

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: 264-21-703-001; 264-
21-501-002; AND 264-22-
000-001
RP File No.: GRT203289918
Affects SCE Document(s):
267783

DOCUMENTARY TRANSFER TAX \$	Serial 71294A Service Order 861443308
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 06/21/2016 SCE Law Dept. OKK

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 and transmission 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

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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 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

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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 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

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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. CRANE
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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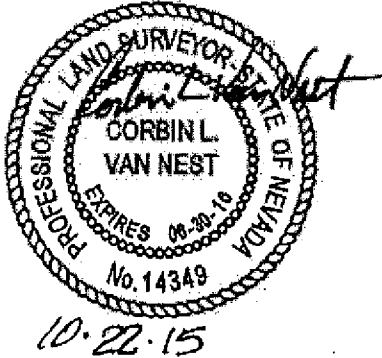
State of Nevada)

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. 71094A
PROJECT ID: LR968Z5MVE
MOHAVE LICENSE AGREEMENTS
LAUGHLIN RIVER ROAD
22 OCTOBER, 2015
PREPARED BY: CV
CHECKED BY: SD
PAGE 1 OF 6

LAND DESCRIPTION:

PORTIONS OF SECTIONS 21, AND 22, OF TOWNSHIP 32 SOUTH, RANGE 68 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1:

A STRIP OF LAND 50.00 FEET IN WIDTH, BEING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 22; THENCE SOUTH 89°35'55" WEST 394.76 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 85°13'21" WEST 120.10 FEET; THENCE NORTH 32°47'10" WEST 1057.22 FEET; THENCE NORTH 78°03'43" WEST 3542.96 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE SOUTH 34°42'36" WEST 3546.50 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21, 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 STRIPS ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN ON THE WEST LINE OF THE EXISTING NEVADA POWER COMPANY'S LAUGHLIN SUBSTATION, END ON THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21, AND TO INTERSECT AT ALL ANGLE POINTS.

AREA 1 CONTAINS 413,339 SQUARE FEET, THE EQUIVALENT OF 9.489 ACRES.

TOGETHER WITH AREA 2:

A STRIP OF LAND 50.00 FEET IN WIDTH, BEING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFOREMENTIONED 'POINT A'; THENCE NORTH 34°49'12" EAST 1207.65 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22, 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 NORTHERLY LINE OF AREA 1, DESCRIBED HEREIN, AND TO END ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 22.

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN AREA 1, DESCRIBED HEREIN.

AREA 2 CONTAINS 59,026 SQUARE FEET, THE EQUIVALENT OF 1.355 ACRES.

THE SUM OF AREAS 1, AND 2 EQUALS 472,365 SQUARE FEET, THE EQUIVALENT OF 10.844 ACRES.

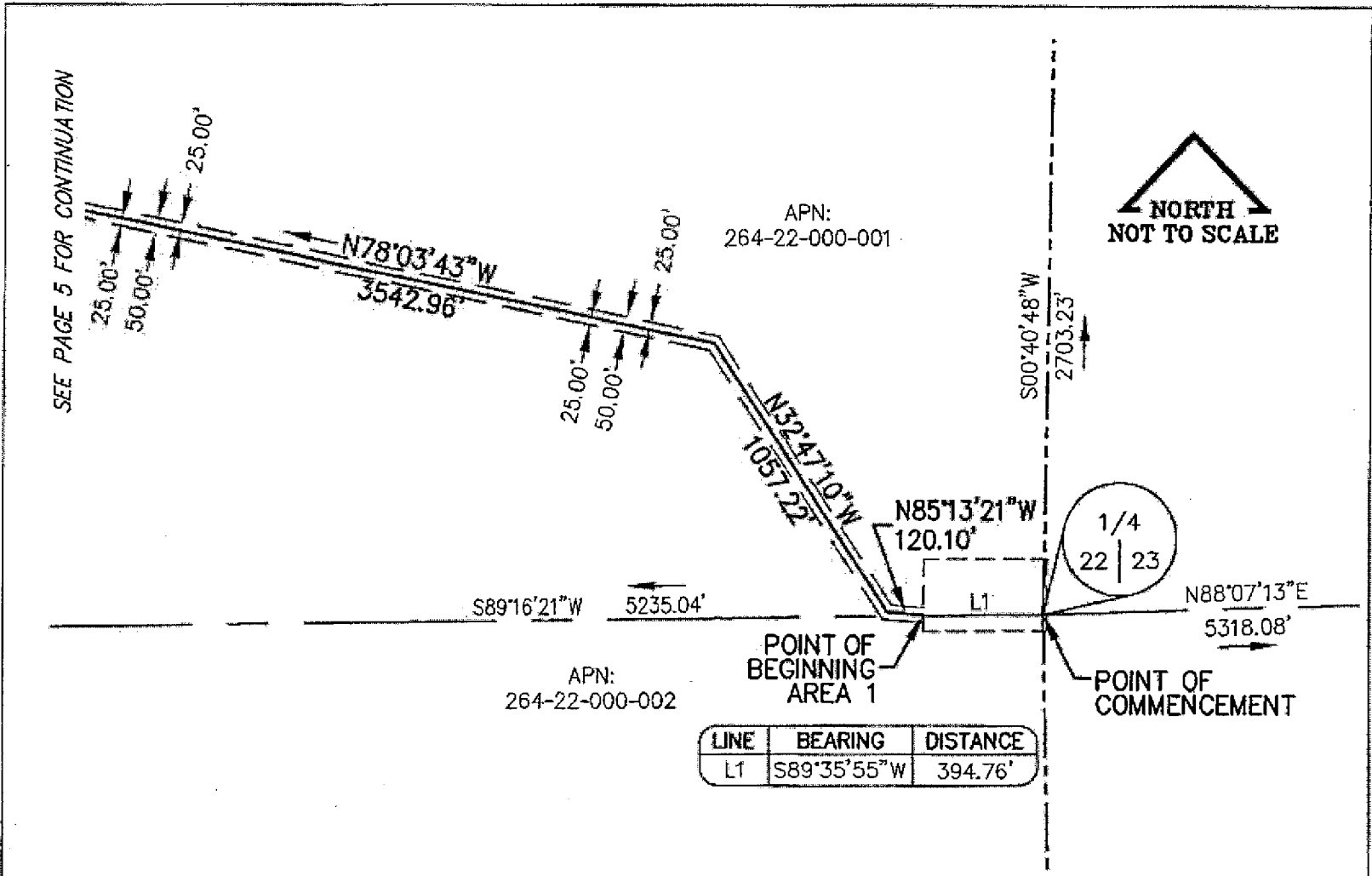
BASIS OF BEARINGS:

NORTH 88°46'52" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN FILE 103, PAGE 40 OF SURVEYS.

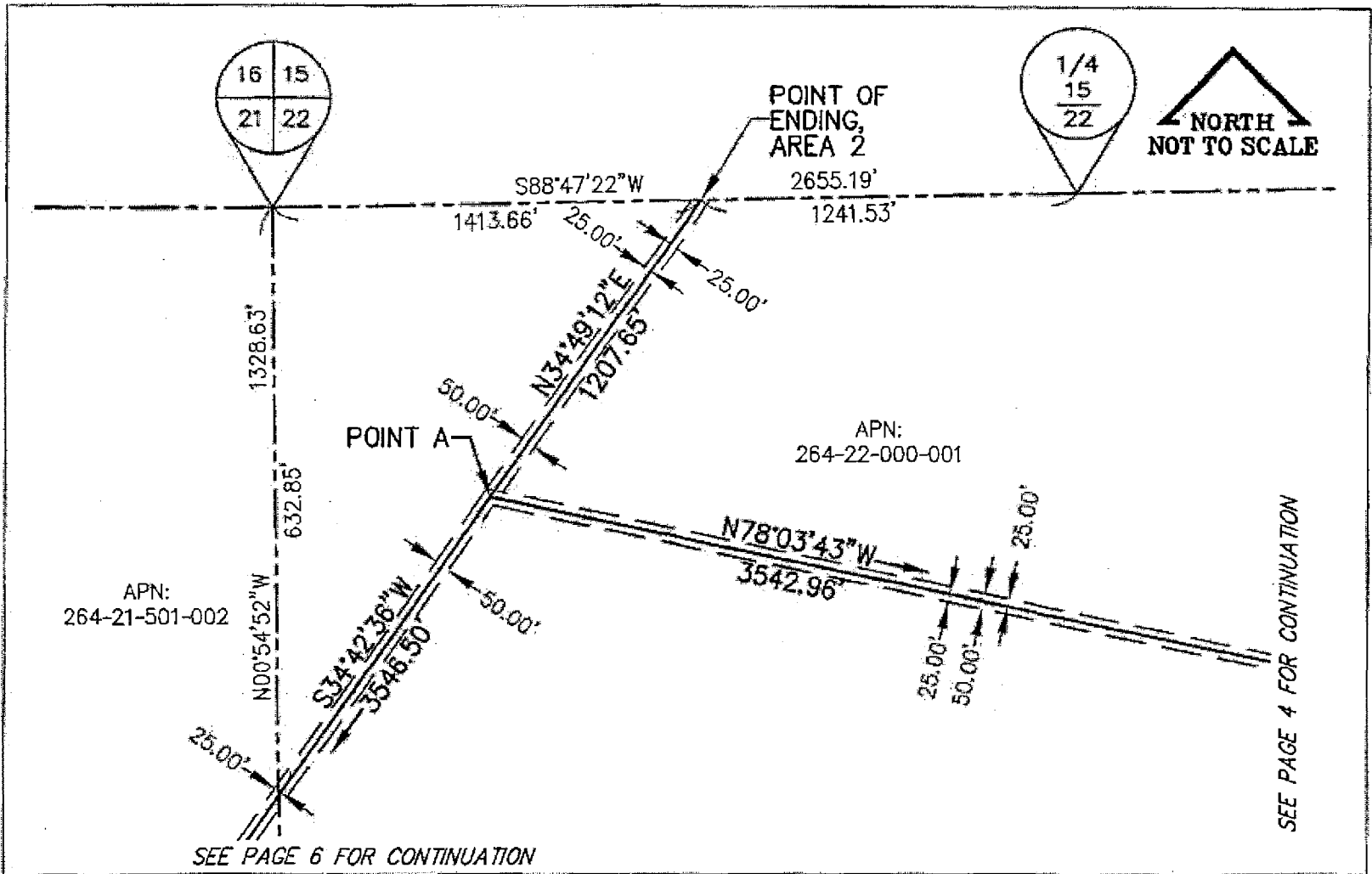
END OF LAND DESCRIPTION.

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

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



	PROJECT: MOHAVE LICENSE AGREEMENTS. LAUGHLIN RIVER ROAD	EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
		SEC: 21 AND 22 T:32 S., R:66 E. SURVEYOR: DRAWN BY: CV	DATE: 22 OCT, 15 PAGE: 4 OF 6 SERIAL NO. 71094A CHECKED BY: SD PROJECT ID: LR968Z5MVE



	PROJECT: MOHAVE LICENSE AGREEMENTS. LAUGHLIN RIVER ROAD	EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
		SEC: 21 AND 22 T:32 S., R:66 E. SURVEYOR: DRAWN BY: CV	DATE: 22 OCT, 15 PAGE: 5 OF 6 SERIAL NO. 71094A CHECKED BY: SD PROJECT ID: LR968Z5MVE

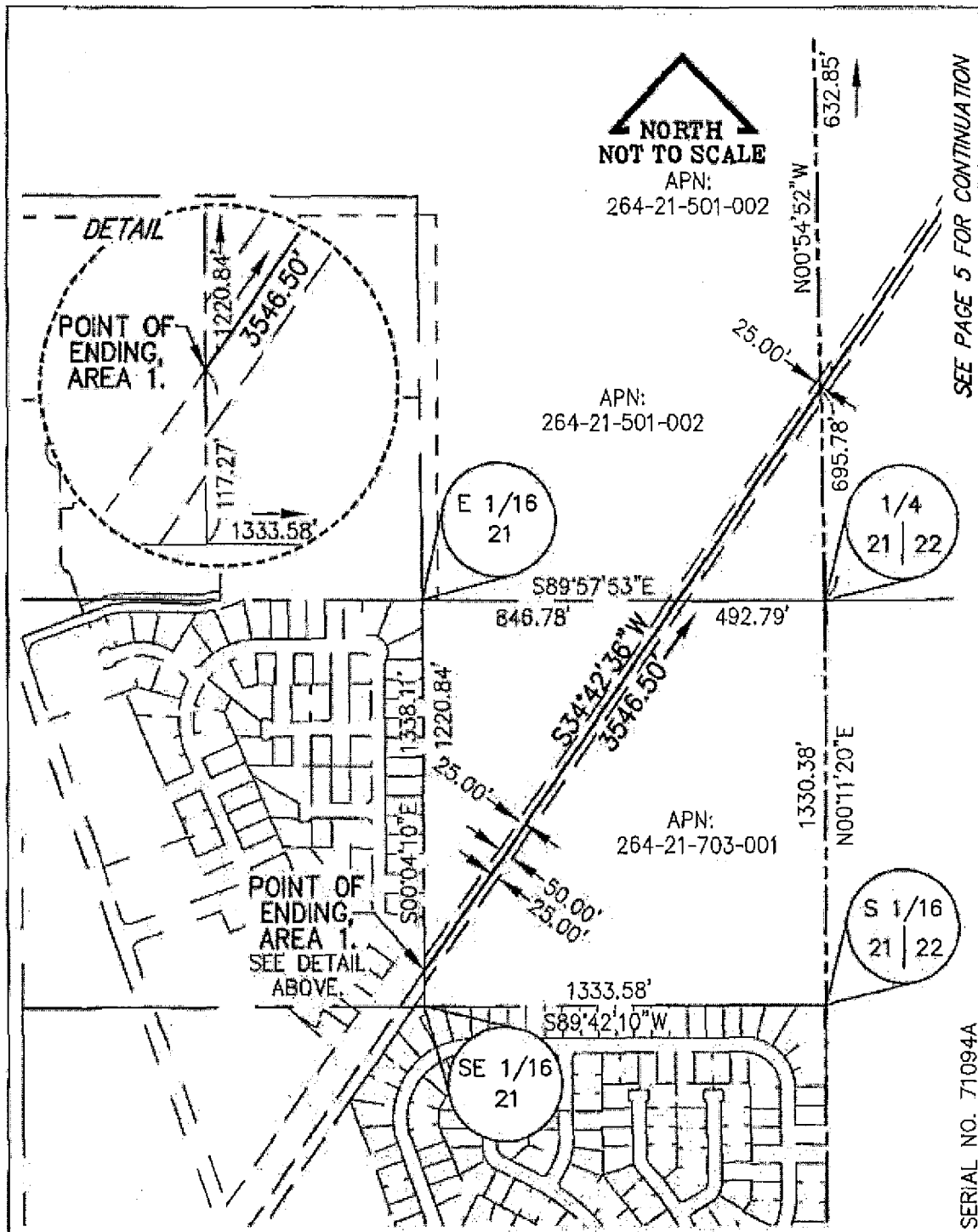


EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION



PROJECT:
MOHAVE LICENSE
AGREEMENTS.
LAUGHLIN RIVER ROAD

SEC: 21 AND 22 T: 32 S., R: 66 E.
SURVEYOR:
DRAWN BY: CV
CHECKED BY: SD

PROJECT ID: LR968Z5MVE
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