

After Recordation Return To:

SIERRA PACIFIC POWER CO.
Right-of-Way Department
P.O. Box 10100
Reno, Nevada 89520

A.P.N.: 04-200-28

Work Order Number:
87-3567-23

119976

GRANT FOR
ELECTRIC DISTRIBUTION, TRANSMISSION
AND SUBSTATION

THIS INDENTURE, made and entered into this 18th day of April, 1988, by and between NEWMONT GOLD COMPANY, (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation (hereinafter referred to as "Grantee"),

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), in hand paid by the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents grant to Grantee, its successors and assigns, permanent and exclusive easements and rights-of-way to construct, erect, alter, maintain, inspect, repair, reconstruct and operate Electric Transmission and Distribution Lines and an Electric Power Substation, together with the appropriate poles, necessary guys and anchors, supporting structures, insulators and cross-arms, markers, conduits, pull boxes, vaults, fixtures, and other convenient appurtenances connected therewith, across, over, under, and through the following described property situated in the County of Eureka, State of Nevada, to wit:

The following describes a parcel of land being contained entirely within a portion of the Northwest one-quarter of the Southeast one-quarter of Section 31, Township 34 North, Range 52 East, M.D.M., Eureka County, Nevada, being more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 31 bears North 39° 27' 05" West 4,374.42 feet and proceeding

Thence South 52° 24' 22" East 300.00 feet

Thence South 37° 35' 38" West 300.00 feet

Thence North 52° 24' 22" West 300.00 feet

Thence North 37° 35' 38" East 300.00 feet to the True Point of Beginning containing an area of 2.066 acres of land, more or less.

BASIS OF BEARING: Nevada State Coordinate System East Zone Grid.

BOOK 180 PAGE 505

IT IS FURTHER AGREED:

1. The term of the easement granted herein is perpetual provided such is continuously used for the utility purposes for which it has been granted. Should the Grantee fail to use the easement herein for a continuous period of more than SIX (6) months the same shall be deemed abandoned and the Grantee's rights to such easement shall cease.

2. That Grantee, its successors and assigns, shall have at all times ingress and egress to the above-described land for the purpose of constructing, repairing, renewing, altering, changing, patrolling and operating said utility facilities.

3. That Grantee, its successors and assigns, shall be responsible for any damage to personal property or improvements, suffered by Grantor, by reason of construction, maintenance, repair or performance of any other rights herein set forth.

4. That Grantee, its successors and assigns, will at all times save and hold harmless the Grantor, his heirs, successors and assigns, of any and all loss, damage or liability he may suffer or sustain by reason of any injury or damage to any person or property caused by the negligent construction, maintenance or operation of said utility facilities by Grantee.

5. In the event Grantor determines it is necessary to relocate any portion of the power line, and/or appurtenances, in order to safely develop or mine minerals owned by Grantor on property included in or adjacent to the property described herein, then on sixty (60) days notice, Grantee agrees to relocate said power line and appurtenant facilities, at cost to Grantor, to a mutually satisfactory location. If such new location is on the Grantor's property such location shall be designated by the Grantor which will be granted to the Grantee without further consideration, if such is on other property the Grantor will bear the expense of acquiring the lands required. Grantor and Grantee shall execute any amendatory documents necessary or expedient as a result of such relocation.

Subject to the above described right to relocate the power line, Grantor shall not erect or construct, nor permit to be erected or constructed any building or structure, nor permit any activity which in the judgement of the Grantee is inconsistent with Grantee's use of the easement.

6. Grantee, its successors and assigns, shall have the right to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from said right of way, which in the judgment of

Grantee may interfere with or endanger the construction, operation, and maintenance of its utility facilities.

7. That Grantee, its successors and assigns, shall have the right to exclusive use and control of the substation site including the right to fence, lock, and otherwise control access to the facility at all times.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused these presents duly to be executed the day and year first above written.

NEWMONT GOLD COMPANY

By: Robert L. Zerga
Executive Vice President
and General Manager

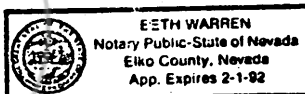
STATE OF Nevada)
COUNTY OF Elko)

On this 11th day of May, 1988, personally appeared before me, a Notary Public, Robert L. Zerga, a Vice President and General Manager of Newmont Gold Company, who acknowledged to me that he executed the foregoing instrument on behalf of said corporation.

Beth Warren
Notary Public

My Commission Expires:

2-1-92



RECORDED AT THE REQUEST OF

BOOK 180 PAGE 505

Sierra Pacific Power Co -

'88 JUL 19 P1:43

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.N. REGISTRATION RECORDER

FILE NO. FEE \$ 8.00

119976

BOOK 180 PAGE 508