

APN: 139-21-701-003 139-21-702-001 139-21-702-002
139-21-702-003 139-21-702-004 139-21-702-005

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, a municipal corporation of the State of Nevada**, 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 Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 21, Township 20 South, Range 61 East, M.D.B.&M., more particularly described as follows:

SEE ATTACHED EXHIBITS "A" (3 PAGES) AND "B" (2 PAGES).

RW# 0505-07 WO# 171454 (Andre Agassi College)

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 20030916 AS DOCUMENT NO. 03288 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

WITNESS my (our) hand(s) this _____ day of _____, 20____.

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CITY OF LAS VEGAS

BY: OSCAR B. GOODMAN
TITLE: MAYOR

APPROVED AS TO FORM

ATTEST:

Thomas R. Green 2/17/07

DEPUTY CITY ATTORNEY
Thomas R. Green

BEVERLY K. BRIDGES, CMC
CITY CLERK

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# 0505-07 WO# 171454 (Andre Agassi College)

EXHIBIT A

That portion of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 21, Township 20 South, Range 61 East, M.D.B.&M., more particularly described as follows:

PARCEL ONE:

COMMENCING at the Center Quarter Corner (C1/4) of said Section 21, said point being the intersection of the centerlines of Lake Mead Boulevard and Martin Luther King Boulevard, thence along the north line of the Southeast Quarter (SE1/4) of said Section 21 South 89°32'26" East 408.16 feet to a point hereinafter called Point "A",

Thence departing said north line South 00°08'12" West 54.37 feet to a point on the south line of Lake Mead Boulevard as described in Deed of Dedication recorded in Book 20030730 as Document No. 03594 in the Official Records of Clark County, Nevada, said point being the POINT OF BEGINNING;

Thence along said south line North 89°11'08" East 14.00 feet;

Thence departing said south line South 00°08'12" West 10.00 feet;

Thence South 89°11'08" West 14.00 feet;

Thence North 00°08'12" East 10.00 feet to the Point of Beginning.

PARCEL TWO:

COMMENCING at the above described Point "A", thence along the north line of said Southeast Quarter (SE1/4) South 89°32'26" East 400.22 feet;

Thence departing said north line South 00°27'34" West 50.00 feet to a point on the south line of Lake Mead Boulevard as described in Deed recorded in Book 900924 as Document No. 00091 in the Official Records of Clark County, Nevada, said point being the POINT OF BEGINNING;

Thence along said south line of Lake Mead Boulevard South 89°32'26" East 56.02 feet to a point hereinafter called Point "B";

Thence departing said south line South 81°54'41" West 44.11 feet;

Thence South 00°27'34" West 4.44 feet;

Thence North 89°32'26" West 12.40 feet;

Thence North 00°27'34" East 11.00 feet to the Point of Beginning.

Centerline No. 1:

A strip of land 10.00 feet in width lying 5.00 feet on each side of the following described centerline.

COMMENCING at the above described Point "B", thence along said south line of Lake Mead Boulevard South 89°32'26" East 102.72 feet to the POINT OF BEGINNING;

Thence departing said south line South 70°35'51" East 7.37 feet;

Thence South 26°33'38" East 16.35 feet;

Thence South 09°00'40" East 63.70 feet;

Thence South 14°36'50" East 62.55 feet;

Thence South 13°31'45" West 8.94 feet;

Thence South 04°44'38" West 21.27 feet;

Thence South 00°36'42" East 62.27 feet;

Thence South 03°56'25" West 26.18 feet;

Thence South 08°32'57" West 21.21 feet to a point hereinafter called Point "C";

Thence South 03°40'27" East 57.09 feet;

Thence South 34°37'10" East 11.55 feet;

Thence South 61°35'36" East 5.91 feet;

Thence South 86°55'44" East 13.56 feet;

Thence South 81°19'08" East 20.55 feet

Thence North 87°09'22" East 40.60 feet;

Thence North 88°41'35" East 195.35 feet;

Thence North 61°53'46" East 3.19 feet to a point on the westerly line of "J" Street as described in Deed recorded in Book 138 as Document No. 113275 in the Official Records of Clark County, Nevada said point being the POINT OF ENDING.

The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the south line of Lake Meade Boulevard, meet at all angle points and end in the west line of "J" Street.

Centerline No. 2:

A strip of land 10.00 feet in width lying 5.00 feet on each side of the following described centerline.

**BEGINNING at the above described Point "C", thence North 36°27'05" West 11.73 feet;
Thence South 88°54'48" West 52.47 feet;
Thence North 85°52'04" West 51.47 feet;
Thence South 87°38'06" West 53.04 feet;
Thence South 89°41'00" West 57.31 feet;
Thence South 88°34'04" West 37.41 feet;
Thence North 89°13'34" West 56.47 feet;
Thence South 68°24'56" West 4.28 feet;
Thence South 35°06'18" West 4.58 feet;
Thence South 03°01'01" East 2.26 feet to a point on the westerly prolongation of the north line of Block Four (4) of Continental Village Unit No. 2 as shown on map filed in Book 8 of Plats, Page 87 in the Official Records of Clark County, Nevada, said point being the POINT OF ENDING.**

The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the lines of Centerline No. 1, meet at all angle points and end in the north line of Block Four (4) of Continental Village Unit No. 2 as shown on map filed in Book 8 of Plats, Page 87 in the Official Records of Clark County, Nevada.

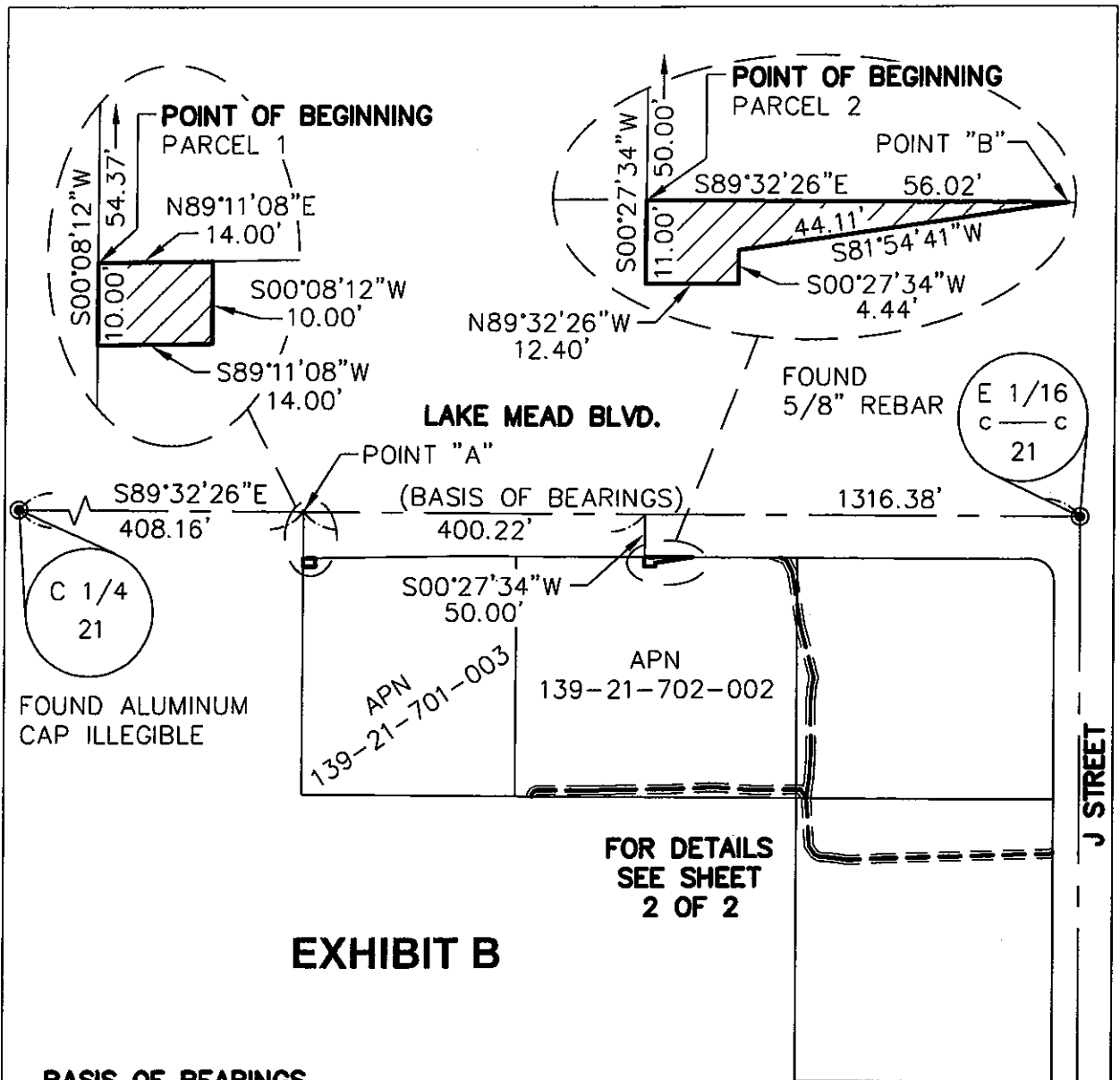
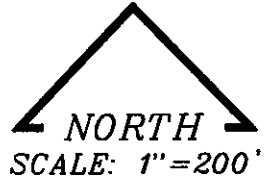



EXHIBIT B

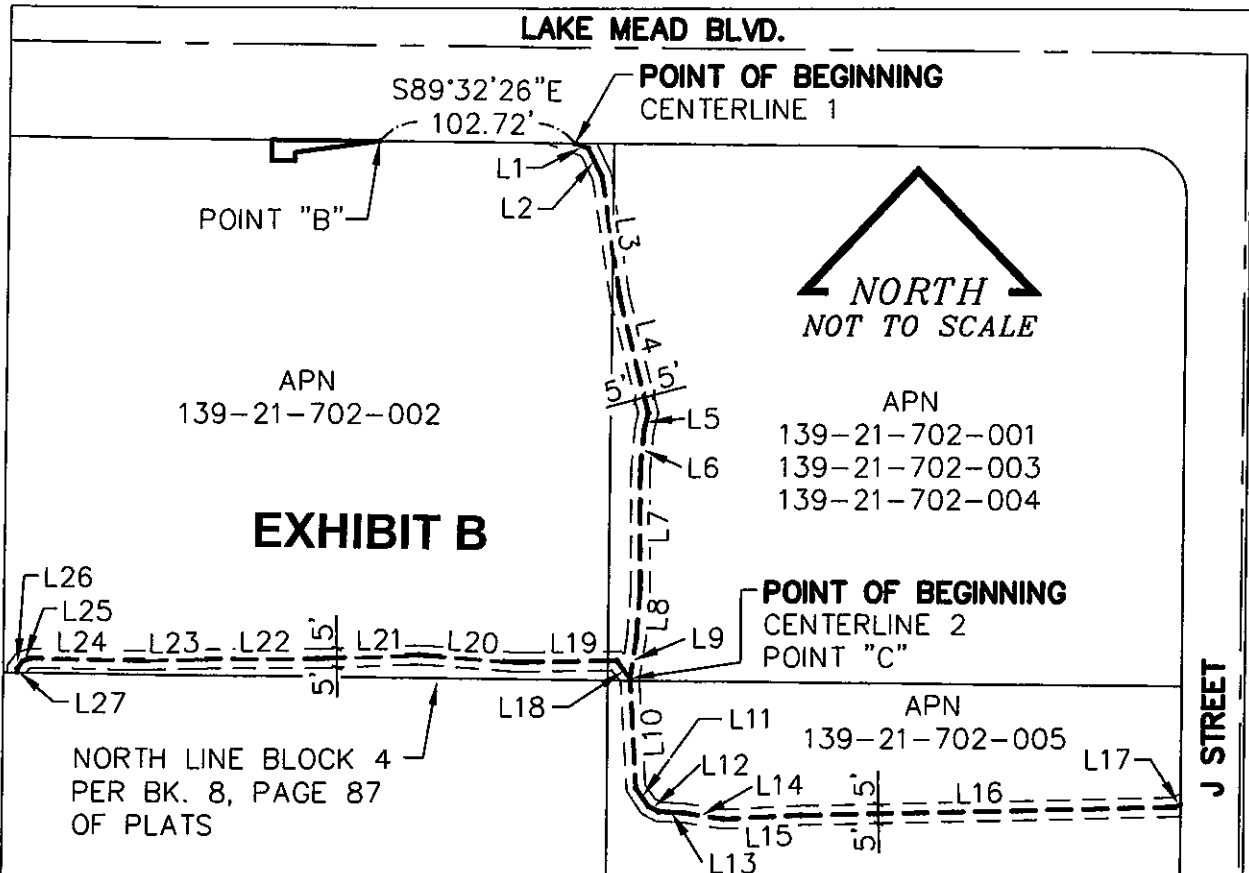
BASIS OF BEARINGS

SOUTH 89°32'26" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN FILE 102, PAGE 95 OF PARCEL MAPS.



**SHEET 1 OF 2
 REVISED 7-10-07**

 NEVADA POWER.		NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000	
TITLE: ANDRE AGASSI COLLEGE PREP.	DESCRIPTION: EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION	SEC:21 T:20 S R:61 E SURVEYOR: GE/AA DRAWN BY: RH CHECKED BY: JE	DATE: 6-1-07 PROJECT ID: 171454



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S70°35'51"E	7.37'	L15	N87°09'22"E	40.60'
L2	S26°33'38"E	16.35'	L16	N88°41'35"E	195.35'
L3	S09°00'40"E	63.70'	L17	N61°53'46"E	3.19'
L4	S14°36'50"E	62.55'	L18	N36°27'05"W	11.73'
L5	S13°31'45"W	8.94'	L19	S88°54'48"W	52.47'
L6	S04°44'38"W	21.27'	L20	N85°52'04"W	51.47'
L7	S00°36'42"E	62.27'	L21	S87°38'06"W	53.04'
L8	S03°56'25"W	26.18'	L22	S89°41'00"W	57.31'
L9	S08°32'57"W	21.21'	L23	S88°34'04"W	37.41'
L10	S03°40'27"E	57.09'	L24	N89°13'34"W	56.47'
L11	S34°37'10"E	11.55'	L25	S68°24'56"W	4.28'
L12	S61°35'36"E	5.91'	L26	S35°06'18"W	4.58'
L13	S86°55'44"E	13.56'	L27	S03°01'01"E	2.26'
L14	S81°19'08"E	20.55'			

**SHEET 2 OF 2
REVISED 7-10-07**

 NEVADA POWER.	NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000		
TITLE: ANDRE AGASSI COLLEGE PREP.	DESCRIPTION: EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION	SEC:21 T:20 S R:61 E SURVEYOR: GE/AA DRAWN BY: RH CHECKED BY: JE	DATE: 6-1-07 PROJECT ID: 171454