

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO

NV ENERGY
P.O. BOX 98910 MS 9
LAS VEGAS, NV 89151-0001
ATTN: LAND RESOURCES

WITH A CONFORMED COPY TO

SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY - 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & VALUATION

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Laughlin
APN: 264-27-101-003
RP File No.: GRT203289918
Affects SCE Document(s):
267783

DOCUMENTARY TRANSFER TAX \$	Serial 71102A Service Order 801443308
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
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX	BY LC DATE 06/21/2016 SCE Law Dept. CKK
SO. CALIF. EDISON CO. FIRM NAME	

SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation, THE CITY OF LOS ANGELES, a California municipal; corporation acting by and through its Department of Water and Power, who acquired title as 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 and NEVADA POWER COMPANY, a Nevada corporation d/b/a NV ENERGY, (collectively, "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration- receipt of which is hereby acknowledged - and on behalf of itself and its successors and assigns, grants and conveys to NEVADA POWER COMPANY, a Nevada corporation, d/b/a NV ENERGY ("Grantee") and its successors and assigns a perpetual right and easement (the "Easement"):

1. to construct, operate, add to, modify, maintain and remove a utility service center, including but not limited to, aboveground and/or underground buildings, structures, communication facilities, electric line and gas systems with all related facilities, parking areas, vehicular storage and maintenance, and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property legally described and generally depicted in the Land Description and Exhibit Map to Accompany Land Description 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. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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 Utility

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Facilities in the Easement Area. Grantee is not responsible for, any damages caused to any removed, cleared, cut or trimmed obstruction or material when Grantee reasonably exercises its rights under this paragraph.

This Grant of Easement is made subject to existing covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the Easement Area whether of record or not.

With respect to any subsurface facilities, structures or equipment installed by Grantee within the Easement Area following the recordation date of this Grant of Easement, Grantee shall place identification and location markers of a number, location and nature reasonably acceptable to Grantor indicating the type, location and depth of any such subsurface facilities, structures or equipment.

In the event that Grantee should cease to use the Easement, or if Grantee abandons all or any part of the Easement (or the rights granted herein), the owner(s) of the real property encumbered by the Easement shall have the right to petition Grantee for termination of the Easement. Any request for termination ("Termination Request") shall be in writing and shall be delivered to Grantee. Upon Grantee's receipt of a Termination Request, Grantee shall evaluate same in accordance with prudent utility practices and determine whether all (or any portion) of the Easement may be abandoned without compromising or hindering Grantee's existing or future operations. If Grantee determines that all (or a portion) of the Easement may be terminated, Grantee shall so notify the authors/presenters of the Termination Request and shall execute, deliver and record such documentation as shall be reasonably necessary or appropriate to abandon and terminate those portions of the Easement that Grantee no longer requires.

Grantor reserves the right to designate in writing reasonable access points and roads for Grantee, and Grantee shall be restricted to use of such access points and roads designated by Grantor. In the event that Grantor restricts Grantee's ingress/egress activities to designated access points and roads, said access points and roads shall be of sufficient design and composition to accommodate Grantee's access to and use of the Easement Area (e.g., the roads shall accommodate any of Grantee's service vehicles and equipment Grantee deems necessary for its operations). Grantee shall promptly repair, at its sole cost and expense, any and all damage to the access points and roads caused by Grantee, its contractors, agents and invitees. Notwithstanding any provision herein to the contrary, Grantee shall construct no additional roads or drives on Grantor's property without Grantor's prior written authorization.

Grantee will endeavor not to permit any mechanics' or other statutory liens to be created or filed against the property of the Grantor by reason of any labor performed or materials furnished to Grantee or Grantee's agents, licensees, sublicensees, or employees. If any such mechanics' or other statutory liens shall be filed, Grantee shall, at its sole cost and expense, cause such lien(s) to be satisfied and discharged of record, by bonding or otherwise, promptly upon Grantee's receipt of notice regarding the filing of such lien(s), but not later than thirty (30) days following Grantee's receipt of written demand from Grantor commanding removal of the lien(s). If Grantee fails to timely satisfy Grantor's demand, Grantor shall have the right to satisfy and discharge any such lien by payment, bonding, or otherwise, and all costs and expenses incurred by Grantor in connection therewith shall be paid by Grantee to Grantor, as applicable, upon demand. Grantor shall have the

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right (but not the obligation) to file with the county recorder and/or post and maintain on the Easement Area and any other portion of Grantor's property such notices of non-responsibility provided for under applicable laws.

This Grant of Easement may be executed in two (2) or more counterparts. A set of counterparts containing the signatures of each Grantor party will have the same effect as a single instrument containing the signatures of all of the Grantor parties.

SIGNATURE PAGE FOLLOWS

Grant of Easement
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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 _____
Richard Fujikawa
Land Services Agent
Land Acquisition Division
Real Properties Department

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER

NOV 30 2016
BY _____
TIMOTHY J. CHUNG
DEPUTY CITY ATTORNEY

THE CITY OF LOS ANGELES, a California municipal corporation acting by and through its Department of Water and Power

By _____
Name: DAVID H. WRIGHT
Title: GENERAL MANAGER

And _____
BARBARA MOSCHOS, BOARD SECRETARY

NEVADA POWER COMPANY, a Nevada corporation, dba NV ENERGY

By _____
Name _____
Title _____

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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 _____)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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 _____)

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 California that the foregoing paragraph is true and correct.

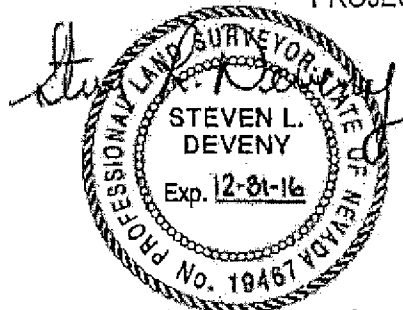
WITNESS my hand and official seal.

Signature _____



EXHIBIT "A"

SERIAL NUMBER: 71102A
PROJECT: LAUGHLIN SERVICE CENTER
PROJECT ID: 0010002486
DATE: 27 OCTOBER 2015
PREPARED BY: SLD
CHECKED BY: DK/CV
PAGE 1 OF 4



27 OCT. 2015

LAND DESCRIPTION

THAT PORTION OF PARCEL 1 AS SHOWN ON THE CERTAIN MAP ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA IN FILE 119, PAGE 84 OF PARCEL MAPS LYING WITHIN SECTION 27, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF SAID MAP, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 27; THENCE DEPARTING SAID WEST LINE THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID PARCEL 2: 1) NORTH 89°34'36" EAST, 646.25 FEET; 2) NORTH 20°10'34" WEST, 618.55 FEET; 3) SOUTH 72°36'17" WEST, 232.39 FEET; 4) NORTH 17°59'41" WEST, 335.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 85.91 FEET; 5) NORTHWESTERLY 50.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°51'17" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 147.61 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 38°09'02" EAST; 6) NORTHWESTERLY 1.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'00" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 76°37'38" EAST, SAID BEGINNING ALSO BEING ON THE RIGHT-OF-WAY OF CAL EDISON DRIVE AS SHOWN ON SAID MAP; THENCE, DEPARTING SAID BOUNDARY, NORTHEASTERLY 2.59 FEET ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 03°15'42"; THENCE NORTH 86°36'58" EAST, DEPARTING SAID RIGHT-OF-WAY, 246.24 FEET; THENCE SOUTH 20°10'34" EAST, 952.37 FEET; THENCE SOUTH 89°34'36" WEST, 651.93 FEET TO SAID WEST LINE OF SECTION 27; THENCE NORTH 00°35'00" WEST, ALONG SAID WEST LINE, 4.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 87,082 SQUARE FEET, THE EQUIVALENT OF 1.999 ACRES.

P.O. BOX 98910, LAS VEGAS, NEVADA 89151-0001
6226 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146
P.O. BOX 30150, RENO, NEVADA 6100 NEIL ROAD, RENO, NEVADA 89511

SERIAL NUMBER: 71102A
PROJECT: LAUGHLIN SERVICE CENTER
PROJECT ID: 0010002486
DATE: 27 OCTOBER 2015
PAGE 2 OF 4

BASIS OF BEARINGS

NORTH 00°35'00" WEST BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN FILE 103, PAGE 40 OF SURVEYS.

END OF LAND DESCRIPTION

NOTE: THIS LAND DESCRIPTION IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

STEVEN L. DEVENY, PLS
STATE OF NEVADA NUMBER 19467
FOR AND AT THE INSTANCE OF NV ENERGY

FOUND 1 1/2
INCH ALUMINUM
CAP MARKED
"PLS 6201" PER
BOOK 31, PAGE
49 OF PLATS

N 1/16
28 | 27

EXHIBIT "A"

SEE DETAIL
PAGE 4 OF 4



FOUND 1/2 INCH
REBAR PER FILE
51, PAGE 42 OF
PARCEL MAPS

BASIS OF BEARINGS

APN 264-27-201-001
PARCEL 2
FILE 119, PAGE 84
OF PARCEL MAPS

FILE 119, PAGE 84
APN 264-27-101-005
PART OF PARCEL 1
PART OF PARCEL MAPS

FOUND 2 1/2
INCH GENERAL
LAND OFFICE
BRASS CAP
DATED 1947

1/4
28 | 27

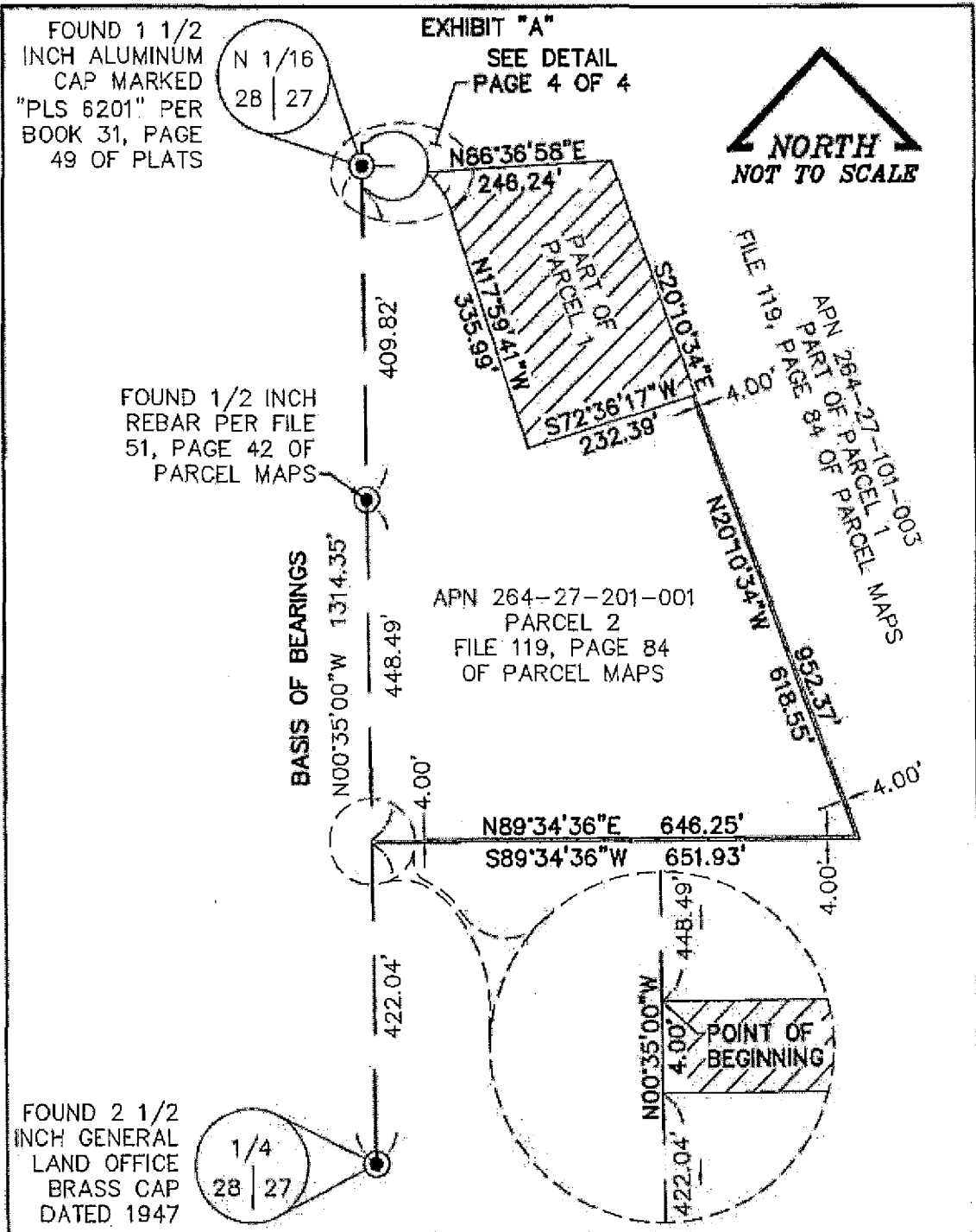
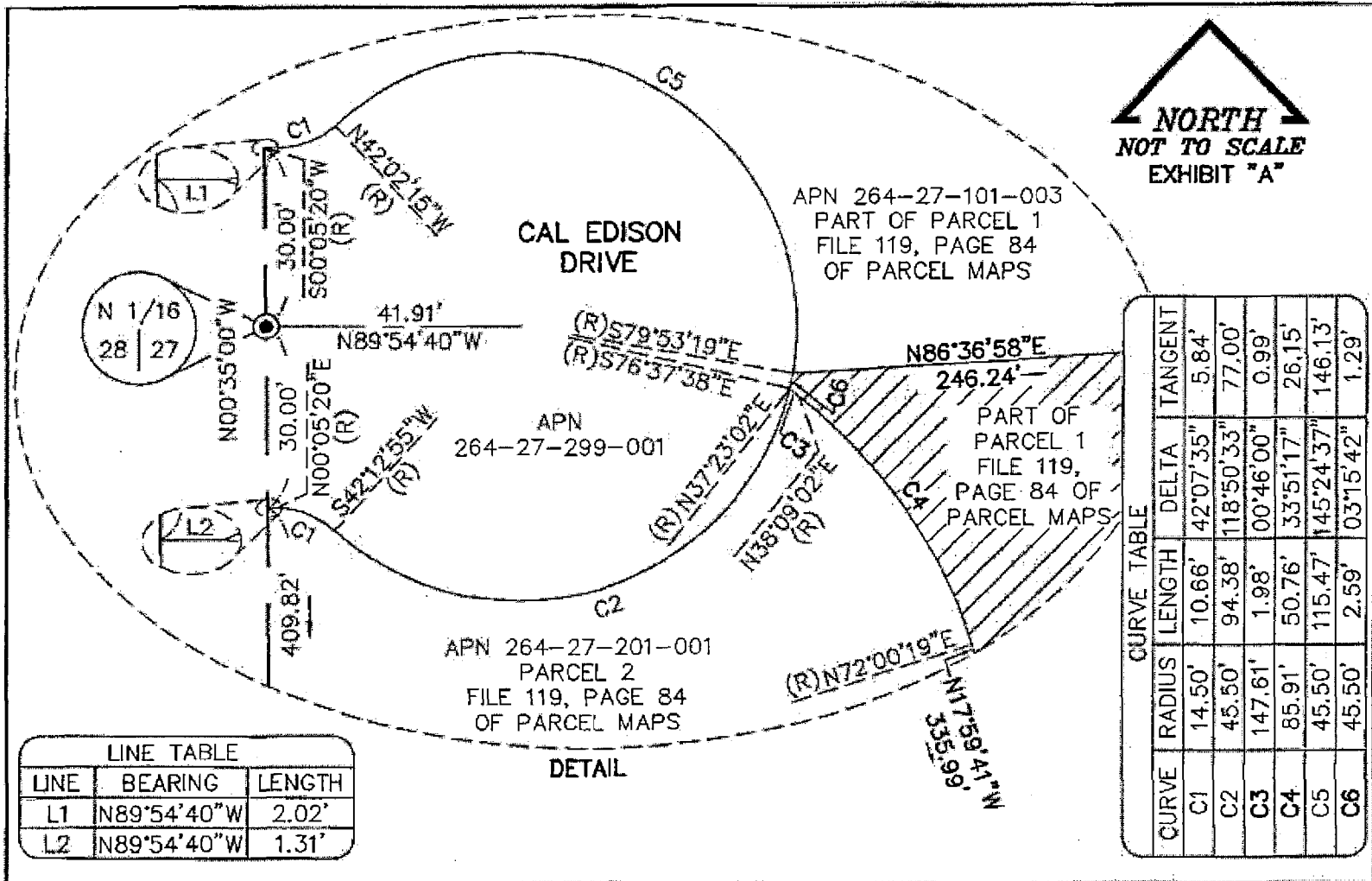


	EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
	PROJECT: LAUGHLIN SERVICE CENTER	SEC: 27 T: 32 S., R: 66 E. PAGE: 3 OF 4 SURVEYOR: DATE: 27 OCT. 2015 DRAWN BY: SLD SERIAL NO.: 71102A CHECKED BY: DK/CV PROJECT ID: 0010002486



APN 264-27-101-003
PART OF PARCEL 1
FILE 119, PAGE 84
OF PARCEL MAPS

APN
264-27-299-001

PART OF
PARCEL 1
FILE 119,
PAGE 84 OF
PARCEL MAPS

APN 264-27-201-001
PARCEL 2
FILE 119, PAGE 84
OF PARCEL MAPS

DETAIL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'40"W	2.02'
L2	N89°54'40"W	1.31'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	14.50'	10.66'	42°07'35"	5.84'
C2	45.50'	94.38'	118°50'33"	77.00'
C3	147.61'	1.98'	00°46'00"	0.99'
C4	85.91'	50.76'	33°51'17"	26.15'
C5	45.50'	115.47'	145°24'37"	146.13'
C6	45.50'	2.59'	03°15'42"	1.29'

	PROJECT:	EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
	LAUGHLIN SERVICE CENTER	SEC: 27 T: 32 S., R: 66 E.	DATE: 27 OCT. 2015
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		DRAWN BY: SLD	CHECKED BY: DK/CV
		PAGE: 4 OF 4	PROJECT ID: 0010002486