of APNs: 012-680-02
012-690-02



Requested by: Lincoln County Power District No. 1

Return to: Lincoln County Power District No. 1
HC 74, Box 101
Pioche, Nevada 89043

Type of Document: Non-Exclusive Electric Power Easement

NON-EXCLUSIVE GRANT OF EASEMENT
(Geysers Substation North)

KNOW ALL MEN BY THESE PRESENTS, that **GEYSER RANCH, LLC**, a Nevada limited liability company (hereafter the Landowner), does hereby grant a non-exclusive easement unto the **Lincoln County Power District No. 1** (hereafter the District), a general improvement district of the State of Nevada, and to its successors or assigns, the non-exclusive right to enter upon the lands and premises of the Landowner, situated in the County of Lincoln, State of Nevada, and more particularly described in EXHIBITS "A" and "B", attached hereto and by reference made a part hereof (hereafter referred to as the Non-Exclusive Easement).

The District agrees that (1) this Non-Exclusive Easement is solely for the District's electric power distribution facilities, and (2) that the District shall schedule in advance any entrance onto, or operation on the property of the Landowner so as minimize interference and impact on daily activity of the Landowner to the extent practical, emergency situations exempted.

Subject to the conditions set forth in the immediately preceding paragraph, the

Geysers Ranch to LCPD Electric Line Easement



Landowner agrees this Non-Exclusive Easement grants the District the non-exclusive right to enter upon the Landowner's lands: (1) to construct, repair, operate and maintain electric power distribution facilities within the Non-Exclusive Easement; and (2) to cut, trim, and control the growth of trees and shrubbery located within the boundaries of the Non-Exclusive Easement, which at the determination of the District may interfere with or threaten to endanger the operation and maintenance of the District's distribution facilities.

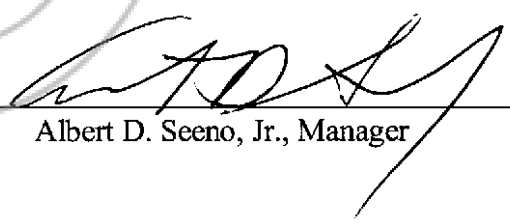
The Landowner may alter the property within the boundaries of the Non-Exclusive Easement in any manner, so long as any such alterations do not: (1) prevent the District's ability to access its facilities that are located on the Landowner's property; (2) result in conditions, including but not limited to clearances between power lines and other objects, that do not conform with the latest edition of the National Electric Safety Code.

The Landowner is the owner of the property within the above described Non-Exclusive Easement subject to the pre-existing conditions and lien of ***NONE*** *[insert name of Lien Holder, or indicate "None" if there are no liens against said land]* on said lands (hereafter the Lien Holder). The Lien Holder is agreeable to the conditions established by this Grant of Non-Exclusive Easement and that the Lien Holder understands that such conditions shall be recorded as permanent conditions that shall run with the land as indicated by the attached written Letter of Agreement from the Lien Holder.

The District shall record this Non-Exclusive Easement in Official Records of Lincoln County and this Non-Exclusive Easement shall serve as a permanent and binding obligation and covenant of the landowners, including, without limitation, the Landowner, and any future landowners, until such time as the electrical facilities of the District are removed by the District from the lands within the Non-Exclusive Easement.

IN WITNESS WHEREOF, the Landowner hereby grants this Non-Exclusive Easement to the District as of this 21st day of August, 2014.

GEYSER RANCH, LLC
a Nevada limited liability company

By: 
Albert D. Seeno, Jr., Manager

Geyser Ranch to LCPD Electric Line Easement



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On August 21, 2014, before me, Tracey L. Marquit, a Notary Public, personally appeared Albert D. Seeno, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tracey L. Marquit
SIGNATURE OF NOTARY



(Place Notary Seal Above)

***** OPTIONAL *****

Title or Type of Document: Non-Exclusive Grant of Easement (Geyser Substation North)

Signer(s) are Representing: Geyser Ranch, LLC

Document Date: August 21, 2014

Geyser Ranch to LCPD Electric Line Easement



COPY

Geyser Ranch to LCPD Electric Line Easement



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Consulting Engineers & Land Surveyors

Lincoln County Power, District No. 1
Power Easement
Job No. 1401035
July 30, 2014

Exhibit A Easement Description

An easement for the purpose of maintaining and or installing of a power line and any and all appurtenances thereto, over under and across the following strip of real property, being more particularly described as follows:

Being a portion of Sections 1 & 12, Township 9 North, Range 65 East, MDBM, Lincoln County; Section 36, Township 10 North, Range 65 East, Sections 30 & 31, Township 10 North, Range 66 East, MDBM, White Pine County and being more particularly described as follows:

A 56.00 foot wide strip of land being 28.00 feet on each side of the following described centerline:

Commencing from the Northwest corner of said Section 12, South 46°55'52" East, 2,017.64 feet to the **Point of Beginning**;
Thence along the centerline, North 4°2'49" East, 50.26 feet to Point "A" and **Point of Terminus**.

And also:

A 20.00 foot wide strip of land being 10.00 feet on each side of the following described centerline:

Beginning at said Point "A";
Thence along the centerline, North 4°2'49" East, 2,510.59 feet to Point "B";
Thence North 3°57'25" East, 1,397.98 feet to Point "C";
Thence North 3°57'42" East, 681.34 feet to Point "D";
Thence North 4°17'03" East, 1,229.89 feet to Point "E";
Thence North 5°41'37" East, 497.10 feet to Point "F";
Thence North 5°40'28" East, 114.47 feet to Point "G";
Thence North 5°17'35" East, 236.84 feet to Point "H" and **Point of Terminus**.

And also:



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A 37.00 foot wide strip of land that lies 27.00 feet westerly and 10.00 feet easterly of the following described centerline:

Beginning at said Point "H",
Thence North $5^{\circ}17'35''$ East, 32.89 feet to Point "I";
Thence North $31^{\circ}2'26''$ East, 34.92 feet to Point "K" and **Point of Terminus**.

And also:

A 20.00 foot wide strip of land being 10.00 feet on each side of the following described centerline:

Beginning at said Point "K",
Thence North $31^{\circ}2'26''$ East, 2,072.33 feet;
Thence North $31^{\circ}2'6''$ East, 1,671.27 feet to Point "L";
Thence North $31^{\circ}1'28''$ East, 351.57 feet;
Thence North $31^{\circ}1'52''$ East, 2,109.01 feet to Point "M";
Thence South $89^{\circ}28'52''$ East, 2,973.82 feet to the **Point of Terminus**, point being North $89^{\circ}37'49''$ West, 2,134.74 feet from the Northeast corner of said Section 31.

And also:

A 20.00 foot wide strip of land being 10.00 feet on each side of the following described centerlines:

Beginning at said Point "B",
Thence South $87^{\circ}45'3''$ East, 939.79 feet to the **Point of Terminus**.

Beginning at said Point "C",
Thence South $80^{\circ}30'56''$ East, 730.15 feet to the **Point of Terminus**.

Beginning at said Point "D",
Thence South $78^{\circ}47'46''$ East, 438.13 feet to the **Point of Terminus**.

Beginning at said Point "E",
Thence South $82^{\circ}37'57''$ East, 191.07 feet to the **Point of Terminus**.

Beginning at Point "F",
Thence South $54^{\circ}32'00''$ East, 21.32 feet to the **Point of Terminus**.



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Beginning at Point "G",
Thence South 83°51'09" East, 33.80 feet to the **Point of Terminus**.

Beginning at Point "G",
Thence North 84°1'53" West, 254.39 feet to the **Point of Terminus**.

Beginning at Point "I",
Thence South 16°10'22" East, 162.43 feet to Point "J";
Thence South 16°10'22" East, 35.69 feet to the **Point of Terminus**.

Beginning at Point "J",
Thence South 77°45'30" East, 226.74 feet to the **Point of Terminus**.

Beginning at Point "J",
Thence North 77°45'30" West, 38.69 feet to the **Point of Terminus**.

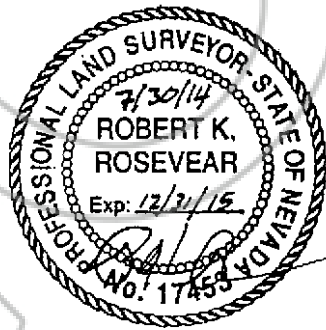
Beginning at Point "L",
Thence South 66°20'28" East, 1,385.54 feet to the **Point of Terminus**.

Beginning at Point "M",
Thence North 89°28'52" West, 37.15 feet to the **Point of Terminus**.

Subject to lengthening and/or shortening of sidelines so that they terminate on the proper boundaries.

Containing 9.41 acres of land.

Prepared by:
Robert K. Rosevear, PLS
Basin Engineering
1070 E. Aultman Street



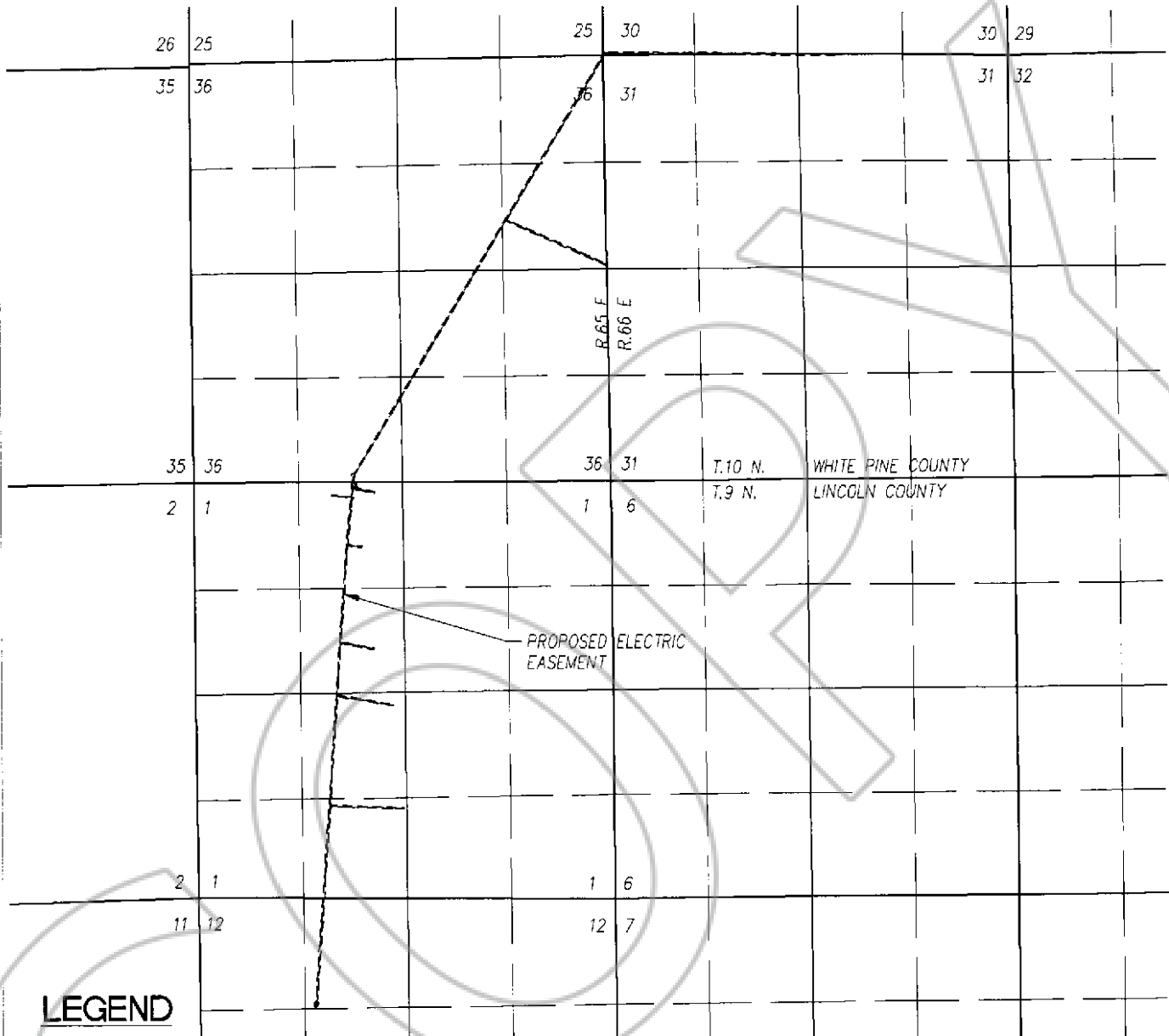


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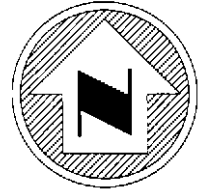
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EXHIBIT B ELECTRIC EASEMENT



LEGEND

- PROPOSED EDGE OF EASEMENT
- CENTERLINE PROPOSED EASEMENT
- EXISTING POWER POLE
- EXISTING WELL
- EXISTING GUY ANCHOR



LINCOLN COUNTY POWER
PAGE 1 OF 7

DATE 07/31/2014

JOB NO. 1406035

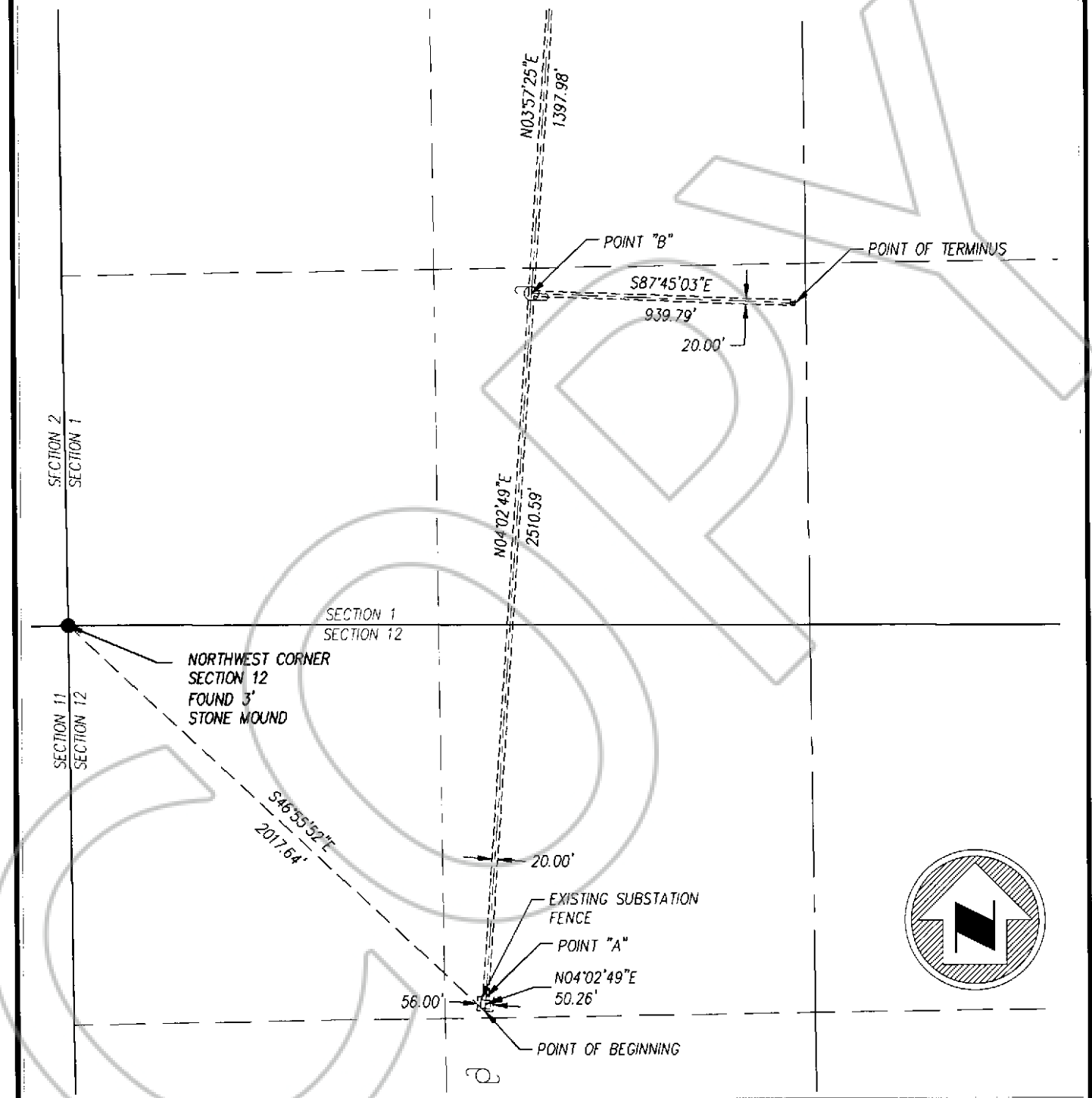
SCALE 1" = 2000'

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1070 E. Autumn Street, Elko, NV 89501
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EXHIBIT B ELECTRIC EASEMENT



LINCOLN COUNTY POWER
PAGE 2 OF 7

DATE	07/31/2014
JOB NO.	1406035
SCALE	1" = 500'

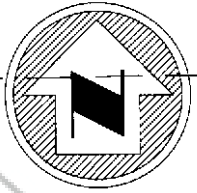
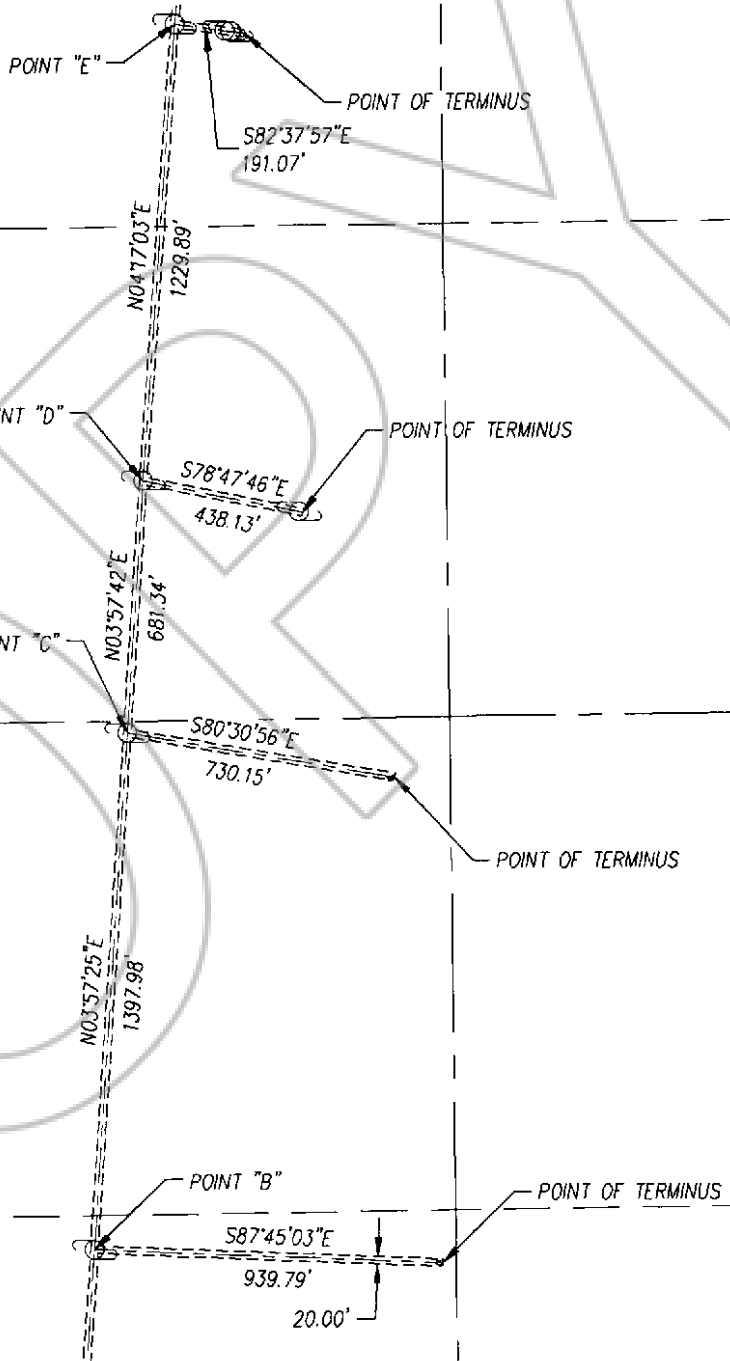
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EXHIBIT B ELECTRIC EASEMENT

SECTION 2
SECTION 1



LINCOLN COUNTY POWER
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DATE 07/31/2014

JOB NO. 1406035

SCALE 1" = 500'

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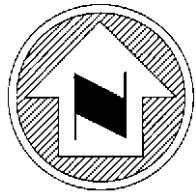
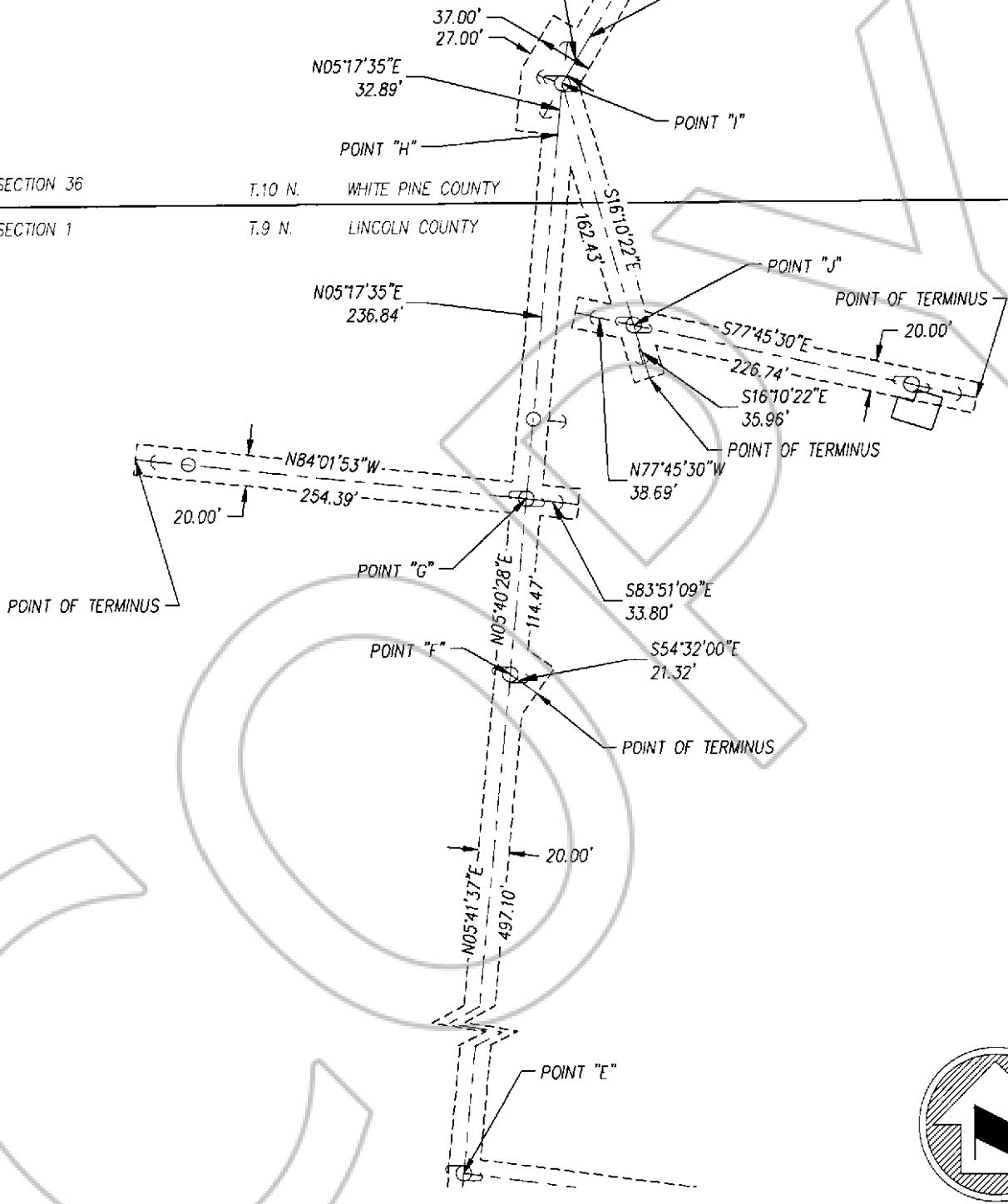
EXHIBIT B ELECTRIC EASEMENT

SECTION 36

T.10 N. WHITE PINE COUNTY

SECTION 1

T.9 N. LINCOLN COUNTY



LINCOLN COUNTY POWER
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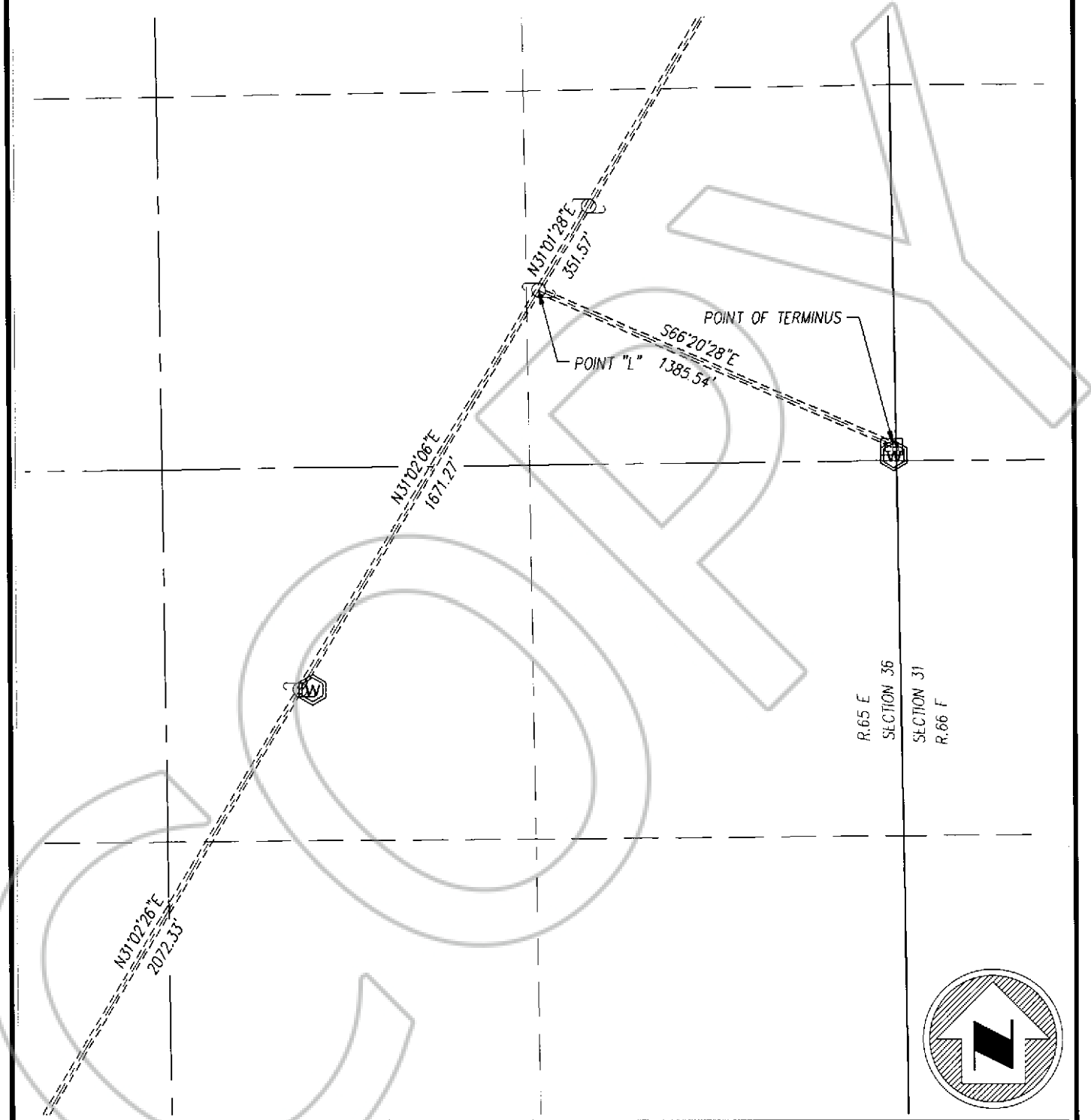
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JOB NO.	1406035
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EXHIBIT B ELECTRIC EASEMENT



LINCOLN COUNTY POWER
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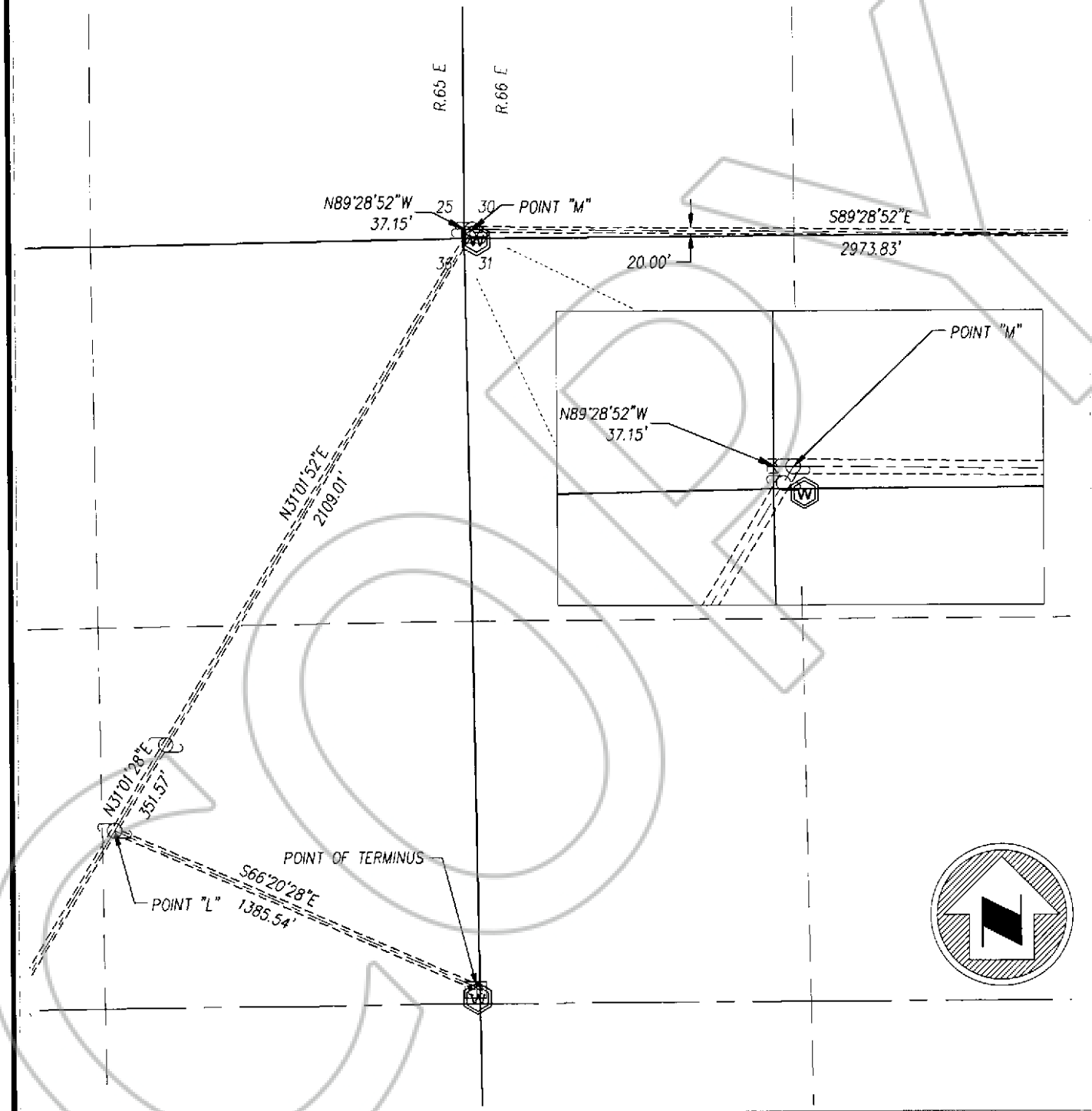
SCALE 1" = 500'

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EXHIBIT B ELECTRIC EASEMENT



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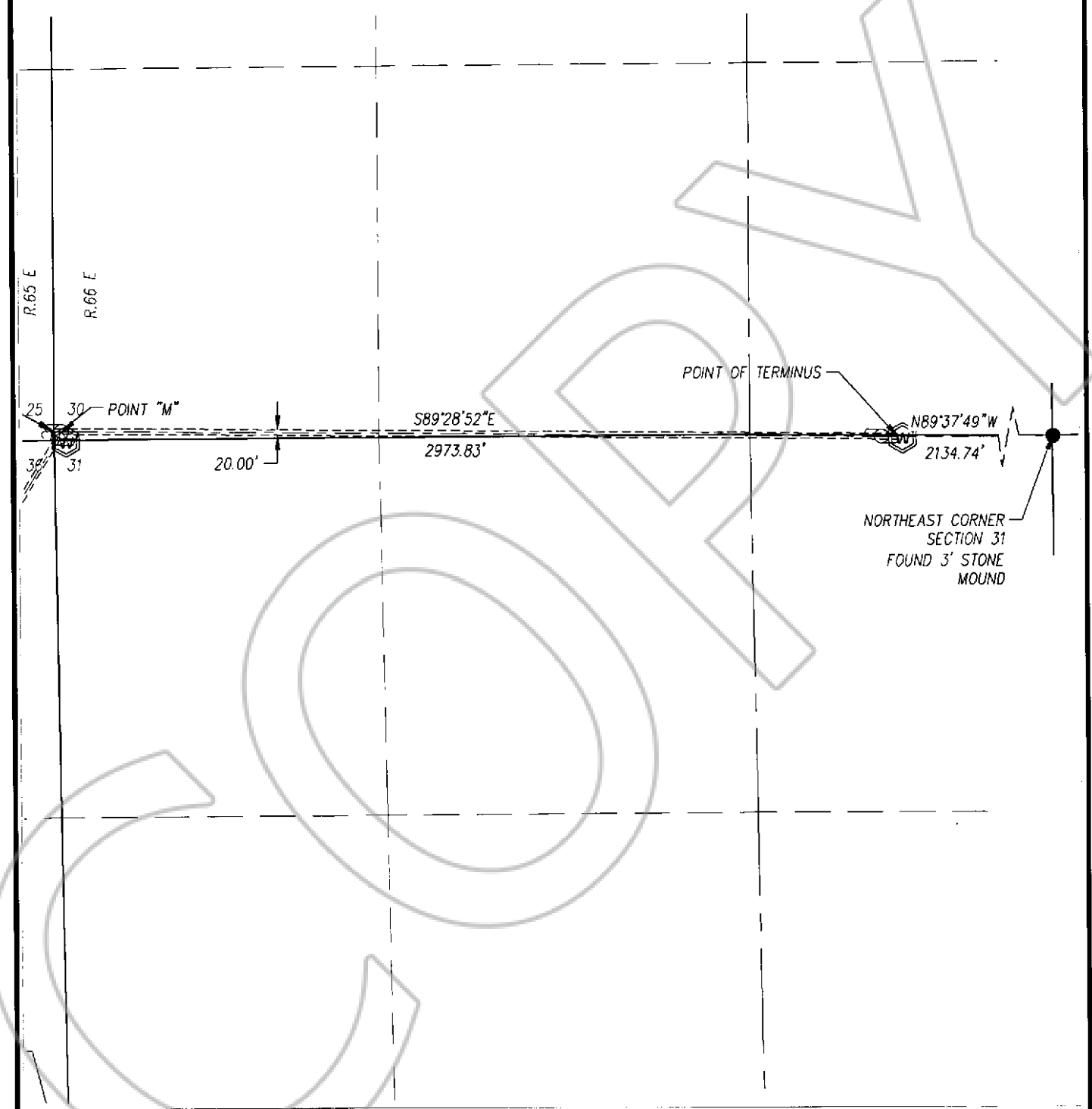
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EXHIBIT B ELECTRIC EASEMENT



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DATE	07/31/2014
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