

APN: 138-15-810-009

When recorded mail to:  
Land Services MS 9  
Nevada Power Company  
P.O. Box 98910  
Las Vegas, NV 89151-0001

## GRANT OF EASEMENT

I(WE) **CITY OF LAS VEGAS**, for One Dollar and other valuable consideration, do hereby grant and convey to **NEVADA POWER COMPANY** its successors and assigns, the right to construct, to operate, to add to, to maintain, and to finally remove underground electric system(s), consisting of duct lines, manholes, vaults, wires, cables, transformer installation above or below ground surface, service boxes, and other fixtures and apparatus, or any thereof, for the transmission and distribution of electricity and/or communications cable upon, over, under, and across the parcel(s) hereinafter described and the right of ingress and egress to and over the said parcel(s); together with the right to clear and keep cleared any obstruction from the surface or subsurface as may be deemed necessary to insure the safe and proper operation of said electric system(s).

The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the Southeast Quarter (SE1/4) of Section 15, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as follows:

**SEE ATTACHED EXHIBITS "A" (1 PAGE) AND "B" (2 PAGES).**

RW# 0055-07rbt WO# 167667 (Smoke Ranch Improvements @ Tenaya)  
Reference Document: 860108:00613

The Grantor(s) retain(s) the right to fence, plant, pave, maintain, alter or otherwise improve and to so use said parcel(s) for its own purposes so long as such use is consistent with the National Electric Safety Code and standard electrical practices and does not interfere with the rights herein granted. Property owner shall not permit the construction or placement of any structures within easement area, including, but not limited to, parking canopies, storage buildings and covered facilities without the written consent of Nevada Power Company.

**THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY RECORDED IN BOOK 20010806 AS DOCUMENT NO. 01128 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.**

**WITNESS** my (our) hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APN: 138-15-810-009

**CITY OF LAS VEGAS**

\_\_\_\_\_  
**BY: OSCAR B. GOODMAN**  
**TITLE: MAYOR**

**APPROVED AS TO FORM**

**ATTEST:**

*Thomas R. Green 3/12/07*  
**DEPUTY CITY ATTORNEY**  
Thomas R. Green

\_\_\_\_\_

**STATE OF \_\_\_\_\_)**  
**COUNTY OF \_\_\_\_\_)**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
\_\_\_\_\_, a Notary Public, personally appeared  
\_\_\_\_\_, personally  
known to me (or proved to me on the basis of satisfactory evidence) to  
be the person(s) who executed the within instrument as \_\_\_\_\_  
\_\_\_\_\_ on behalf of \_\_\_\_\_  
the corporation, partnership, limited liability company therein named,  
and acknowledged to me that the corporation, partnership, limited liability  
company executed it.

\_\_\_\_\_  
**Notary Public**

**Notary Seal:**

**RATIFIED AND CONFIRMED**

\_\_\_\_\_  
**JAMES R. SAAVEDRA**  
**MANAGER OF LAND SERVICES**

RW 0055-07rbt WO# 167667

## EXHIBIT A

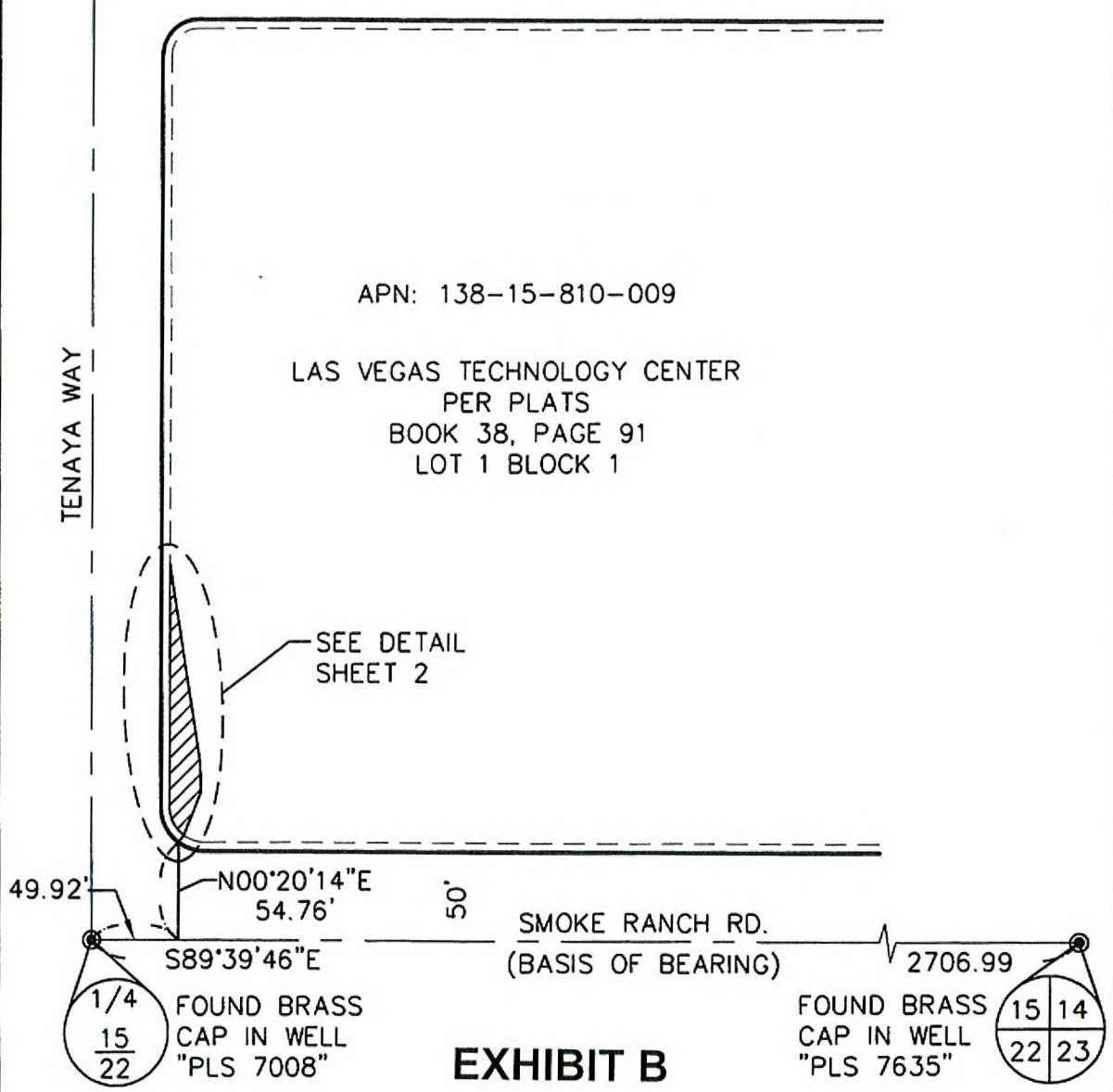
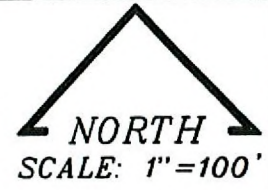
That portion of the Southeast Quarter (SE1/4) of Section 15, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as follows:

That portion of Lot One (1) in Block One (1) of Las Vegas Technology Center as shown on map filed in Book 38 of Plats, Page 91 in the Official Records of Clark County, Nevada described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter (SE1/4) of Section 15, thence along the south line thereof South  $89^{\circ}39'46''$  East a distance of 49.92 feet to a point;  
thence leaving said south line North  $00^{\circ}20'14''$  East a distance of 54.76 feet to a point on the north line of Smoke Ranch Road as shown on said plat;  
thence leaving said north line North  $36^{\circ}16'57''$  East a distance of 5.00 feet to a point on a non-tangent curve concave northeasterly having a radius of 20.00 feet, a radial to said curve bearing North  $36^{\circ}16'57''$  East, said point being the POINT OF BEGINNING;  
thence northerly along said curve through a central angle of  $53^{\circ}44'51''$  an arc length of 18.76 feet to a point on a line parallel with and 5.00 feet easterly of the west line of said Lot One (1);  
thence along said parallel line North  $00^{\circ}01'48''$  East a distance of 136.32 feet to a point;  
thence leaving said parallel line South  $08^{\circ}46'06''$  East a distance of 112.95 feet to a point;  
thence South  $02^{\circ}02'11''$  East a distance of 16.37 feet to a point;  
thence South  $21^{\circ}38'32''$  West a distance of 26.32 feet to the POINT OF BEGINNING.


**BASIS OF BEARING**

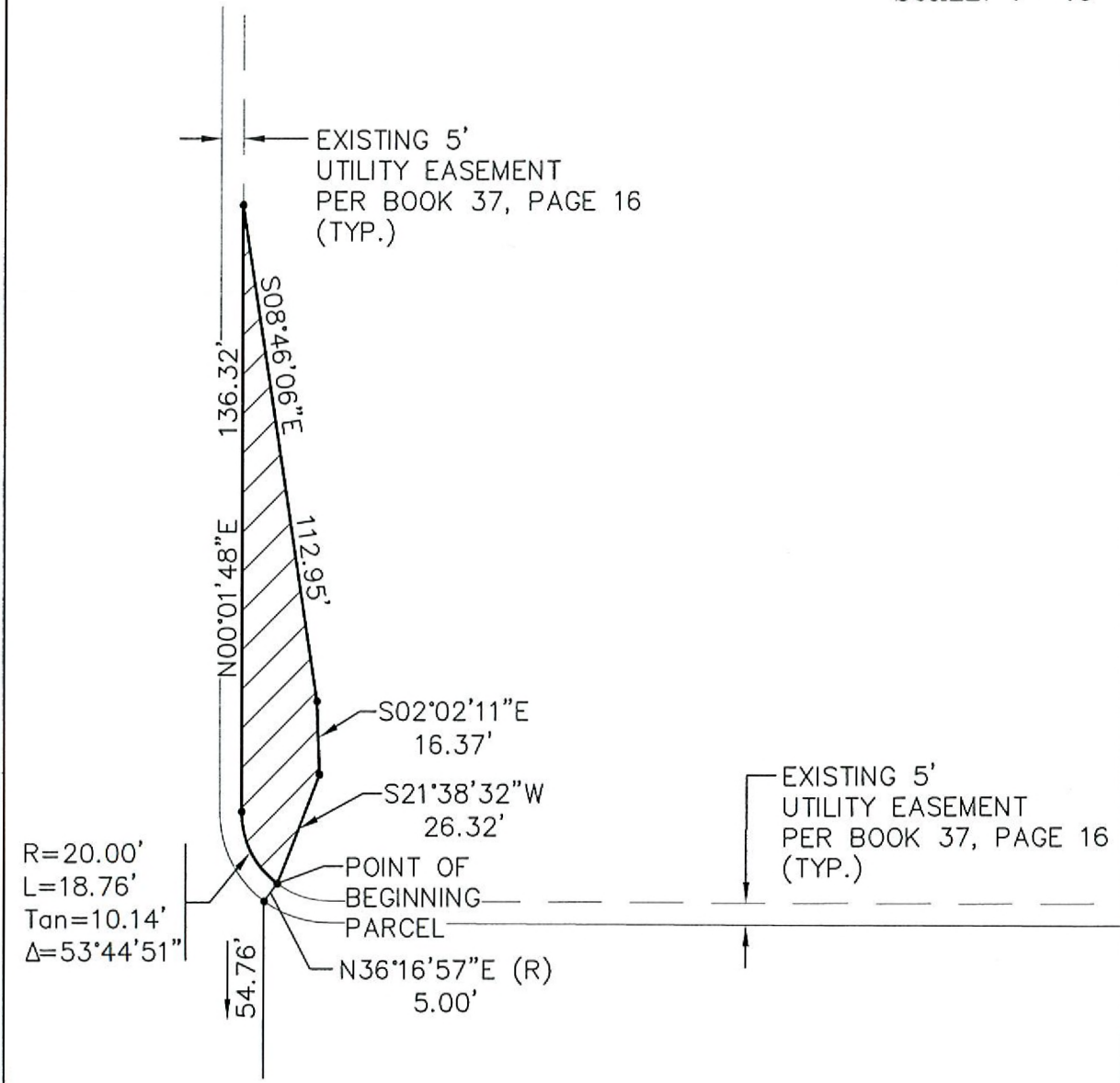
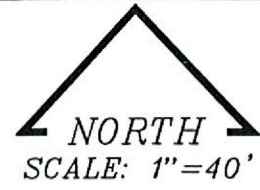
SOUTH 89°39'46" EAST BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY A MAP ON FILE IN FILE 134, PAGE 1 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



**EXHIBIT B**


REVISED 2-13-07 SHEET 1 OF 2

 <b>NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000</b>			
<b>TITLE:</b> SMOKE RANCH IMP. @ TENAYA	<b>DESCRIPTION:</b> EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION	SEC:15 T:20 S R:60 E SURVEYOR: GE/BB/DW DRAWN BY: AC CHECKED BY: RH	<b>DATE:</b> 01-17-07 <b>PROJECT ID:</b> 167667



$R=20.00'$   
 $L=18.76'$   
 $Tan=10.14'$   
 $\Delta=53^{\circ}44'51''$

SHEET 2 OF 2

	NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000		
TITLE: SMOKE RANCH IMP. @ TENAYA	DESCRIPTION: EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION	SEC:15    T:20 S    R:60 E SURVEYOR: GE/BB/DW DRAWN BY: AC CHECKED BY: RH	DATE: 01-17-07 PROJECT ID: 167667