

APN: 162-17-810-009

When recorded, return to:

Clark County Department of Public Works  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-4000

**GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS**

**KNOW ALL MEN BY THESE PRESENTS:** That CPLV PROPERTY OWNER LLC, a Delaware limited liability company ("Grantor"), for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the COUNTY OF CLARK, a political subdivision of the State of Nevada, its successors and assigns (collectively, "Grantee"), a perpetual non-exclusive easement to construct, reconstruct, repair, operate, and maintain the Bollard Improvements and appurtenances related to the Bollard Improvements, in each case, located upon, over, under, across and through the real property described on Exhibits "A" and "B" attached hereto and by this reference made a part hereof (the "Easement Area"), together with the right of reasonable ingress and egress to and from the Easement Area (collectively, the "Easement").

Grantor retains, for its benefit, the right to use the Easement Area for its own purposes, so long as Grantor's use does not impede, restrict, disrupt, or interfere with the Grantee's use of the Easement as set forth herein.

Grantee shall, at its expense, keep and maintain, or cause to be kept and maintained, the Bollard improvements located within the Easement Area (collectively, the "Bollard Improvements") in a similar condition and repair existing as of the date hereof, reasonable wear and tear excepted without any cost to Grantor. Grantee shall not relocate the Bollard Improvements or make any material alterations or modifications to the Bollard Improvements without the prior written approval of Grantor. Grantee shall in connection with the Bollard Improvements, at its sole cost and expense, repair and/or replace any property, landscaping or other portion of the Grantor's property which is damaged or destroyed in connection with the Bollard Improvements, except for the Bollard Improvements themselves.

In the event the Bollard Improvements are removed by Grantee and are not replaced by Grantee within six (6) months of such removal, all rights of Grantee hereunder shall cease and revert to Grantor, its successors and assigns.

Grantee acknowledges that all entries upon the Easement Area shall be solely at the risk of Grantee; that the Easement Area is accepted strictly in an "as is" condition without warranty or representation of any kind; and regardless of the condition of the Easement Area or any part thereof, Grantor shall have no responsibility or liability whatsoever to Grantee or any of its agents, employees or officers in connection with any entries made upon the Easement Area except in the case of Grantor's negligent or willful misconduct.


This Grant of easement for Bollard Improvements (this "Grant") shall be governed by the law of the State of Nevada. This Grant may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. No term or provision of the Grant is intended to benefit any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

Upon Grantor's request, and to the extent practicable, as determined by the Grantee, Grantee shall ensure that any contractor working on behalf of or at the direction of the Grantee in the Easement Area purchases and maintains comprehensive general liability insurance coverage to insure against all claims which arise from such work, naming Grantor, its officers, employees, agents, representatives, lenders, affiliates, tenants, successors and assigns as additional insured.

Up to the limitations of law, including but not limited to, NRS Chapter 41 liability limitations, Grantee shall be responsible for all liability, claims, actions, damages, losses, and expenses, caused by the negligence of its own officers and employees.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the 17<sup>th</sup> day of June 2025.

CPLV PROPERTY OWNER LLC a  
Delaware limited liability company

  
BY: Samantha Gallagher  
AS: Secretary

STATE OF NEW YORK  
COUNTY OF NEW YORK

This instrument was acknowledged before me on the 17th day of June, 2025, by Samantha Gallagher as Secretary of CPLV PROPERTY OWNER LLC.

  
Notary Public



**COUNTY OF CLARK,**  
a political subdivision of the State of Nevada

\_\_\_\_\_  
BY:  
AS:

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2025, by \_\_\_\_\_ as  
\_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A" AND "B"**

**Legal Description and Depiction of Easement Area**

**[See attached]**

OWNER: CPLV PROPERTY OWNER LLC  
APN: 162-17-810-009

**EXHIBIT "A"**

**DESCRIPTION**

A PORTION OF LOT 1 AS SHOWN IN BOOK 46, PAGE 22 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITH THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE THEREOF, NORTH 01°13'37" WEST, 713.86 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°46'23" WEST, 6.58 FEET TO THE WESTERLY LINE OF THAT CERTAIN "CLARK COUNTY RIGHT-OF-WAY AND UTILITY EASEMENT", RECORDED FEBRUARY 13, 2009 IN BOOK 20090213, AS INSTRUMENT NO. 03438 ON FILE AT SAID RECORDER'S OFFICE, BEING THE **POINT OF BEGINNING**, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 11°13'14" WEST; THENCE DEPARTING SAID WESTERLY LINE AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'49, AND ARC LENGTH OF 3.47 FEET; THENCE NORTH 88°42'35" WEST, 25.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 35°12'54" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°01'13", AN ARC LENGTH OF 2.14 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 34°11'41" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°52'45", AN ARC LENGTH OF 1.80 FEET; THENCE NORTH 01°17'25" EAST, 7.87 FEET; THENCE SOUTH 88°42'35" EAST, 28.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°56'37", AN ARC LENGTH OF 3.11 FEET TO THE WESTERLY LINE OF SAID "CLARK COUNTY RIGHT-OF-WAY AND UTILITY EASEMENT"; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°38'41" EAST, 10.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 319 SQUARE FEET, MORE OR LESS.

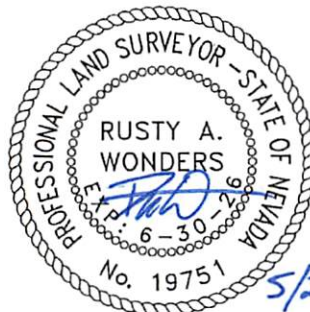
**BASIS OF BEARINGS**

NORTH 01°13'37" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AS SHOWN IN FILE 149, PAGE 88 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

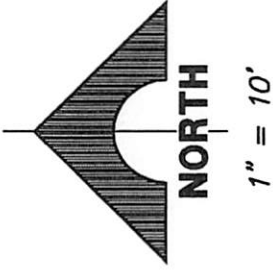
(SEE EXHIBIT "B" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



# EXHIBIT "B" TO ACCOMPANY DESCRIPTION

OWNER: CPLV PROPERTY OWNER LLC  
APN: 162-17-810-009



LOT 1  
BOOK 46, PAGE  
22 OF PLATS

L4

AREA =  
319 S.F. ±

L2

L3

C3

C2

C4

L5

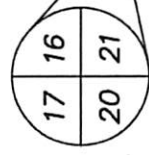
R1

L1

POINT OF BEGINNING

CLARK COUNTY RIGHT-OF-WAY  
AND UTILITY EASEMENT PER  
OR: 20090213:03438

713.86'  
POINT OF  
COMMENCEMENT



604.44'  
1318.29'  
N01°13'37"W

**NOTE:**

SEE PAGE 2 FOR LINE  
AND CURVE TABLES.

PAGE 1 OF 2

**GCV**

ENGINEERS SURVEYORS

1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146  
T: 702.804.2000  
F: 702.804.2299  
gcwengineering.com

**EXHIBIT "B" TO ACCOMPANY DESCRIPTION**

**OWNER: CPLV PROPERTY OWNER LLC**  
**APN: 162-17-810-009**

<b>RADIAL TABLE</b>	
<b>LINE</b>	<b>BEARING</b>
<b>R1</b>	<b>S11°13'14"W</b>
<b>R2</b>	<b>S35°12'54"W</b>
<b>R3</b>	<b>S34°11'41"W</b>

<b>LINE TABLE</b>		
<b>LINE</b>	<b>BEARING</b>	<b>LENGTH</b>
<b>L1</b>	<b>S88°46'23"W</b>	<b>6.58'</b>
<b>L2</b>	<b>N88°42'35"W</b>	<b>25.63'</b>
<b>L3</b>	<b>N01°17'25"E</b>	<b>7.87'</b>
<b>L4</b>	<b>S88°42'35"E</b>	<b>28.94'</b>
<b>L5</b>	<b>S00°38'41"E</b>	<b>10.14'</b>

<b>CURVE TABLE</b>				
<b>NO.</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>LENGTH</b>	<b>TANGENT</b>
<b>C1</b>	<b>9°55'49"</b>	<b>20.00'</b>	<b>3.47'</b>	<b>1.74'</b>
<b>C2</b>	<b>1°01'13"</b>	<b>120.00'</b>	<b>2.14'</b>	<b>1.07'</b>
<b>C3</b>	<b>1°52'45"</b>	<b>55.00'</b>	<b>1.80'</b>	<b>0.90'</b>
<b>C4</b>	<b>5°56'37"</b>	<b>30.00'</b>	<b>3.11'</b>	<b>1.56'</b>



1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146  
T: 702.804.2000  
F: 702.804.2299  
gcvengineering.com

500-897-LV-G\_16217810009-BOL-CC01.txt

End North: 749308.0182' East: 77447.8090'

Segment #1 : Curve

Length: 3.47' Radius: 20.00'  
Delta: 9°55'49.34" Tangent: 1.74'  
Chord: 3.46' Course: N83°44'40"W  
Course In: S11°13'14"W Course Out: N1°17'25"E  
RP North: 749288.4005' East: 77443.9173'  
End North: 749308.3953' East: 77444.3696'

Segment #2 : Line

Course: N88°42'35"W Length: 25.63'  
North: 749308.9724' East: 77418.7461'

Segment #3 : Curve

Length: 2.14' Radius: 120.00'  
Delta: 1°01'13.11" Tangent: 1.07'  
Chord: 2.14' Course: N55°17'42"W  
Course In: S35°12'54"W Course Out: N34°11'41"E  
RP North: 749210.9331' East: 77349.5486'  
End North: 749310.1908' East: 77416.9868'

Segment #4 : Curve

Length: 1.80' Radius: 55.00'  
Delta: 1°52'45.43" Tangent: 0.90'  
Chord: 1.80' Course: N56°44'42"W  
Course In: S34°11'41"W Course Out: N32°18'56"E  
RP North: 749264.6985' East: 77386.0764'  
End North: 749311.1779' East: 77415.4816'

Segment #5 : Line

Course: N1°17'25"E Length: 7.87'  
North: 749319.0459' East: 77415.6588'

Segment #6 : Line

Course: S88°42'35"E Length: 28.94'  
North: 749318.3942' East: 77444.5915'



Segment #7 : Curve

Length: 3.11'      Radius: 30.00'  
Delta: 5°56'37.17"      Tangent: 1.56'  
Chord: 3.11'      Course: S85°44'16"E  
Course In: S1°17'25"W      Course Out: N7°14'02"E  
RP North: 749288.4018'      East: 77443.9159'  
End North: 749318.1631'      East: 77447.6929'

Segment #8 : Line

Course: S0°38'41"E      Length: 10.14'  
North: 749308.0237'      East: 77447.8070'

Perimeter: 83.10'      Area: 318.67 Sq. Ft.  
Error Closure:      0.0058      Course: N20°28'11"W  
Error North:      0.00546      East: -0.00204

Precision 1: 14325.86