

APN: 139-34-201-009 and 139-34-201-019

WHEN RECORDED MAIL TO:

Land Services

NV Energy

P.O. Box 98910 MS 9

Las Vegas, NV 89151-0001

GRANT OF EASEMENT

CITY OF LAS VEGAS, a municipal corporation in 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, d/b/a NV Energy ("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" 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 the garage building access height along the easement area will be a minimum of 19.00 feet above finish grade and 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 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

RW# 426-09yb

Proj. #192519

Project Name: UPRR Bore/Sleeve

Reference Document: 20090331:05221 & 20091016:03437

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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.

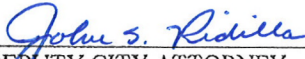
GRANTOR:

CITY OF LAS VEGAS

BY: OSCAR B. GOODMAN
TITLE: MAYOR

APPROVED AS TO FORM

ATTEST:



DEPUTY CITY ATTORNEY

John S. Ridilla
Deputy City Attorney

BEVERLY K. BRIDGES, MMC
CITY CLERK

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on _____, 2009 by
_____ as _____ on behalf of the CITY OF LAS VEGAS.

Notary Signature

Seal Area →

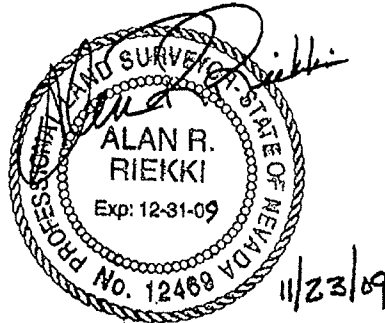
RATIFIED AND CONFIRMED

JAMES R. SAAVEDRA
MANAGER OF LAND SERVICES

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AUGUST 13, 2009
BY: ARR
P.R. BY HJB
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(REV. 9/08/09)
(REV 11/19/09)
(REV 11/23/09)



EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A STRIP OF LAND GENERALLY LOCATED SOUTHEAST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND NORTHWEST OF THE NORTHWEST RIGHT-OF-WAY OF MAIN STREET FOR NV ENERGY EASEMENT PURPOSES.

NV ENERGY EASEMENT

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND, 46 FEET WIDE, LYING 23 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 97 OF PARCEL MAPS, AT PAGE 72 BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 27°55'16" EAST, ALONG SAID RIGHT-OF-WAY LINE, 39.44 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 62°04'32" EAST ALONG A LINE RUNNING PARALLEL WITH AND 39.44 FEET DISTANT FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 1 A DISTANCE OF 347.72 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, SAME BEING THE **POINT OF TERMINATION**

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED SO AS TO BEGIN ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID UNION PACIFIC RAILROAD AND TERMINATE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

AUGUST 12, 2009
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LEGAL DESCRIPTION CONTINUED
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(REV. 11/23/09)

SAID EASEMENT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 19 FEET ABOVE
FINISHED FLOOR OF THE PROPOSED GARAGE STRUCTURE WHERE SAID
STRUCTURE SHALL EXIST.

BASIS OF BEARINGS:

NORTH 27°55'28" EAST, BEING THE BEARING OF THE CENTERLINE OF MAIN
STREET BETWEEN BONNEVILLE AVENUE AND CLARK AVENUE, AS SHOWN ON
THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER ,
CLARK COUNTY NEVADA IN FILE 97 OF PARCEL MAPS, AT PAGE 72.

END OF DESCRIPTION.

