

APN: 139-21-702-002

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, ("Owner/Grantor") and THE ANDRE AGASSI FOUNDATION FOR EDUCATION, who assigned all of its rights and interest to THE ANDRE AGASSI CHARITABLE FOUNDATION, an Ohio non-profit corporation, ("Lessee") 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

RW# 0389-09(A)rbrt

Proj. # 178525

Project Name: Andre Agassi College Prep.

Reference Document: 20000725:00242 and 20070627:03259

GOE_DIST

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 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 NW1/4 NE1/4 NW1/4 SE1/4.

THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY RECORDED IN BOOK 20060421 AS DOCUMENT NO. 04231 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CITY OF LAS VEGAS

BY: OSCAR B. GOODMAN
TITLE: MAYOR

APPROVED AS TO FORM

ATTEST:

John S. Ridilla 2/8/10
DEPUTY CITY ATTORNEY
John S. Ridilla
Deputy City Attorney

STATE OF _____)

COUNTY OF _____)

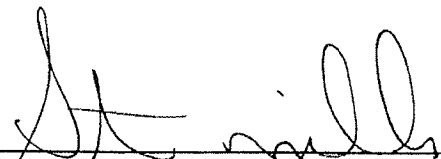
This instrument was acknowledged before me on _____, 20____ by
Oscar B. Goodman as Mayor of the City of Las Vegas.

Signature of Notarial Officer

Notary Seal:

RW# 0389-09rbt
Proj. # 178525
Project Name: Andre Agassi College Prep.
Reference Document: 20000725:00242 and 20070627:03259
GOE_DIST 2

FOUNDATION FOR EDUCATION ^h
ANDRE AGASSI CHARITABLE FOUNDATION

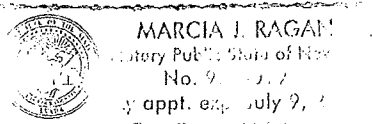

BY: STEVE MILLER
TITLE: CEO

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on January 26, 2010 by
Steve Miller as _____ of the
ANDRE AGASSI CHARITABLE FOUNDATION. FOR EDUCATION ^h


Signature of Notarial Officer

Notary Seal:



RATIFIED AND CONFIRMED

JAMES R. SAAVEDRA
DIRECTOR OF LAND SERVICES

Exhibit A

The above referred to parcel of land in the County of Clark, State of Nevada, is that portion of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter (NW1/4 NE1/4 NW1/4 SE1/4) of Section 21, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

Centerline No. 1:

A strip of land 12.00 feet in width lying 6.00 feet on each side of the following described centerline.

COMMENCING at the Northwest corner of said Southeast Quarter (SE1/4) of said Section 21, thence along the north line thereof South 89°32'26" East 808.14 feet;

Thence departing said north line South 00°27'34" West 50.00 feet to a point on the south line of Lake Meade Boulevard as described in deed recorded September 24, 1990 in Book 19900924 as Document No. 00091 in the Official Records of Clark County, Nevada;

Thence departing said south line and continuing South 00°27'34" West 6.00 feet to a point on a line parallel with and 6.00 feet south of said south line of said Lake Meade Boulevard, said point being the POINT OF BEGINNING;

Thence along said parallel line South 89°32'26" East 166.83 feet to a point hereinafter called Point "A", said point being the Point of Ending.

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 South 15°25'57" East 47.55 feet to the Point of Ending.

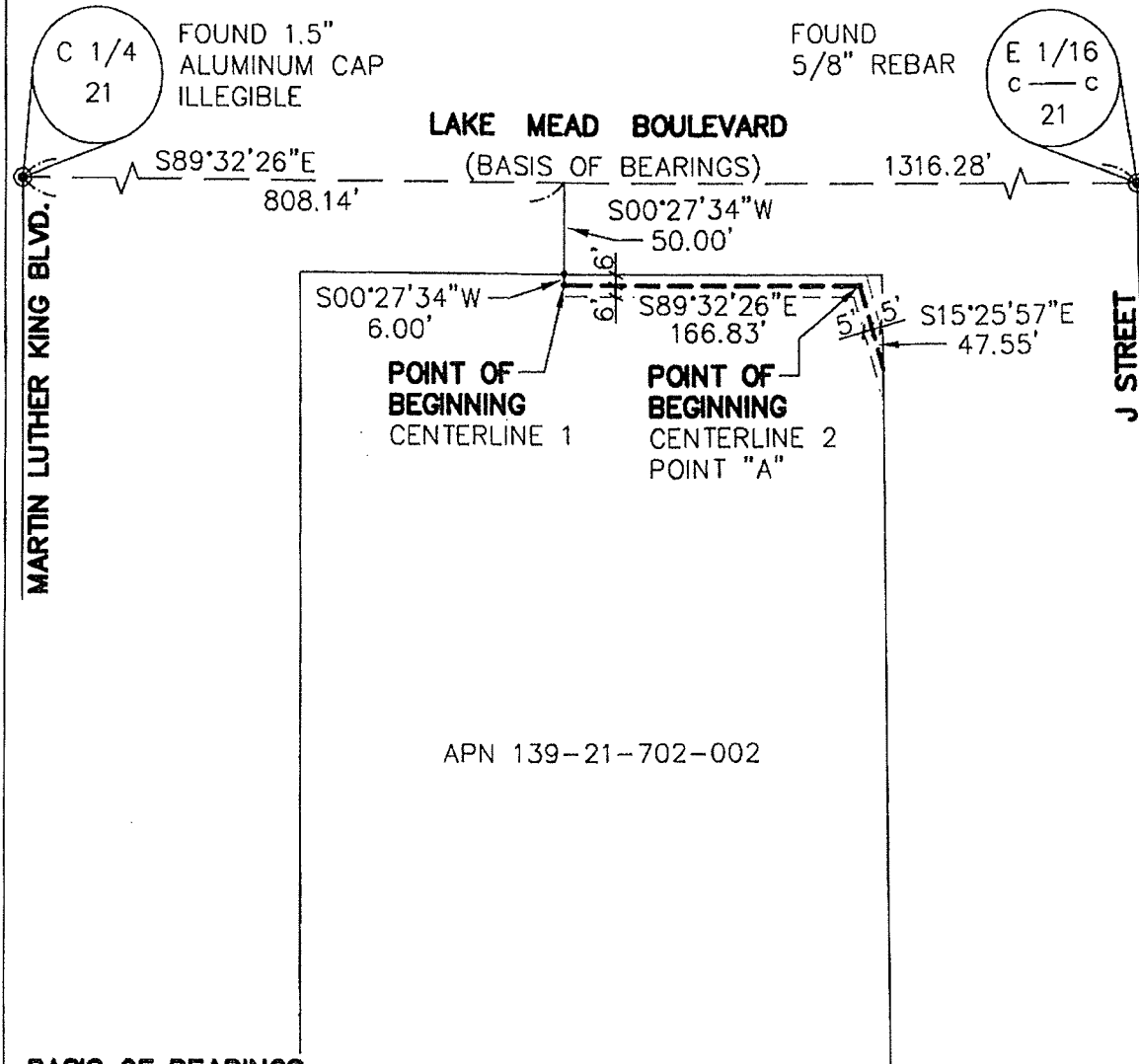
The sideline boundaries of said strip shall be lengthened or shortened so as to begin in the south line of Lake Meade Boulevard and the south line of Centerline No. 1 and end in the lines of that certain easement conveyed to Nevada Power Company in document recorded August 29, 2007 in Book 20070829 as Document No. 01655 in the Official Records of Clark County, Nevada.

**Description created by Roger Trestrail
Nevada Power Company dba NV Energy
2215 E. Lone Mountain Road
North Las Vegas, Nevada
Work Order # 178525**

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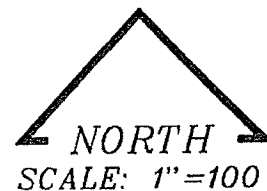
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EXHIBIT B



BASIS OF BEARINGS

SOUTH 89°32'26" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) 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.



 NEVADA POWER.	NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151, 6226 WEST SAHARA AV., (702) 402-5000		
TITLE: ANDRE AGASSI COLLEGE PREP	DESCRIPTION: EXHIBIT TO ACCOMPANY LAND DESCRIPTION	SEC:21 T:20 S R:61 E SURVEYOR: RS/DW DRAWN BY: RH CHECKED BY: LYZ	DATE: 8-14-08 PROJECT ID: 178525