

APN:139-25-701-002
WHEN RECORDED MAIL TO:
Land Resources
NV Energy
P.O. Box 98910 MS 9
Las Vegas, NV 89151-0001

GRANT OF EASEMENT

CITY OF LAS VEGAS, a municipal corporation and a political subdivision of the State of Nevada, ("Grantor") for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Nevada Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for the 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 electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any improvements owned by Grantor and to any tangible personal property. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused to obstructions or materials being removed, cleared, cut or trimmed when Grantee exercises its rights under numbered paragraph 4 above. Nor does this paragraph apply to, and Grantee is not responsible for, any damages proximately caused by Grantor's negligent or intentional actions or omissions, including but not limited to Grantor's failure to comply with the National Electrical Safety Code, Occupational Safety and Health Administration requirements and chapter 455 of the Nevada Revised Statutes.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no 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, such structures and improvements to include, but not be limited to, drainage, trees, bridges, and signage. Grantee's consent will not be unreasonably withheld. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. However, if Grantor is a government entity, it is not required to sign that use agreement and Grantee will document its consent by issuing a government authorization

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Proj. # 3010823633
Project Name: Freedom Park Solar
Reference Document: 20221021-0000303
GOE-CLV_DIST

letter. Grantor retains, for its benefit, the right to maintain and use 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.

If Grantee determines that the Easement Area is no longer needed for its electrical systems, this easement shall terminate after Grantor requests and Grantee executes and records a written relinquishment of the easement.

THIS GRANT OF EASEMENT CANCELS AND SUPERSEDES THE RIGHT OF ENTRY RECORDED IN BOOK 20221021 AS DOCUMENT 0000303 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

GRANTOR:

CITY OF LAS VEGAS



Approved as to form

John S. Ridilla 5/21/24
John S. Ridilla Date
Deputy City Attorney

ATTEST:

Carolyn Goodman
MAYOR

Dr. LuAnn D. Holmes, MMC
CITY CLERK

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on _____ by Carolyn G. Goodman as
MAYOR of the **CITY OF LAS VEGAS**.

Notary Public in and for said County and State.
My commission expires: _____

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on _____ by LuAnn D. Holmes as **CITY CLERK** of the **CITY OF LAS VEGAS**.

Notary Public in and for said County and State.

My commission expires: _____
Exhibit A

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Exhibit A

Legal Description

[Attached]

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Project Name: Freedom Park Solar
Reference Document: 20221021-0000303
GOE-CLV_DIST



EXHIBIT "A"

PROJECT: CLV-CBSR DISTRIBUTION INTERCONNECTION -FREEDOM PARK

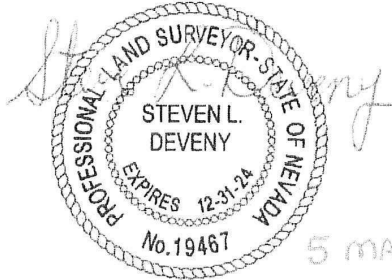
PROJECT ID: 3010823633

DATE: 5 MARCH 2024

PREPARED BY: SLD

CHECKED BY: JW

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LAND DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), SAID CORNER BEING THE CENTERLINE INTERSECTION OF WASHINGTON AVENUE (50.00 FEET HALF-WIDTH) AND PECOS ROAD (WIDTH VARIES) AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED MARCH 25, 2005 AS INSTRUMENT NUMBER 20050325-0001819 ON FILE IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE NORTH 89°06'47" WEST, COINCIDENT WITH THE CENTERLINE OF SAID WASHINGTON AVENUE, SAME BEING THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 236.79 FEET;

THENCE SOUTH 00°53'13" WEST, DEPARTING SAID CENTERLINE OF WASHINGTON AVENUE AND SAID NORTH LINE, 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID WASHINGTON AVENUE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (8) COURSES COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY OF WASHINGTON AVENUE AND THE WEST RIGHT-OF-WAY OF SAID PECOS ROAD:

1) SOUTH 89°06'47" EAST, 134.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET;

2) SOUTHEASTERLY 85.05 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 88°35'55" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 89°29'09" EAST;

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

3) SOUTHWESTERLY 3.30 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44";

4) SOUTH 08°56'53" WEST, 56.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET;

5) SOUTHERLY 4.95 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44";

6) SOUTH 00°30'51" EAST, 73.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET;

7) SOUTHEASTERLY 7.35 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'10";

8) SOUTH 14°33'01" EAST, 3.24 FEET;

THENCE SOUTH 54°25'00" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY OF WASHINGTON AVENUE AND THE WEST RIGHT-OF-WAY OF SAID PECOS ROAD, 128.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 9.00 FEET;

THENCE SOUTHWESTERLY 8.65 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 55°02'17";

THENCE SOUTH 00°37'18" EAST, 43.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 8.50 FEET;

THENCE SOUTHWESTERLY 13.30 FEET COINCIDENT WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'00";

THENCE SOUTH 89°02'42" WEST, 40.35 FEET;

THENCE NORTH 00°57'18" WEST, 24.46 FEET;

THENCE NORTH 89°02'42" EAST, 14.39 FEET;

THENCE SOUTH 00°57'18" EAST, 14.46 FEET;

THENCE NORTH 89°02'42" EAST, 24.46 FEET;

THENCE NORTH 00°37'18" WEST, 41.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 19.00 FEET;

THENCE NORTHEASTERLY 9.14 FEET COINCIDENT WITH SAID CURVE THROUGH A
CENTRAL ANGLE OF 27°33'10";

THENCE NORTH 35°35'00" WEST, 19.37 FEET;

THENCE NORTH 54°25'00" EAST, 14.47 FEET;

THENCE SOUTH 35°35'00" EAST, 16.29 FEET;

THENCE NORTH 54°25'00" EAST, 117.01 FEET;

THENCE NORTH 00°30'51" WEST, 130.80 FEET;

THENCE NORTH 07°14'33" WEST, 36.01 FEET;

THENCE NORTH 34°31'27" WEST, 24.94 FEET;

THENCE NORTH 89°06'47" WEST, 151.09 FEET;

THENCE NORTH 00°53'13" EAST, 11.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN
ON THE "EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION" ATTACHED HERETO AND
MADE A PART HEREOF.

CONTAINING 6,938 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°06'47" WEST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP
20 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, MEASURED IN THE NEVADA EAST ZONE (2701) STATE PLANE
COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), REALIZATION 2011,
EPOCH 2010.00.

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

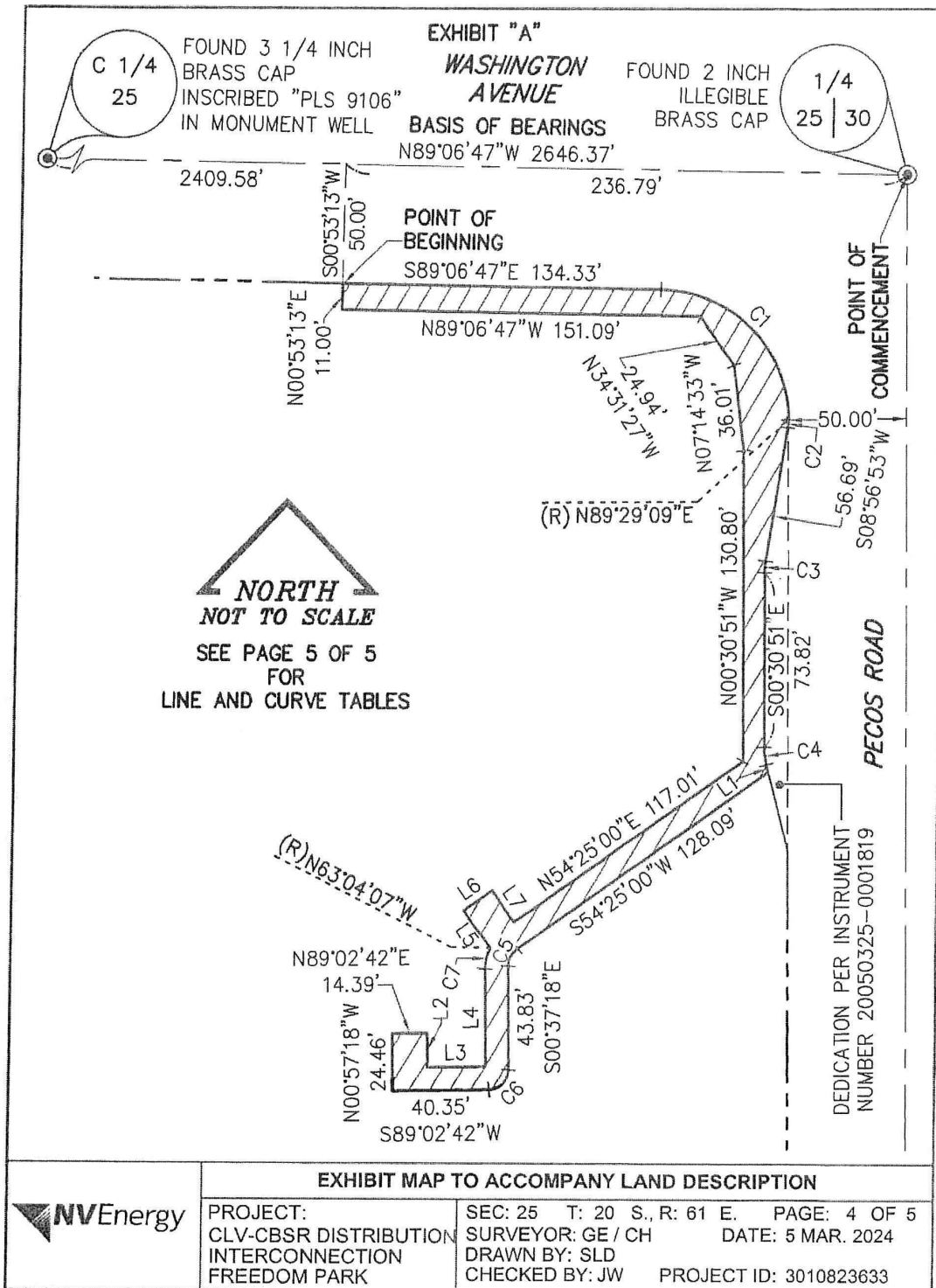



EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°33'01"E	3.24'
L2	S00°57'18"E	14.46'
L3	N89°02'42"E	24.46'
L4	N00°37'18"W	41.20'
L5	N35°35'00"W	19.37'
L6	N54°25'00"E	14.47'
L7	S35°35'00"E	16.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	55.00'	85.05'	88°35'55"	53.67'
C2	20.00'	3.30'	09°27'44"	1.66'
C3	30.00'	4.95'	09°27'44"	2.48'
C4	30.00'	7.35'	14°02'10"	3.69'
C5	9.00'	8.65'	55°02'17"	4.69'
C6	8.50'	13.30'	89°40'00"	8.45'
C7	19.00'	9.14'	27°33'10"	4.66'

EXHIBIT MAP TO ACCOMPANY LAND DESCRIPTION		
	PROJECT:	SEC: 25 T: 20 S., R: 61 E. PAGE: 5 OF 5
	CLV-CBSR DISTRIBUTION INTERCONNECTION FREEDOM PARK	SURVEYOR: GE / CH DATE: 5 MAR. 2024 DRAWN BY: SLD CHECKED BY: JW PROJECT ID: 3010823633