

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: 264-22-000-001; 264-
23-000-001; and 264-24-
000-001
RP File No.: GRT203289918
Affects SCE Document(s):
267783

DOCUMENTARY TRANSFER TAX \$	Serial 71090A Service Order 801443308
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 06/20/2016 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 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 receipt of written demand from Grantor commanding removal of the lien(s). If Grantee fails to

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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

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. BEUER, CITY ATTORNEY

NOV 30 2016

BY _____
TIMOTHY J. CHING
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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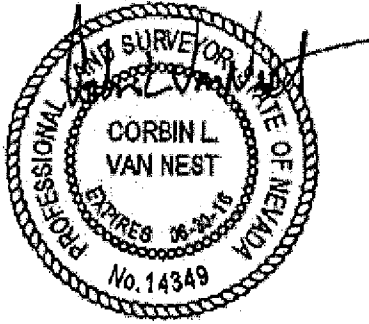
State of Nevada)

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



01.11.16

SERIAL NO. 71090A
PROJECT ID: LR968Z5MVE
MOHAVE LICENSE AGREEMENTS
CIRCUIT JD342NP1
11 JANUARY, 2016
PREPARED BY: CV
CHECKED BY: SD
PAGE 1 OF 7

LAND DESCRIPTION:

PORTIONS OF SECTIONS 22, 23, AND GOVERNMENT LOT 7 OF FRACTIONAL SECTION 24, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 22; THENCE NORTH 86°37'14" WEST 434.96 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN EASEMENT KNOWN AS 'SOUTHERN CALIFORNIA EDISON SERIAL NUMBER 71094A', SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 85°13'21" WEST 66.11 FEET; 2) NORTH 32°47'10" WEST 74.17 FEET; NORTH 00°00'00" WEST DEPARTING SAID NORTHERLY LINE, 116.31 FEET; THENCE NORTH 11°54'06" WEST 979.98 FEET; THENCE NORTH 63°46'52" EAST 78.28 FEET; THENCE SOUTH 83°22'44" EAST 25.47 FEET; THENCE SOUTH 11°54'06" EAST 26.37 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE CONTINUING SOUTH 11°54'06" EAST 665.38 FEET; THENCE SOUTH 90°00'00" EAST 69.96 FEET TO THE NORTHWEST CORNER OF THE "NEVADA POWER COMPANY LAUGHLIN SUBSTATION EXPANSION, SAID EXPANSION ALSO BEING KNOWN AS 'SOUTHERN CALIFORNIA EDISON SERIAL NUMBER 71025A'; THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID SUBSTATION EXPANSION, 497.86 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 129,607 SQUARE FEET, THE EQUIVALENT OF 2.975 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 AFORESAID 'POINT A'; THENCE SOUTH 83°22'44" EAST 2039.86 FEET; THENCE NORTH 00°29'31" WEST 1734.07 FEET; THENCE NORTH 88°22'33" EAST 898.15 FEET; THENCE NORTH 88°45'57" EAST 2057.33 FEET TO A POINT HEREINAFTER KNOWN AS **POINT B**; THENCE CONTINUING NORTH 88°45'57" EAST 718.18 FEET; THENCE NORTH 22°51'09" EAST 57.17 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, 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 EASTERLY LINE OF AREA 1, DESCRIBED HEREIN, END ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, AND TO INTERSECT AT ALL ANGLE POINTS.

AREA 2 CONTAINS 375,237 SQUARE FEET, THE EQUIVALENT OF 8.614 ACRES.

TOGETHER WITH AREA 3:

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

COMMENCING AT AFORESAID 'POINT B'; THENCE SOUTH 69°36'01" EAST 1089.43 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**; THENCE CONTINUING SOUTH 69°36'01" EAST 876.15 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 7, 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 SOUTH LINE OF AREA 2, DESCRIBED HEREIN, END ON THE EAST LINE OF SAID GOVERNMENT LOT 7, AND TO INTERSECT AT ALL ANGLE POINTS.

EXCEPTING THEREFROM: ANY PORTION LYING WITHIN AREA 2 DESCRIBED HEREIN.

AREA 3 CONTAINS 94,889 SQUARE FEET, THE EQUIVALENT OF 2.178 ACRES.

TOGETHER WITH AREA 4:

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

COMMENCING AT AFORESAID 'POINT C'; THENCE NORTH 00°21'12" EAST 453.40 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 7, 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 3 DESCRIBED HEREIN, AND TO END ON THE NORTH LINE OF SAID GOVERNMENT LOT 7.

EXCEPTING THEREFROM: ANY PORTION LYING WITHIN AREA 3 DESCRIBED HEREIN.

AREA 4 CONTAINS 21,339 SQUARE FEET, THE EQUIVALENT OF 0.490 ACRES.

THE SUM OF AREAS 1, 2, 3 AND 4 EQUALS 621,072 SQUARE FEET, THE EQUIVALENT OF 14.258 ACRES.

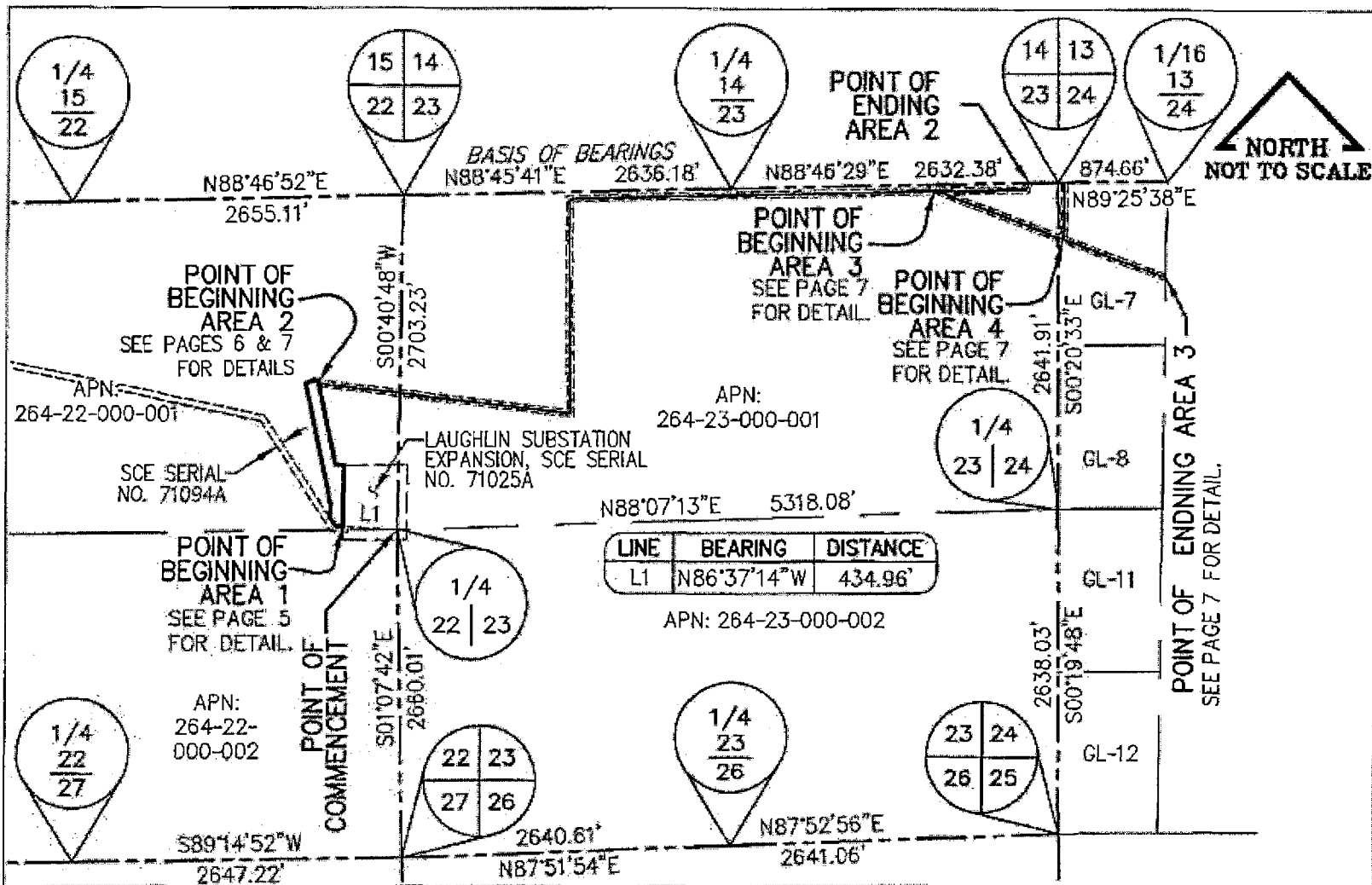
BASIS OF BEARINGS:

NORTH 88°45'41" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, 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. CIRCUIT JD342NP1	EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
	SEC: 22, 23 & 24 T: 32 S., R: 66 E.	DATE: 11 JAN, 16 PAGE: 4 OF 7	SURVEYOR: SERIAL NO. 71090A
DRAWN BY: CV	CHECKED BY: SD	PROJECT ID: LR988Z5MVE	

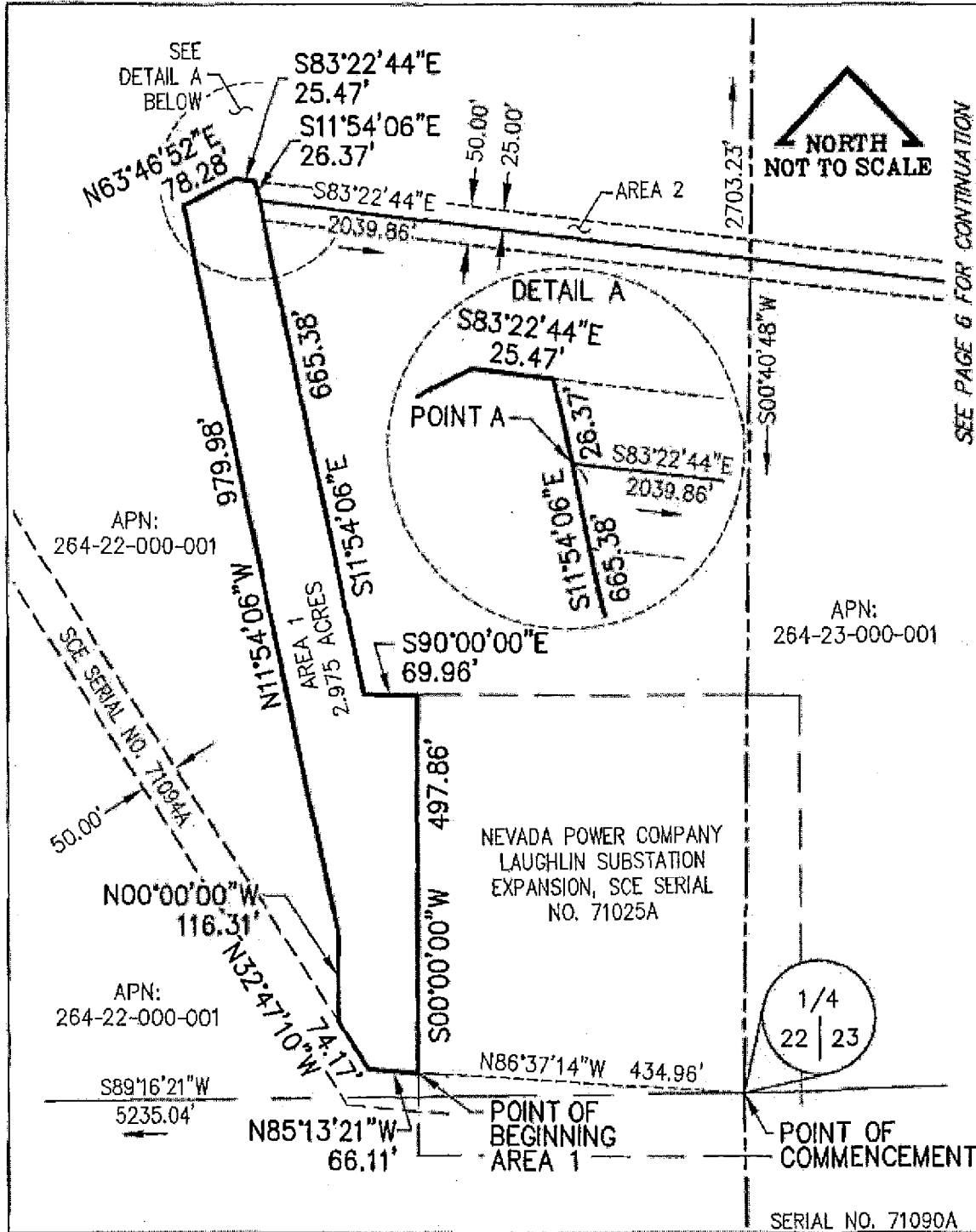


EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION



PROJECT:
MOHAVE LICENSE
AGREEMENTS.
CIRCUIT JD342NP1

SEC: 23, 24, 26 T: 32 S., R: 66 E.
SURVEYOR:
DRAWN BY: CV
CHECKED BY: SD
PROJECT ID: LR968Z5MVE
DATE: 11 JAN, 16
PAGE: 5 OF 7

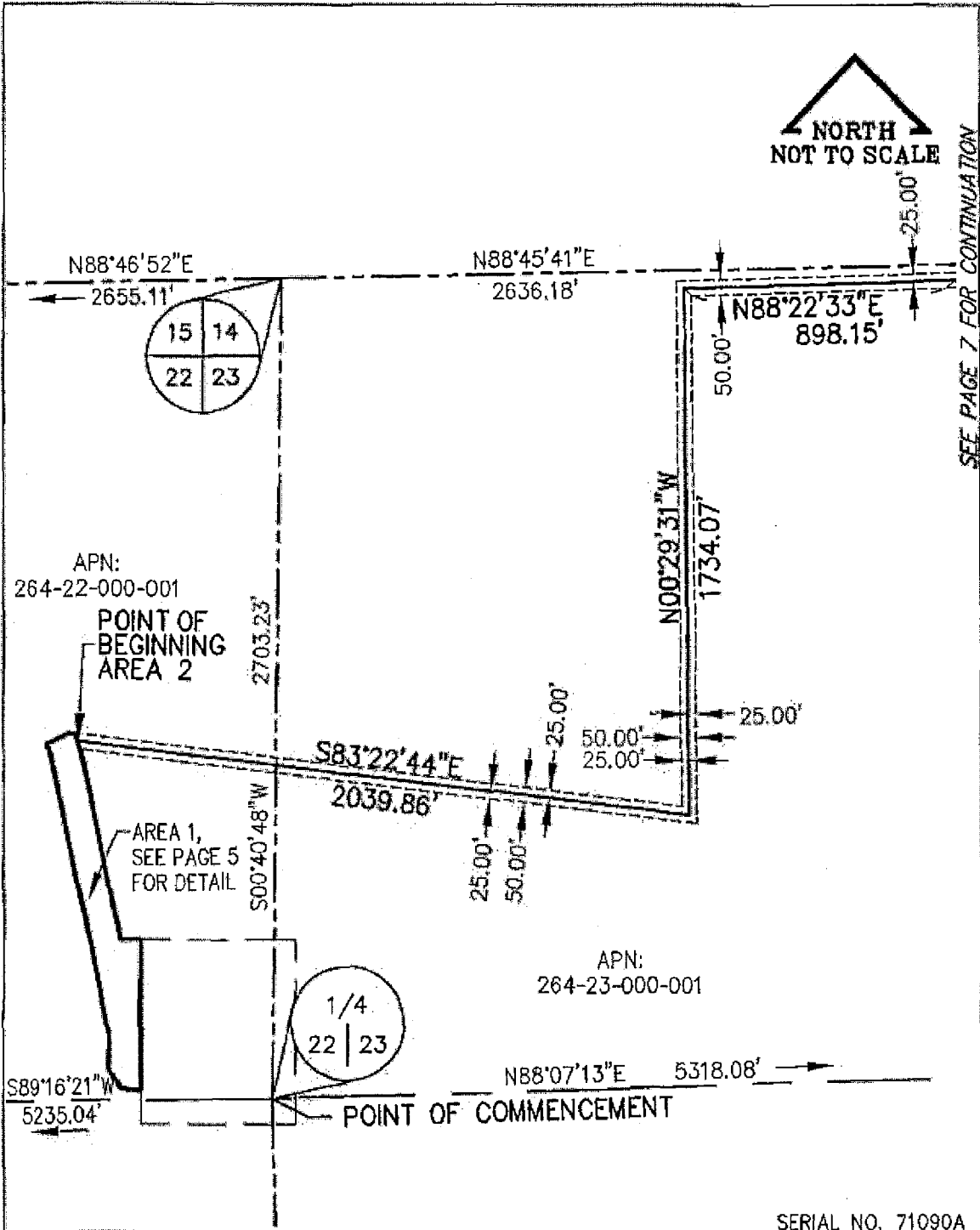
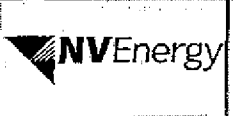
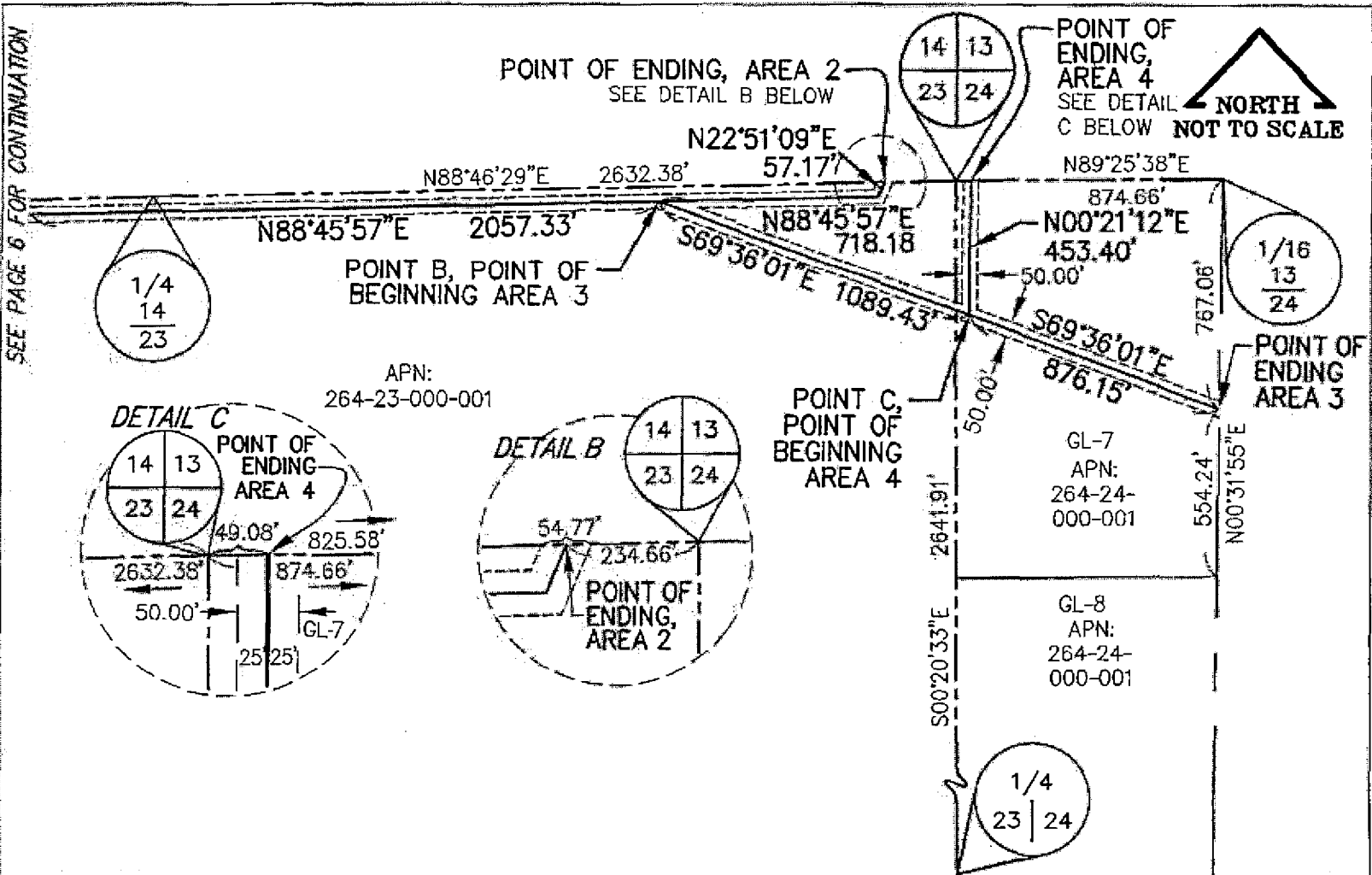


EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION	
	PROJECT: MOHAVE LICENSE AGREEMENTS. CIRCUIT JD342NP1
	SEC: 23, 24, 26 T: 32 S., R: 66 E. SURVEYOR: DRAWN BY: CV CHECKED BY: SD
	PROJECT ID: LR968Z5MVE DATE: 11 JAN, 16 PAGE: 6 OF 7

SEE PAGE 6 FOR CONTINUATION



PROJECT:
 MOHAVE LICENSE AGREEMENTS.
 CIRCUIT JD342NP1

EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION

SEC: 22, 23 & 24 T: 32 S., R: 66 E. DATE: 11 JAN, 16 PAGE: 7 OF 7

SURVEYOR: SERIAL NO. 71090A

DRAWN BY: CV CHECKED BY: SD PROJECT ID: LR968Z5MVE

