

APN: 138-31-101-002 138-31-501-003

WHEN RECORDED MAIL TO
Land Services
NV Energy
P.O. Box 98910 MS 9
Las Vegas, NV 89151-0001

GRANT OF EASEMENT

THE CITY OF LAS VEGAS, a political subdivision of the State of Nevada, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Nevada Power Company, a Nevada corporation, ("**Grantee**"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**") upon, over, under and through the property described in **Exhibit "A" (2 pages)** attached hereto and shown on **Exhibit "B" (1 page)** attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to

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Project Name: Circular LL-607-01
Reference Document: 435:350687
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include, but not be limited to, drainage, trees, bridges, and signage. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

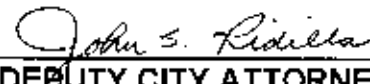
This grant includes underground electrical service to the meter panel(s) on said land.

**THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY
RECORDED IN BOOK 20060530 AS DOCUMENT NO. 02772 IN THE OFFICIAL RECORDS
OF CLARK COUNTY, NEVADA.**

CITY OF LAS VEGAS

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

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

ATTEST:

**BEVERLY K. BRIDGTS, CMC
CITY CLERK**

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____ by
Oscar B. Goodman as Mayor of the City of Las Vegas.

Signature of Notarial Officer

Notary Seal:

RATIFIED AND CONFIRMED

**JAMES R. SAAVEDRA
DIRECTOR OF LAND SERVICES**

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Exhibit A

The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the North Half of the North Half (N1/2 N1/2) of Section 31, Township 20 South, Range 60 East, M.D.B.&M., described as follows:

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 Southwest corner of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 31, as established per the map of Peccole West filed in Book 77 of Plats, Page 23 in the Official Records of Clark County, Nevada;

Thence along the south line thereof South 89°10'53" East 2480.01 feet to a point, said point being further described as bearing North 72°12'08" East 2514.19 feet from the intersection of the centerlines of Alta Drive and Hualapai Way as shown on said map of Peccole West filed in Book 77 of Plats, Page 23 in the Official Records of Clark County;

Thence departing said south line North 00°49'07" East 15.88 feet to the POINT OF BEGINNING;

Thence South 86°50'40" East 36.95 feet;

Thence South 81°54'26" East 24.96 feet;

Thence South 76°21'34" East 28.00 feet;

Thence South 89°10'53" East 9.16 feet;

Thence North 08°59'36" West 13.44 feet;

Thence North 01°38'37" East 22.88 feet;

Thence North 83°17'39" East 25.01 feet;

Thence South 79°10'19" East 8.54 feet to a point hereinafter called Point "A";

Thence South 69°45'06" East 6.99 feet;

Thence South 10°08'32" East 5.10 feet to the Point of Ending.

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The sideline boundaries of said strip shall be lengthened or shortened so as to meet at all angle points.

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 "A";

Thence North 39°55'52" East 7.84 feet;

Thence North 02°24'32" East 26.63 feet to the Point of Ending.

The sideline boundaries of said strip shall be lengthened or shortened so as to meet at all angle points.

Description created by Roger Trestrail
Nevada Power Company dba NV Energy
2215 E. Lone Mountain Road
North Las Vegas, Nevada
Work Order # 179614

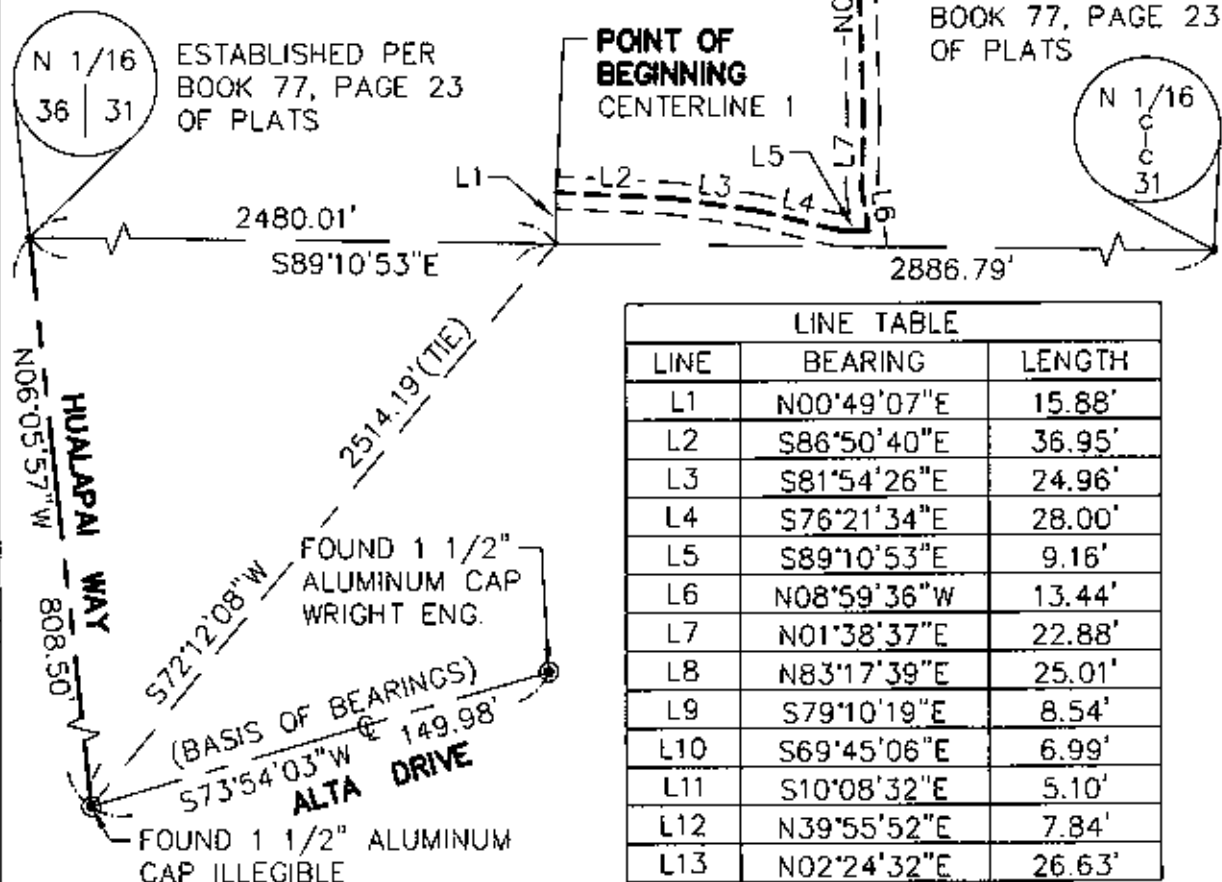
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BASIS OF BEARINGS

SOUTH 73°54'03" WEST BEING THE CENTERLINE OF ALTA DRIVE (70.00 FEET WIDE) LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 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 BOOK 77, PAGE 23 OF PLATS.



EXHIBIT B



 NEVADA POWER.	NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 367-5000		
TITLE: CINGULAR LL-607-01 AND VG08186 CELL SITE	DESCRIPTION: EXHIBIT TO ACCOMPANY LAND DESCRIPTION	SEC:31 T:20 S R:60 E SURVEYOR: GE/DW DRAWN BY: RH CHECKED BY:LYZ	DATE: 3-27-08 PROJECT ID: 179614 & 185744