

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 - 2<sup>ND</sup> 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 71088A Service Order 501442305
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE SO. CALIF. EDISON CO.	APPROVED REAL PROPERTIES DEPARTMENT
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX _____ FIRM NAME _____	BY LC DATE 05/21/2016 SCE Law Dept. CKK

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, ("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 aboveground and/or underground communication facilities and electric line systems for the distribution of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, 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

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deem necessary or advisable for the safe and proper use and maintenance of the Utility 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

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therewith shall be paid by Grantee to Grantor, as applicable, upon demand. Grantor shall have the 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.

All activities conducted on the Easement Area by Grantee shall be conducted in compliance with all laws, ordinances, rules, and regulations including, without limitation, environmental, land use, and public utility laws, rules and regulations.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no permanent 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 (which Grantee will not unreasonably withhold, condition or delay), such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. 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 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, CITY ATTORNEY

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 \_\_\_\_\_

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S.C.E., a corporation et al to  
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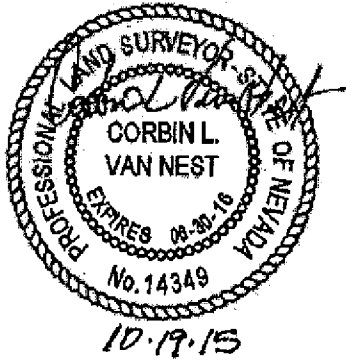
State of Nevada )

County of Clark )

This Instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_ as \_\_\_\_\_ of Nevada Power Company, a  
Nevada corporation d/b/a NV Energy.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name



SERIAL NO. 71088A  
PROJECT ID: LR968Z5MVE  
MOHAVE LICENSE AGREEMENTS  
CIRCUIT R12508  
19 OCT, 2015  
PREPARED BY: CV  
CHECKED BY: SD  
PAGE 1 OF 7

**LAND DESCRIPTION:**

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

**AREA 1:**

**BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27, SAID CORNER BEING MARKED BY A 2.5 INCH GENERAL LAND OFFICE BRASS CAP DATED 1947; THENCE NORTH 01°01'15" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 2.00 FEET; THENCE NORTH 48°25'02" EAST DEPARTING SAID WEST LINE, 27.32 FEET; THENCE NORTH 00°22'46" WEST 1425.52 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE CONTINUING NORTH 00°22'46" WEST 292.45 FEET TO THE SOUTH LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE NORTH 89°34'36" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°22'46" EAST DEPARTING SAID SOUTH LINE, 1737.86 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) OF SAID SECTION 27; THENCE SOUTH 89°30'34" WEST ALONG SAID SOUTH LINE, 70.53 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

AREA 1 CONTAINS 87,120 SQUARE FEET.

**TOGETHER WITH AREA 2:**

A STRIP OF LAND 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT AFOREMENTIONED '**POINT A**'; THENCE NORTH 88°43'51" WEST 33.01 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE

SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27, SAID POINT BEING THE **POINT OF ENDING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF. THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE WEST LINE OF AREA 1, DESCRIBED HEREIN, AND END ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4).

AREA 2 CONTAINS 396 SQUARE FEET.

**TOGETHER WITH AREA 3:**

A STRIP OF LAND 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF AFORESAID PARCEL 2; THENCE NORTH 89°34'36" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 550.31 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT B**, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE SOUTH 00°54'54" WEST 51.00 FEET TO THE **POINT OF ENDING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF. THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE SOUTH LINE OF SAID PARCEL 2, AND END ON A LINE BEARING NORTH 89°34'36" EAST.

AREA 3 CONTAINS 510 SQUARE FEET.

**TOGETHER WITH AREA 4:**

A STRIP OF LAND 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT AFOREMENTIONED '**POINT B**'; THENCE ALONG THE SOUTH AND EASTERLY LINES OF SAID PARCEL 2 THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°34'36" EAST 95.94 FEET; 2) NORTH 20°10'34" WEST 230.22 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 57°20'31" EAST 51.00 FEET TO THE **POINT OF ENDING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF. THE SIDELINE BOUNDARIES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE EAST LINE OF SAID PARCEL 2, AND END ON A LINE BEARING NORTH 20°10'34" WEST.

AREA 4 CONTAINS 510 SQUARE FEET.

**TOGETHER WITH AREA 5:**

**COMMENCING** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27, SAID CORNER BEING MARKED BY A 1.5 INCH ALUMINUM CAP STAMPED "PLS 6201"; THENCE NORTH 00°35'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4)



OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 00°35'00" WEST ALONG SAID WEST LINE, 158.43 FEET; THENCE NORTH 89°28'29" EAST DEPARTING SAID WEST LINE, 30.00 FEET; THENCE SOUTH 00°35'00" EAST 144.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A CUL-DE-SAC, AT THE EASTERLY TERMINUS OF CAL EDISON DRIVE, SAID CUL-DE-SAC HAVING BEEN PUBLICLY DEDICATED PER SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 15°45'17" WEST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; 1) SOUTHWESTERLY 20.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°16'58" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 14.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 42°02'15" EAST; 2) SOUTHWESTERLY 10.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°07'35"; 3) NORTH 89°54'40" WEST 2.02 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

AREA 5 CONTAINS 4,570 SQUARE FEET.

THE SUM OF AREAS 1 THROUGH 5 CONTAINS 93,106 SQUARE FEET, THE EQUIVALENT OF 2.137 ACRES.

**BASIS OF BEARINGS:**

NORTH 00°35'00" WEST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 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 119, PAGE 84 OF PARCEL MAPS.

**END OF LAND DESCRIPTION.**

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

CORBIN L. VAN NEST, PLS  
STATE OF NEVADA NO. 14349  
FOR AND AT THE INSTANCE OF NV ENERGY



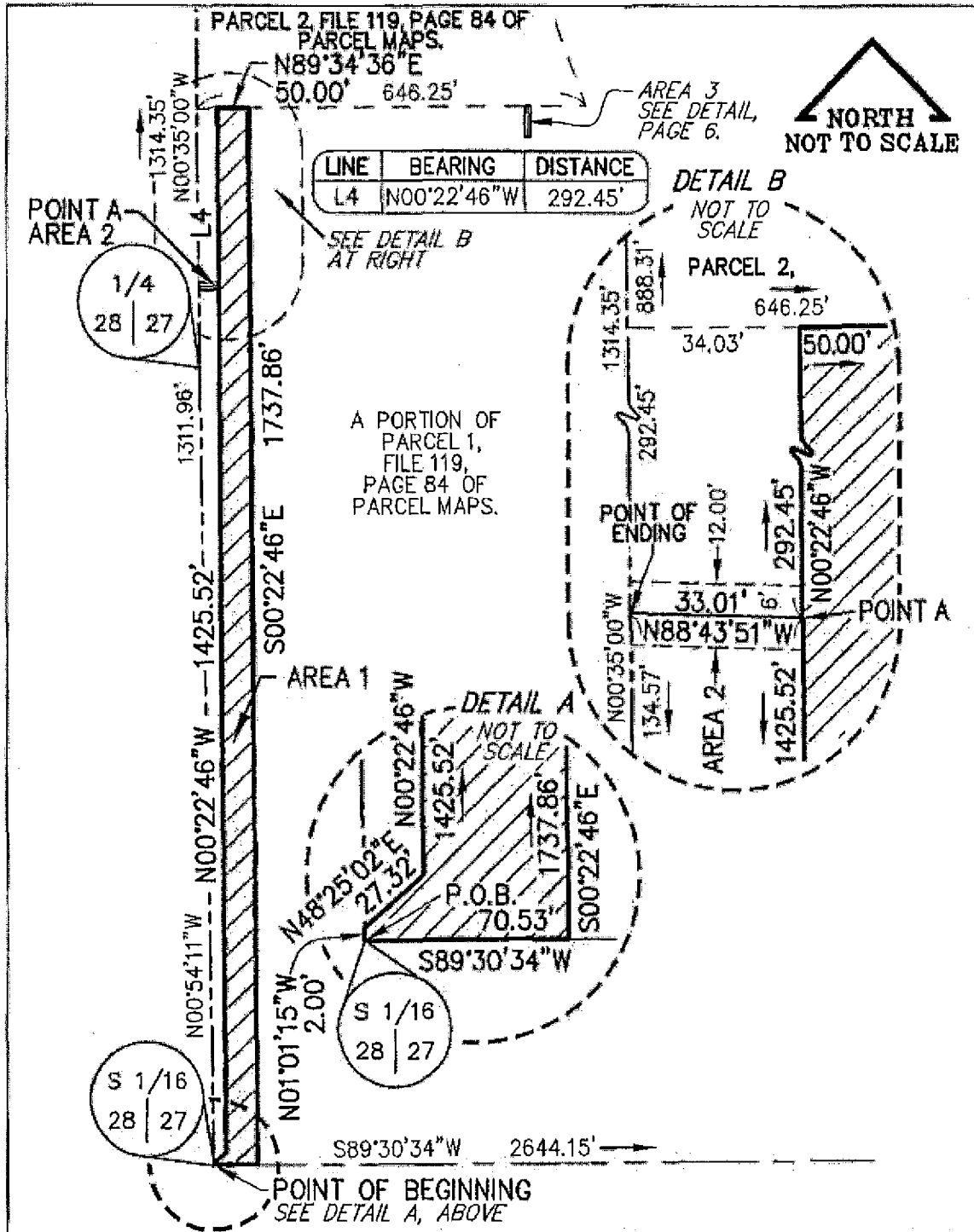


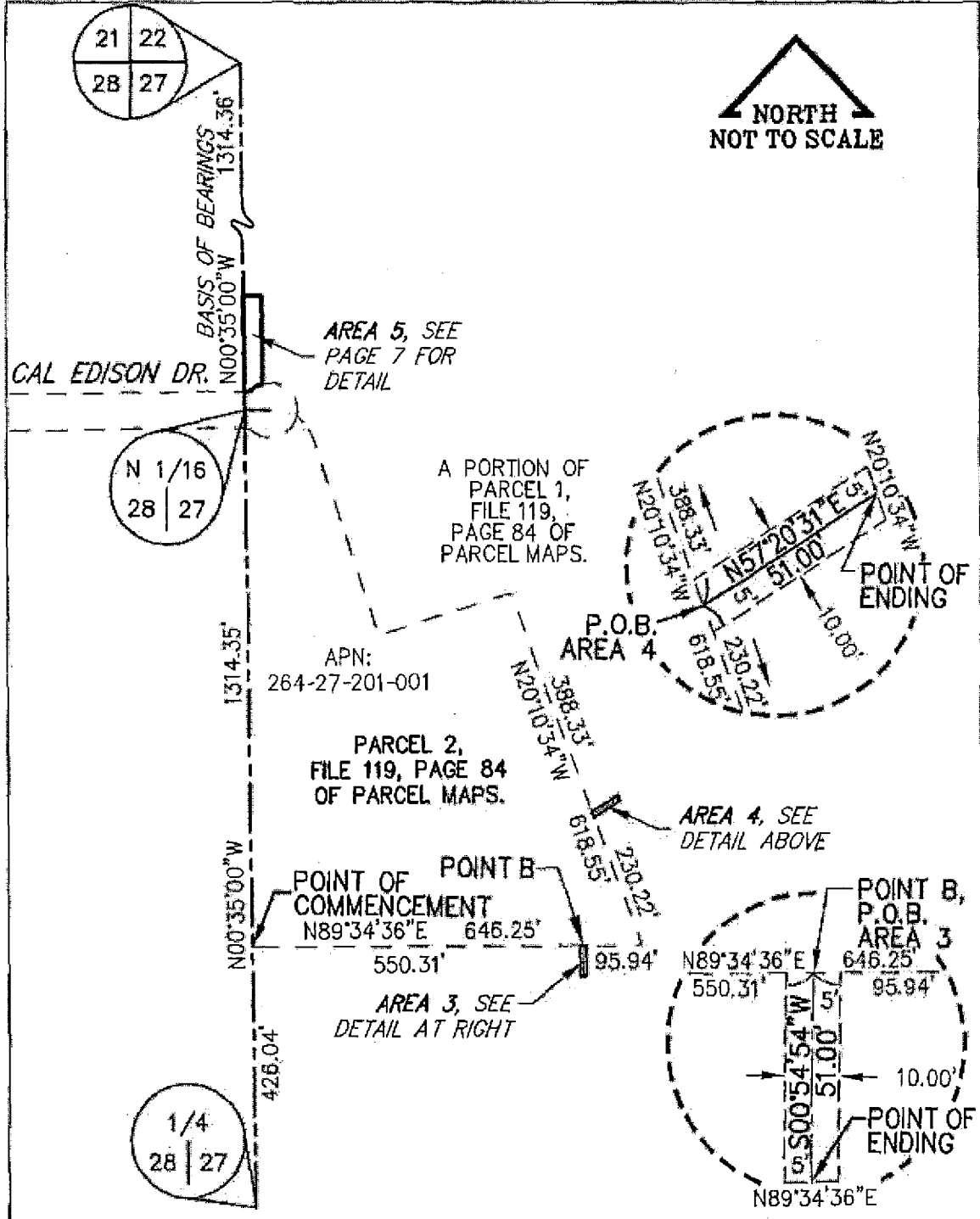
EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION



PROJECT:  
MOHAVE LICENSE  
AGREMENTS.  
CIRCUIT R12508

SEC: 27 T: 32 S., R: 66 E. SERIAL NO. 71088A  
SURVEYOR:  
DRAWN BY: CV  
CHECKED BY: SD

PROJECT ID: LR968Z5MVE  
DATE: 19 OCT, 15  
PAGE: 5 OF 7



**EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION**



**PROJECT:**  
MOHAVE LICENSE AGREEMENTS.  
CIRCUIT R12508

**SEC: 27 T: 32 S., R: 66 E. SERIAL NO. 71088A**  
**SURVEYOR:**  
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**DATE: 19 OCT, 15**  
**PAGE: 6 OF 7**

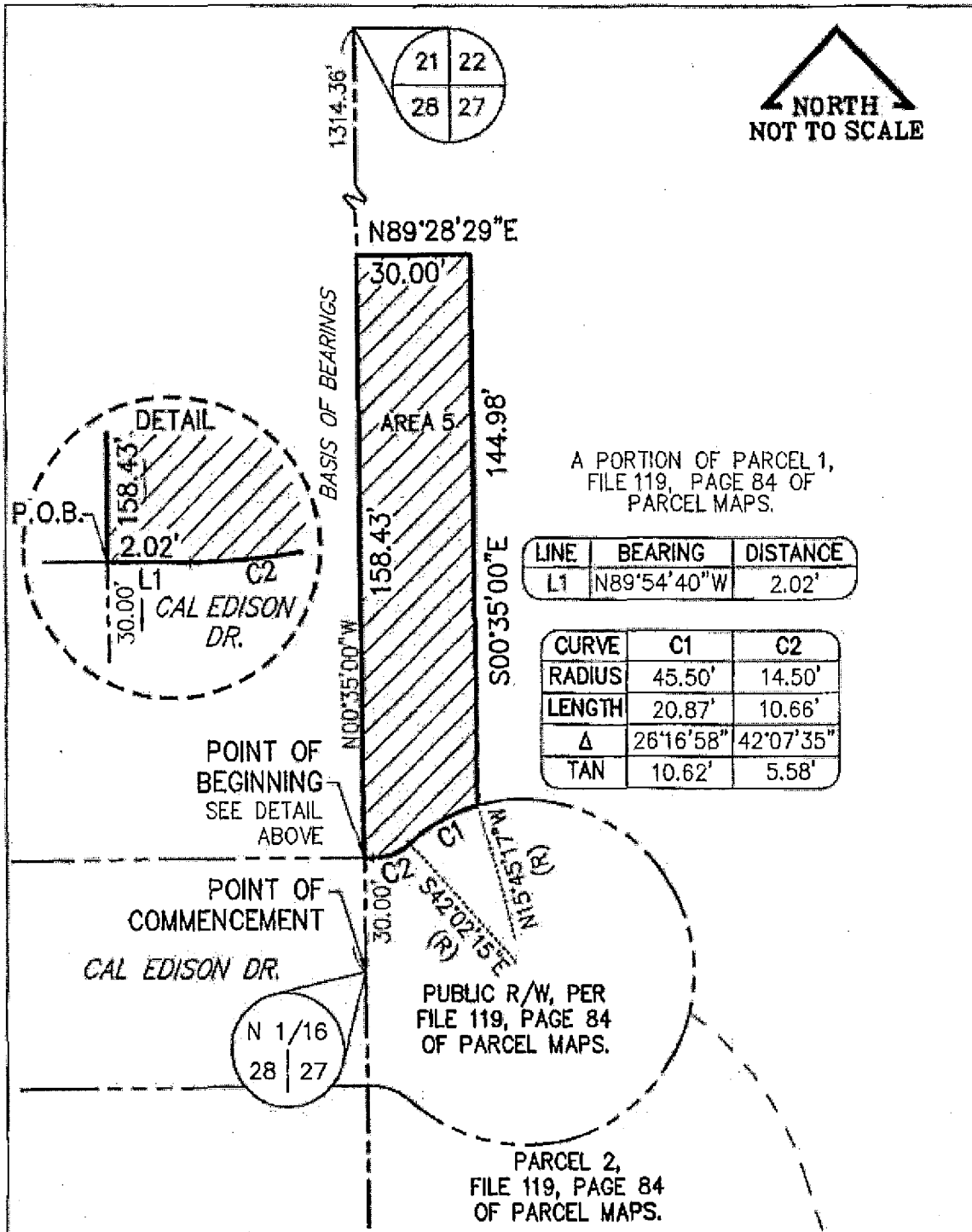


EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION



PROJECT:  
MOHAVE LICENSE  
AGREMENTS.  
CIRCUIT R12508

SEC: 27 T: 32 S., R: 66 E. SERIAL NO. 7108BA  
SURVEYOR: PROJECT ID: LR968Z5MVE  
DRAWN BY: CV DATE: 19 OCT, 15  
CHECKED BY: SD PAGE: 7 OF 7

