

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

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SOUTHERN CALIFORNIA EDISON COMPANY

2131 WALNUT GROVE AVENUE
G03 - 2ND FLOOR
ROSEMEAD, CA 91770

TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Laughlin
APN: 264-23-000-001; 264-
24-101-001; 264-26-000-001;
and 264-26-000-002
RP File No.: GRT201475934
Affects SCE Documents:
267783

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 69358A Service Order 800712453
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	APPROVED REAL PROPERTIES DEPARTMENT
SO. CALIF. EDISON CO. SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	BY LC DATE 12/10/2014

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, DEPARTMENT OF WATER AND POWER FOR THE CITY OF LOS ANGELES, a department organized and existing under the Charter of the City of Los Angeles, SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, an agricultural improvement district organized and existing under the laws of the State of Arizona and NEVADA POWER COMPANY, a Nevada corporation, dba NV ENERGY, hereinafter called "Grantor", do(es) hereby grant to ELECTRIC LIGHTWAVE, LLC., a Delaware limited liability company, hereinafter called "Grantee", an easement for communication purposes, in, on, under, over, along and across that certain real property in the County of Clark, State of Nevada, described as follows:

Section 23, Township 32 South, Range 66 East, Mount Diablo Meridian; Government Lots 7 and 8 in Fractional Section 24, Township 32 South, Range 66 East, Mount Diablo Meridian; and the North half and the North half of the South half of Fractional Section 26, Township 32 South, Range 66 East, Mount Diablo Meridian, all in the County of Clark, State of Nevada, according to the Official Plat of said land as filed in the District Land Office.

Said communication easement is more particularly described on the Exhibit(s) "A", "B" and "C" and more particularly depicted on the Exhibit(s) "A-1", "B-1" and "C-1", all attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, through, along and across the above described real property, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.

Grant of Easement
S.C.E., a corporation to
Electric Lightwave, LLC
Serial No. 69358A
RP FILE: GRT201475934
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2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement grant.
3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.
4. Grantee agrees to hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability arising from or growing out of loss or damage to property, including Grantor's own property, or injury to or death of persons, including employees of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights hereby granted; provided, however, that this covenant shall not apply in those instances where such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole active negligence of Grantor.
5. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of twenty-seven (27.00) feet between their equipment and any and all overhead electric conductors.
6. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times.
7. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
8. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property is not so used;
 - b. said real property shall be vacated as a communication right of way; or
 - c. the project for which this Easement is being granted is abandoned,the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.
9. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the termination or reversion of the rights herein given.

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10. As a controlling part of the consideration for the execution and delivery of this instrument by Grantor, the Easement is accepted upon and subject to the express condition that the improvement for which the Easement is given, regardless of the time performed, and any other work or improvement commenced within two years from the date of recording of this Easement (which improvement and other work or improvement are hereinafter sometimes collectively called "Improvement") shall be done without any cost or expense whatsoever to Grantor, and that in the event a special assessment or assessments is or are levied by an authorized lawful body against the real property of Grantor for the Improvement, Grantee agrees that it will reimburse Grantor and it shall be the binding obligation of the Grantee to reimburse Grantor for the full amount of any and all such special assessment or assessments so levied for said Improvement and paid by Grantor.
11. Also as a controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to construct and maintain the improvement to be located on the above described real property at its own expense.
12. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
13. Any earth fill placed by Grantee within the boundaries of the above described real property shall have a relative compaction density of ninety percent (90%).
14. Grantee agrees to maintain the above described real property.
15. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
16. Any underground facilities shall be buried in the ground so that the tops thereof shall be not less than forty-eight (48) inches below the surface of the ground, shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.
18. It is expressly understood and agreed that this Easement is granted pursuant to the authority of and upon and subject to the conditions prescribed by General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, which by this reference is incorporated herein and made a part hereof.
19. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.

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IN WITNESS WHEREOF, the undersigned Grantor entities have caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation

By _____
Carol Okray
Right of Way Agent
Land Operations Division
Real Properties Department

DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, a department organized and existing under the Charter of the City of Los Angeles

AND

By _____
Name Barbara E. Moschos
Title Board Secretary

By _____
Name Marcie L. Edwards
Title General Manager

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER, CITY ATTORNEY

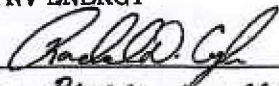
MAR 11 2016

BY _____
TIMOTHY J. CHUNG
DEPUTY CITY ATTORNEY

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, an agricultural improvement district organized and existing under the laws of the State of Arizona

By _____
Name _____
Title _____

NEVADA POWER COMPANY, a Nevada corporation, dba NV ENERGY

By 
Name RANDAL D. CAGLE
Title MANAGER LAND RESOURCES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN BERNARDINO)
On AUGUST 12, 2015 before me, CAROL J. BROWN, a notary public
Date Here Insert Name and Title of the Officer
personally appeared CAROL OKRAY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol J. Brown
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement (Serial 69358A) Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Grant of Easement
S.C.E., a corporation to
Electric Lightwave, LLC
Serial No. 69358A
RP FILE: GRT201475934
Affects SCE Document(s):
267783

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 27th day of January 2015
by David Rousseau, President of Salt River Project (name and title of position).
Agricultural Improvement and Power District

Dr Bz
Signature of Notary Public



Daniel Balogh
Name Printed

My Commission Expires: 3/3/2017

State of Nevada)

County of Clark)

This Instrument was acknowledged before me on _____, 2013, by
_____ as _____ of Nevada Power Company, a
Nevada corporation d/b/a NV Energy.

Signature of Notary Public

Printed Name

My Commission Expires: _____

Grant of Easement
S.C.E., a corporation to
Electric Lightwave, LLC
Serial No. 69358A
RP FILE: GRT201475934
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State of Arizona

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____
by _____ (name and title of position).

Signature of Notary Public

Name Printed

My Commission Expires: _____

State of Nevada)

County of Clark)

This instrument was acknowledged before me on March 12, 2013, by
Randal D. Cagle as Manager, Land Resources of Nevada Power Company, a
Nevada corporation d/b/a NV Energy.

Mario Gomez
Signature of Notary Public

Mario Gomez
Printed Name



My Commission Expires: August 2, 2017

Grant of Easement
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GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this _____ day of _____, 20____.

ELECTRIC LIGHTWAVE, LLC., a Delaware limited liability company

BY INTEGRA TELECOM HOLDINGS, INC., an Oregon corporation

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

State of _____)

County of _____)

On _____ before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Grant of Easement
S.C.E., a corporation to
Electric Lightwave, LLC
Serial No. 69358A
RP FILE: GRT201475934
Affects SCE Document(s):
267783

State of _____)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



Cornerstone Land Surveying
P.O. Box 22834
Bullhead City, AZ, 86439
Phone: (928) 754-7878 Fax: (866) 916-0451

EXHIBIT A
Utility Easement Parcel 264-23-000-001

A strip of land 10 feet in width lying within a portion of the north half of Section 23, Township 32 South, Range 66 East, Mount Diablo Meridian., in the County of Clark, State of Nevada, the centerline of said strip more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 23, said point shown as a 2" brass cap PLS 7004;

Thence South $00^{\circ}20'40''$ East, 188.59 feet along the east line of the said north half of Section 23 to the POINT OF BEGINNING said point being the beginning of a non-tangent curve concave easterly having a radius of 284.80 feet to which point a radial line bears South $66^{\circ}22'39''$ West;

Thence northerly along said curve through a central angle of $27^{\circ}08'11''$ an arc length of 134.88 feet;

Thence North $03^{\circ}30'50''$ East, 56.72 feet to a point on the north line of said Section 23 from which the northeast corner of said Section 23 bears North $88^{\circ}46'53''$ East, 18.72 feet, said on the north line being the Point of Terminus.

The side lines of said strip shall be lengthened or shortened to begin at the east line of said Section 23 and end at the north line of said Section 23.

The above described parcel of land contains 1916 square feet more or less.

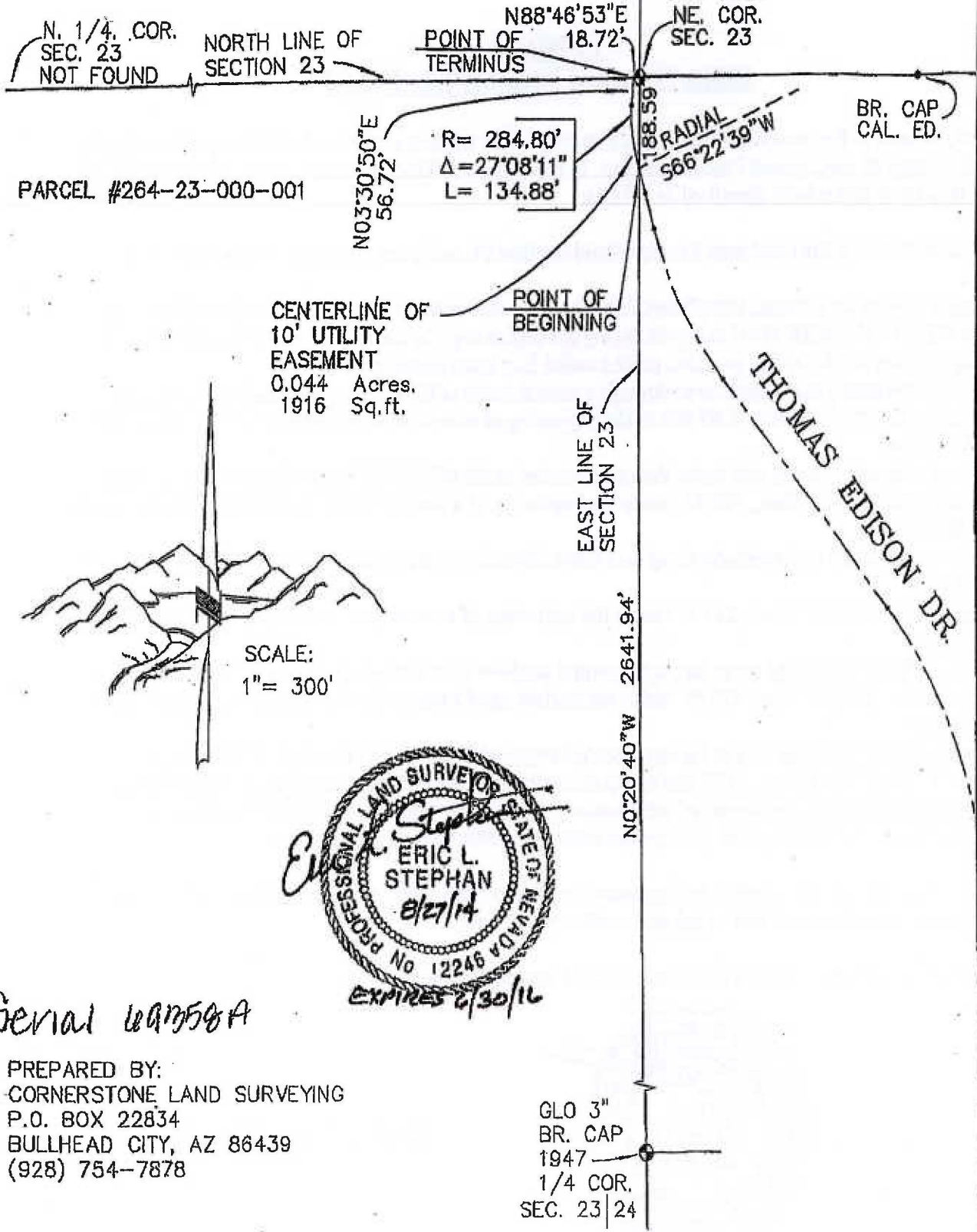


Serial 69358A

EXHIBIT "A-1"

CENTERLINE 10' UTILITY EASEMENT

A PORTION OF SECTION 23,
T.32 S., R.66 E. M.D.M..
CLARK COUNTY, NEVADA



N. 1/4. COR.
SEC. 23
NOT FOUND

NORTH LINE OF
SECTION 23

$N88^{\circ}46'53''E$
POINT OF
TERMINUS 18.72'

2" BR. CAP
PLS 7004
NE. COR.
SEC. 23

BR. CAP
CAL. ED.

PARCEL #264-23-000-001

$N03^{\circ}30'50''E$
56.72'

$R = 284.80'$
 $\Delta = 27^{\circ}08'11''$
 $L = 134.88'$

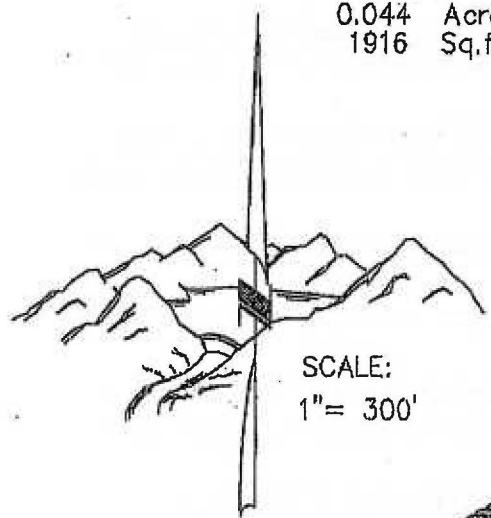
188.59'
RADIAL
 $S66^{\circ}22'39''W$

CENTERLINE OF
10' UTILITY
EASEMENT
0.044 Acres.
1916 Sq.ft.

POINT OF
BEGINNING

EAST LINE OF
SECTION 23

THOMAS EDISON DR.



SCALE:
1" = 300'

$N0^{\circ}20'40''W$ 2641.94'



Serial 129158A

PREPARED BY:
CORNERSTONE LAND SURVEYING
P.O. BOX 22834
BULLHEAD CITY, AZ 86439
(928) 754-7878

GLO 3"
BR. CAP
1947
1/4 COR.
SEC. 23 | 24



Cornerstone Land Surveying
P.O. Box 22834
Bullhead City, AZ 86439
Phone: (928) 754-7878 Fax: (866) 916-0451

EXHIBIT B
Utility Easement Parcel 264-24-101-001

A strip of land 10 feet in width lying within a portion of the northwest quarter of Section 24, Township 32 South, Range 66 East, Mount Diablo Meridian, in the County of Clark, State of Nevada, the centerline of said strip more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 24, said point shown as a 2" brass cap PLS 7004;
Thence South $00^{\circ}20'40''$ East, 188.59 feet along the west line of the said Northwest Quarter of Section 24 to the POINT OF BEGINNING said point being the beginning of a non-tangent curve concave westerly having a radius of 400.00 feet to which point a radial line bears North $66^{\circ}22'39''$ East;
Thence southeasterly along said curve through a central angle of $07^{\circ}40'47''$ an arc length of 53.62 feet;
Thence South $15^{\circ}56'33''$ East, 76.67 feet to the beginning of a curve concave northeasterly having a radius of 880.00 feet;
Thence southeasterly along said curve through a central angle of $22^{\circ}57'19''$ an arc length of 352.57 feet;
Thence South $38^{\circ}53'52''$ East, 600.82 feet to the beginning of a curve concave westerly having a radius of 1000.00 feet;
Thence southeasterly and southerly along said curve through a central angle of $39^{\circ}27'22''$ an arc length of 688.64 feet;
Thence South $00^{\circ}33'30''$ West, 253.17 feet to the beginning of a curve concave westerly having a radius of 500.00 feet;
Thence southerly along said curve through a central angle of $07^{\circ}43'20''$ an arc length of 67.39 feet;
Thence South $08^{\circ}16'50''$ West, 479.49 feet to the beginning of a curve concave easterly having a radius of 500.00 feet;
Thence southerly along said curve through a central angle of $11^{\circ}32'42''$ an arc length of 100.75 feet;
Thence South $03^{\circ}15'53''$ East, 10.93 feet to a point on south line of the northwest quarter of said Section 24 from which the west quarter corner of said Section 24 being a 3" brass cap GLO 1947 bears South $89^{\circ}26'33''$ West, 704.22 feet, said point on the south line being the Point of Terminus.

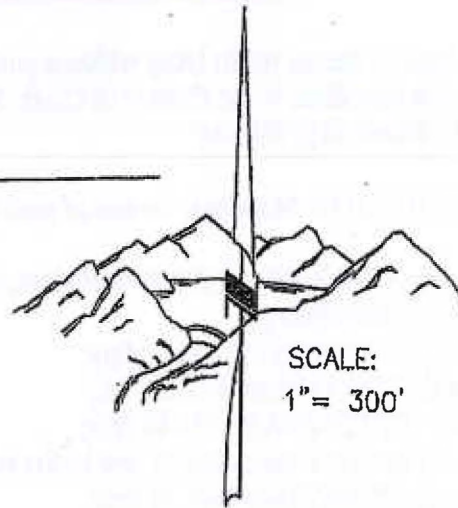
The side lines of said strip shall to be lengthened or shortened to begin at the west line of said northwest quarter and end at the south line of the said northwest quarter.

The above described parcel of land contains 26,841 square feet more or less.



Genal 09358A

EXHIBIT "B-1"
CENTERLINE 10' UTILITY EASEMENT
 A PORTION OF SECTION 24,
 T.32 S., R.66 E. M.D.M..
 CLARK COUNTY, NEVADA

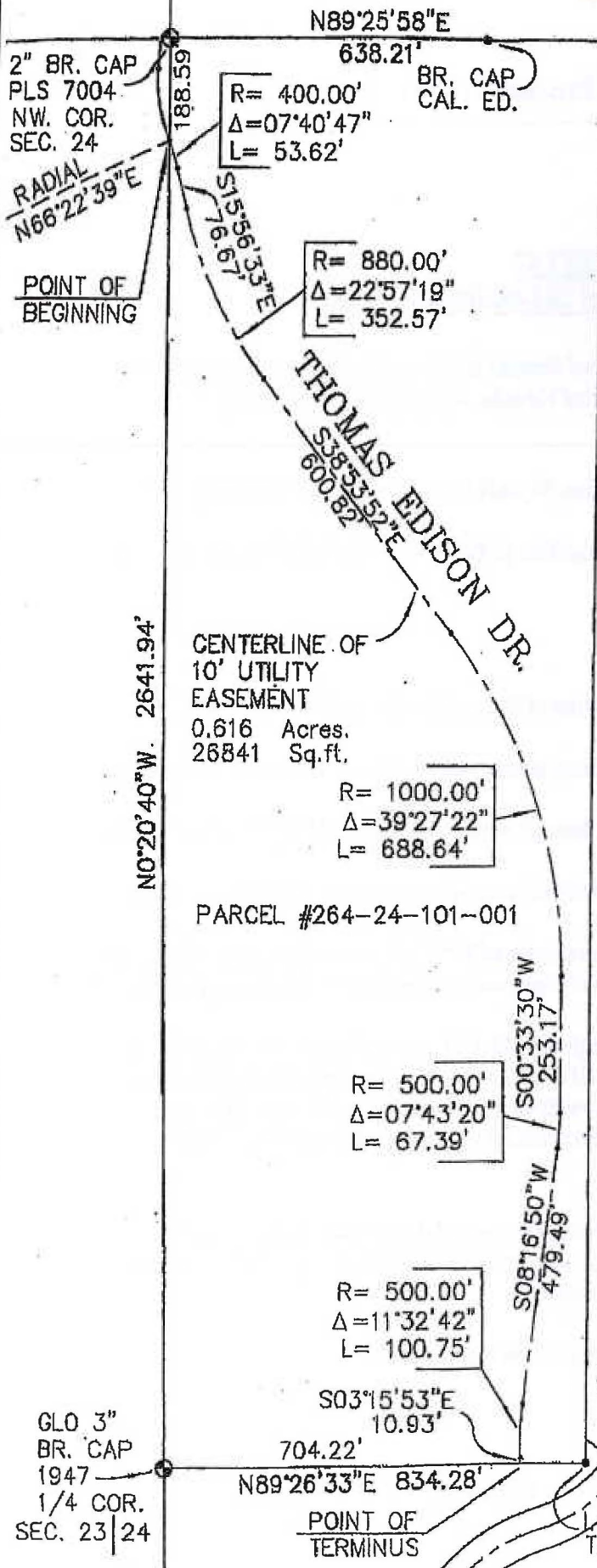


SCALE:
 1" = 300'



Serial 10058A

PREPARED BY:
 CORNERSTONE LAND SURVEYING
 P.O. BOX 22834
 BULLHEAD CITY, AZ 86439
 (928) 754-7878





Cornerstone Land Surveying

P.O. Box 22834

Bullhead City, AZ 86439

Phone: (928) 754-7878 Fax: (866) 916-0451

EXHIBIT C

Utility Easement Parcel 264-26-000-001 & 002

A strip of land 10 feet in width lying within a portion of Section 26, Township 32 South, Range 66 East, Mount Diablo Meridian, in the County of Clark, State of Nevada, the centerline of said strip more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 26, said point shown as a 3" brass cap GLO 1947;

Thence South $00^{\circ}36'09''$ East, 1203.50 feet along the east line of the north half of said Section 26 to the POINT OF BEGINNING ;

Thence South $02^{\circ}13'56''$ West, 669.58 feet;

Thence South $01^{\circ}42'45''$ East, 303.22 feet;

Thence South $02^{\circ}15'10''$ West, 155.80 feet;

Thence South $00^{\circ}36'09''$ East, 306.33 feet to the south line of the north half of said Section 26;

Thence South $00^{\circ}33'45''$ East, 266.58 feet;

Thence South $02^{\circ}11'46''$ East, 128.16 feet to the beginning of a curve concave westerly having a radius of 900.00 feet;

Thence southerly and southwesterly along said curve through a central angle of $41^{\circ}09'10''$, an arc length of 646.43 feet ;

Thence South $38^{\circ}57'25''$ West, 26.01 feet to the beginning of a curve concave northwesterly having a radius of 960.00 feet;

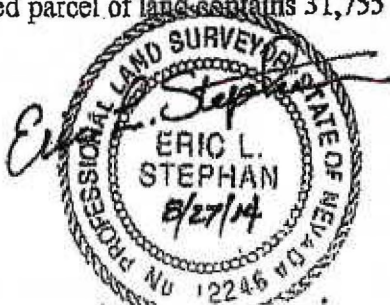
Thence southwesterly along said curve through a central angle of $25^{\circ}26'52''$, an arc length of 426.38 feet;

Thence South $64^{\circ}24'16''$ West, 39.91 feet to the beginning of a curve concave northerly having a radius of 800.00 feet;

Thence westerly along said curve through a central angle of $14^{\circ}41'13''$, an arc length of 205.07 feet to a point on the south line of the north half of the south half of said Section 26 from which point the south sixteenth corner common to said Section 26 and Section 25 of said Township and Range, shown as a 4"x4" post bears North $87^{\circ}05'57''$ East, 819.29 feet, said point on the south line being the Point of Terminus.

The side lines of said strip shall be lengthened or shortened to begin at the east line of said north half of Section 26 and the northerly and southerly right of way lines to be lengthened or shortened to end at the south line of the north half of the south half of said Section 26.

The above described parcel of land contains 31,755 square feet more or less.



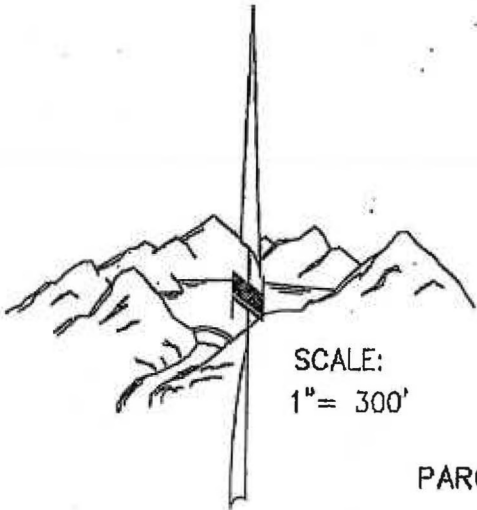
Serial 69358A

EXHIBIT "C-1"

CENTERLINE 10' UTILITY EASEMENT

A PORTION OF SECTION 26,
T.32 S., R.66 E. M.D.M.,
CLARK COUNTY, NEVADA

Serial 69358 A



SCALE:
1" = 300'



PARCEL #264-26-000-001

SOUTH LINE OF THE NORTH HALF OF SEC. 26

PARCEL #264-26-000-002

C. 1/4. COR.
SEC. 26
NOT FOUND

PREPARED BY:
CORNERSTONE LAND SURVEYING
P.O. BOX 22834
BULLHEAD CITY, AZ 86439
(928) 754-7878

CENTERLINE OF
10' UTILITY
EASEMENT

0.729 Acres.
31,755 Sq.ft.

R= 900.00'
Δ= 41°09'10"
L= 646.43'

R= 960.00'
Δ= 25°26'52"
L= 426.38'

R= 800.00'
Δ= 14°41'13"
L= 205.07'

SOUTH LINE OF
THE NORTH HALF
OF THE SOUTH
HALF SEC. 26

POINT OF
TERMINUS

N87°05'57"E 2641.80'

CASINO DRIVE

S64°24'16"W
39.91'

S58°57'25"W
26.01'

819.29'

POINT OF
BEGINNING

S00°36'09"E
1203.50'

S02°13'56"W
669.58'

S01°42'45"E
303.22'

S02°15'10"W
155.80'

S00°36'09"E
306.33'

S00°33'45"E
266.58'

S02°11'46"E
128.16'

N0°36'09"W 2637.37'

1317.66'

N0°33'45"W

TO NE. COR
SEC. 26
3" BR. CAP
GLO 1947

1-1/2"
ALUM. CAP
RLS 1661

E. 1/4 COR.
SEC. 26
NOTHING
FOUND

S. 1/16 COR.
S. 26 | S. 25
4" X 4" POST