

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Right of Way Dept.
P. O. Box 10100
Reno, NV 89520

A.P.N. 04-300-05, 16
04-310-04, 07 & 10
Work Order Number 95-02347-23

NO TAX DUE-EASEMENT

GRANT OF EASEMENT

FOR ELECTRIC TRANSMISSION AND COMMUNICATION

THIS INDENTURE, made and entered into this 3rd day of May, 1996, by and between NEVADA LAND & RESOURCE COMPANY, LLC, a California limited liability corporation, (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (hereinafter referred to as "Grantee"),

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct and operate one or more electric transmission and communication facilities, consisting of one or more circuits, together with the appropriate poles, towers, necessary guys and anchors, supporting structures, insulators and cross-arms, underground foundations, markers, fixtures, and other and necessary or convenient appurtenances connected therewith (hereinafter called "Utility Facilities"), across, over, upon, under, and through the following described property situate in the County of EUREKA, State of NEVADA, to-wit:

(See Attached Exhibit "A")

IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

5. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

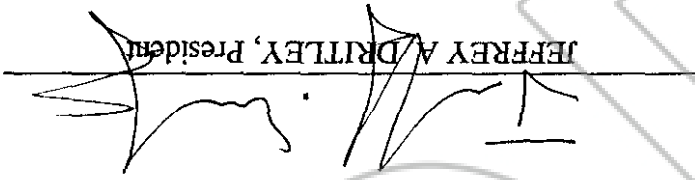
6. Grantee shall have the right to cut down or trim all trees within, adjacent to and outside said easement which may in the reasonable judgment of Grantee endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

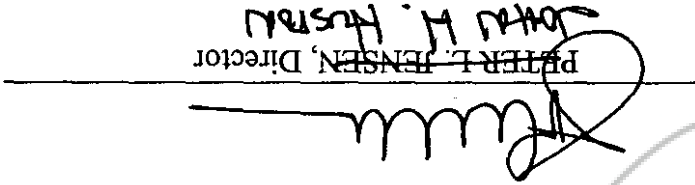
TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

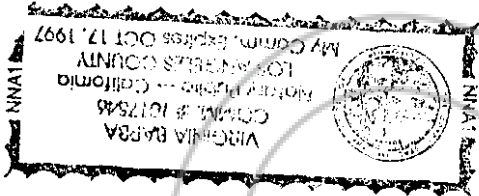
IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

NEVADA LAND & RESOURCE COMPANY, LLC
A California limited liability corporation
By: WESTERN LAND JOINT VENTURE,
Its Managing Member


JEFFREY A. DRITLEY, President

By: WESTERN WATER COMPANY


PETER L. JENSEN, Director
DONALD W. HUSTON



Notary Public

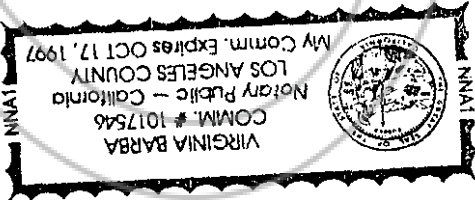
Virginia Barba

Signature

Witness my hand and official seal.

On this 3rd day of May, 1996, before me, a Notary Public, personally appeared ~~PETER L. JENSEN~~, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

STATE OF CALIFORNIA
COUNTY OF Los Angeles



Notary Public

Virginia Barba

Signature

Witness my hand and official seal.

On this 3rd day of May, 1996, before me, a Notary Public, personally appeared ~~JEFFREY A. DRITLEY~~, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

EXHIBIT "A"

PARCEL NO. 1

A portion of the West one-half of Section 1, Township 32 North, Range 48 East, MDM, Eureka County, Nevada.

An electric power easement 92.0 feet in width, 47.0 feet lying West of and 45.0 feet lying East of the following described centerline:

COMMENCING at the Northwest corner of said Section 1;

Thence South 89°24'13" East, 301.30 feet along the North line of said Section 1 to the TRUE POINT OF BEGINNING;

Thence South 00°43'41" West, 5492.40 feet to a point on the South line of said Section 1.

The above described easement contains an area of 505,300.8 square feet, more or less, or 11.600 acres.

PARCEL NO. 2

A portion of the West one-half of Section 13, Township 32 North, Range 48 East, MDM, Eureka County, Nevada.

An electric power easement 92.0 feet in width, 47.0 feet lying West of and 45.0 feet lying East of the following described centerline:

COMMENCING at the Northwest corner of said Section 13;

Thence South 89°52'27" East, 223.75 feet along the North line of said Section 13 to the TRUE POINT OF BEGINNING;

Thence South 00°43'41" West, 3708.33 feet;

Thence South 37°16'21" West, 208.42 feet to a point on the West line of said Section 13;

Also with the right to install guy and anchor facilities at the angle structure location, said guy and anchor facilities to extend not more than 75.0 feet from said angle structure.

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The above described easement contains an area of 369,791.0 square feet, more or less, or 8.489 acres (including anchor facilities area).

PARCEL NO. 3

A portion of Section 23, Township 32 North, Range 48 East, MDM, Eureka County, Nevada.

An electric power easement 92.0 feet in width, 47.0 feet lying West of and 45.0 feet lying East of the following described centerline:

COMMENCING at the Southeast corner of said Section 23;

Thence East 346.60 feet along the South line of said Section 23 to the TRUE POINT OF BEGINNING;

Thence North 37°16'21" East, 6640.70 feet to a point on the North line of said Section 23.

The above described easement contains an area of 610,944.4 square feet, more or less, or 14.025 acres.

PARCEL NO. 4

A portion of Section 27, Township 32 North, Range 48 East, MDM, Eureka County, Nevada.

An electric power easement 92.0 feet in width, 47.0 feet lying West of and 45.0 feet lying East of the following described centerline:

COMMENCING at the Northeast corner of said Section 27;

Thence South 466.11 feet along the East line of said Section 27 to the TRUE POINT OF BEGINNING;

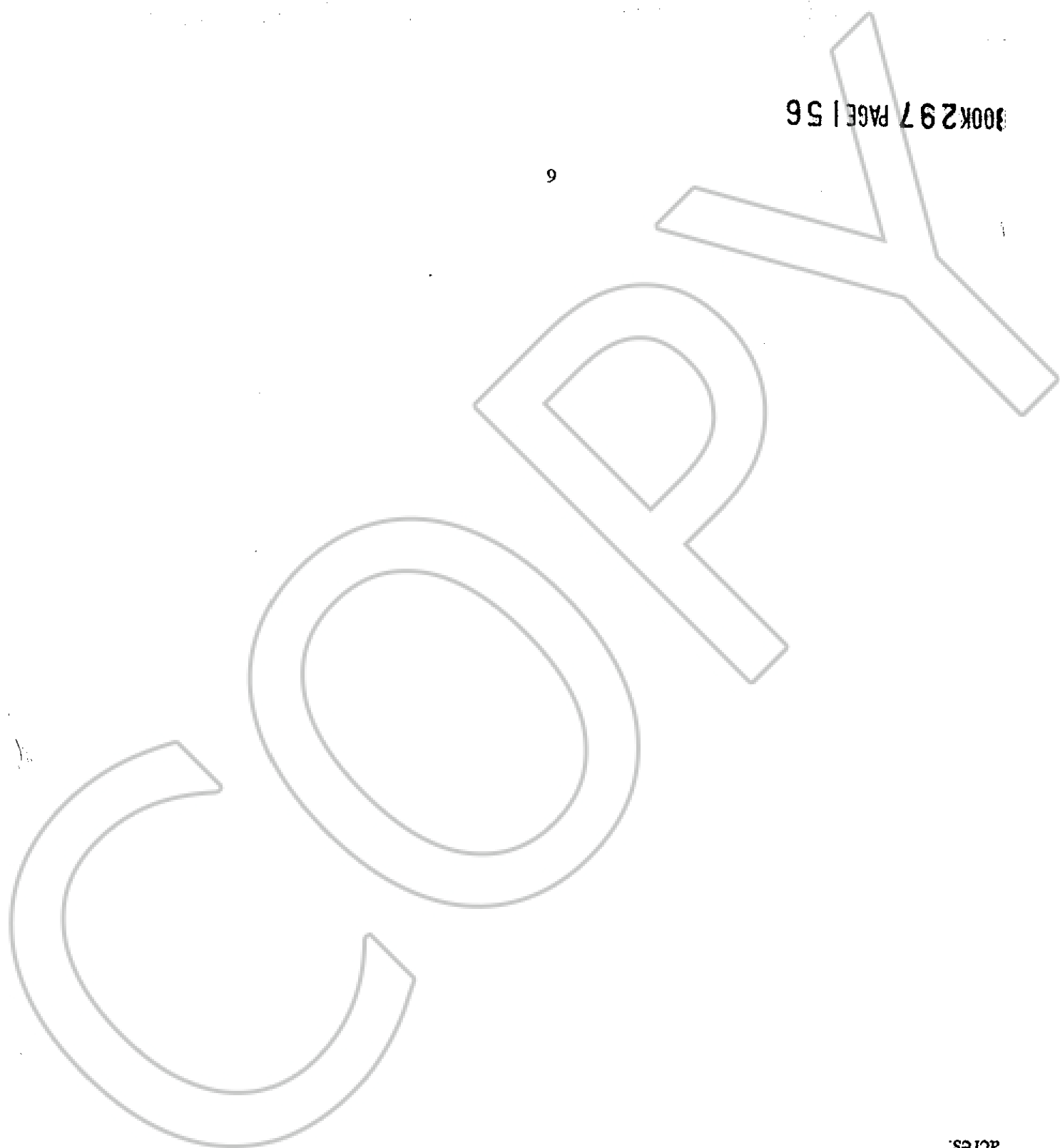
Thence South 37°16'21" West, 6044.78 feet to a point on the South line of said Section 27.

The above described easement contains an area of 556,119.76 square feet, more or less, or 12.767 acres.

PARCEL NO. 5

A portion of Section 33, Township 32 North, Range 48 East, MDM, Eureka County, Nevada.

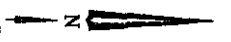
An electric power easement 92.0 feet in width, 47.0 feet lying West of and 45.0 feet lying East of the following described centerline:



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COMMENCING at the East 1/4 corner of said Section 33;
Thence North 467.41 feet along the East line of said Section 33 to the TRUE POINT OF
BEGINNING;
Thence South 37°16'21" West, 3921.87 feet to a point on the South line of said Section 33.
The above described easement contains an area of 360,812.04 square feet, more or less, or 8.283
acres.

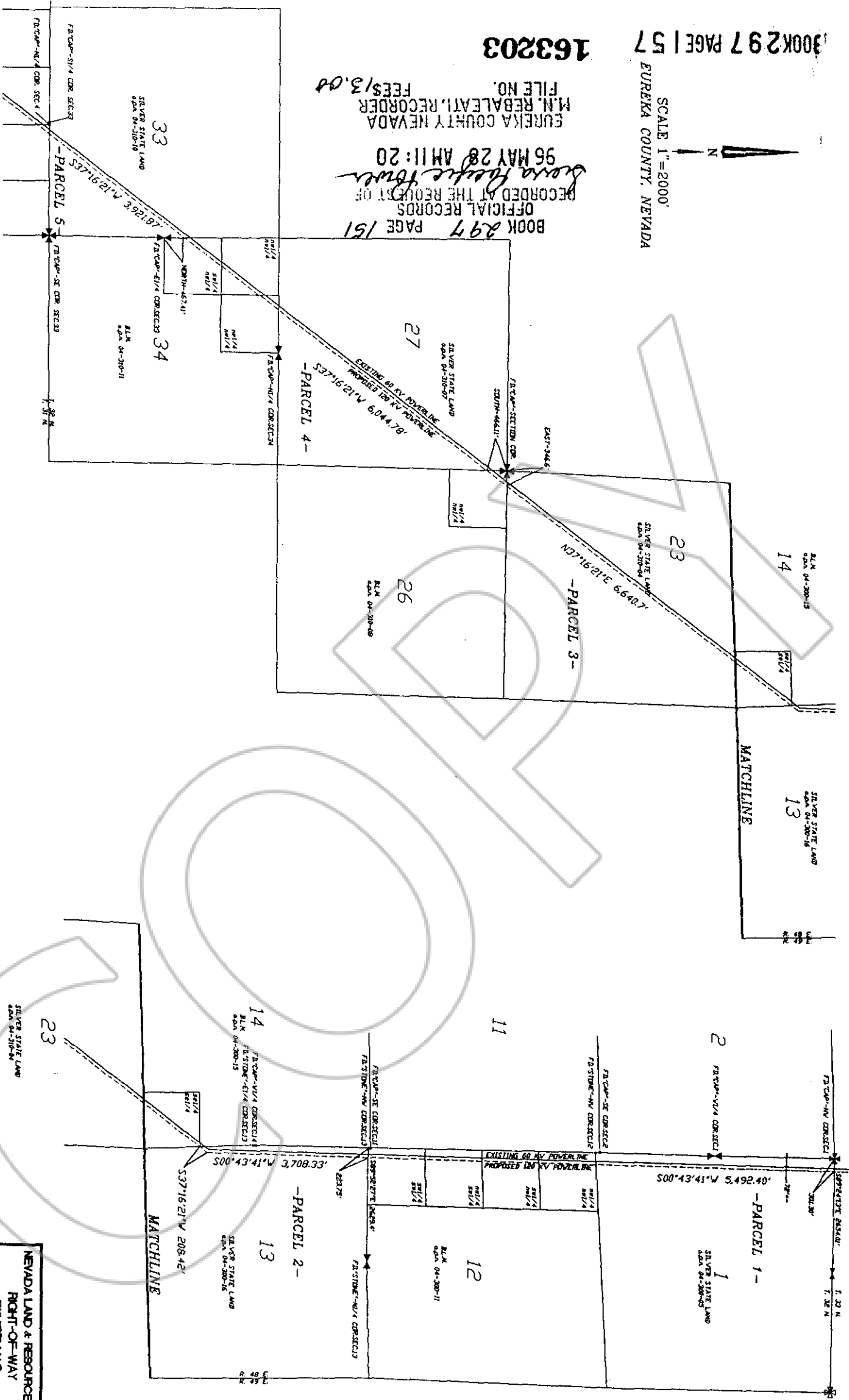
SCALE 1"=2000'
EUREKA COUNTY, NEVADA



163203

EUREKA COUNTY NEVADA
M.N. REBALCATTI, RECORDER
FILE NO. 13.08

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Serra Pacific Power
96 MAY 28 AM 11:20



BLK 04-300-12
04-300-12

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NEVADA LAND & RESOURCE CO.
RIGHT-OF-WAY
EXHIBIT MAP

SERRA PACIFIC POWER COMPANY