

APN# 162-17-810-009

CPLV PROPERTY OWNER LLC

TITLE OF DOCUMENT

GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS (PHASE 2)

RE-RECORD

RECORDING REQUESTED BY:

CLARK COUNTY PUBLIC WORKS

RETURN TO:

Clark County Department of Public Works
ATTN: Kaizad Yazdani
500 S. Grand Central Parkway, BOX 554000
Las Vegas, NV 89155

Inst #: 20210201-0001248
Fees: \$0.00
02/01/2021 11:17:50 AM
Receipt #: 4383644
Requestor:
PUBLIC WORKS CLARK COUNTY
Recorded By: DECHO Pgs: 20
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 162-17-810-009, 162-16-312-002

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Grant of Easement for Bollard Improvements
"Bollard Easement" for Phase 2

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Kaizad Yazdani (Public Works)

RETURN TO: Name Kaizad Yazdani (CCPW)

Address 500 Grand Central Parkway

City/State/Zip Las Vegas, Nevada 89155

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Address

City/State/Zip

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

APN: 162-17-810-009

When recorded, return to:

Clark County Department of Public Works
Traffic Management Division
PO Box 554000
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 bollards and appurtenances related to the bollards, in each case, located upon, over, under, across and through the real property described on Exhibit "A" 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. 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.

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.

Grantor leases to Desert Palace LLC, a Nevada limited liability company, and CEOC, LLC, a Delaware limited liability company (collectively, "Tenant"), that certain real property where the Easement Area is located. Tenant, by its signature below, agrees to be bound by the terms of this Grant of Easement for Bollard Improvements (this "Grant") applicable to Grantor until the expiration or earlier termination of such lease.

This Grant shall be governed by the laws of the State of Nevada. The failure of any party hereto to exercise any of its rights under this Grant shall not constitute a waiver of such rights or prevent the subsequent exercise of such rights. 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 this 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.

[Signature pages follow.]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the 1st day of September, 2020.

CPLV PROPERTY OWNER LLC,
a Delaware limited liability company




BY: John Payne
AS: President

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 1st day of September,
2020, by John Payne _____ as
President of **CPLV PROPERTY OWNER LLC.**



Notary Public

Notary Public, State of New York
ELENA OTERO KEIL
NO. 02KE6359428
Qualified in New York County
Commission Expires May 30, 2021

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

BY: Randall J. Tarr
AS: Assistant County Manager

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the _____ day of _____,
2021, by _____ as
_____ of _____.

Notary Public

ACCEPTED AND AGREED TO BY:

DESERT PALACE LLC,
a Nevada limited liability company

BY: Gary Bogan
AS: P.O.A.

STATE OF NV

COUNTY OF CLARK

This instrument was acknowledged before me on the 26 day of August, 2020, by
GARY Bogan as P.O.A. of
DESERT PALACE LLC.

Carolyn Jeanne Willis
Notary Public



CAROLYN JEANNE WILLIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-09-21
Certificate No: 97-1260-1

ACCEPTED AND AGREED TO BY:

CEOC, LLC,
a Delaware limited liability company

BY: Gary Bogan
AS: P.O.A.

STATE OF NV
COUNTY OF CLARK

This instrument was acknowledged before me on the 26th day of August, 2020, by
GARY Bogan as P.O.A. of
CEOC, LLC.

Carolyn Jeanne Willis
Notary Public

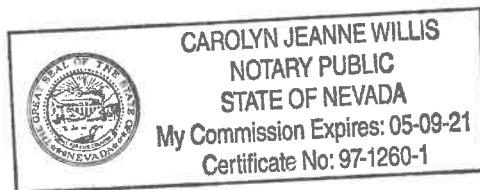


EXHIBIT "A"

Legal Description and Depiction of Easement Area

[See attached]

APN 162-17-810-009

EXHIBIT A-1

EXPLANATION: THIS LEGAL DESCRIBES A PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY.

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED OCTOBER 09, 2017 IN BOOK 20171009 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01272 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "013Y" AS SHOWN BY MAP THEREOF IN FILE 180, PAGE 76 OF SURVEYS IN SAID CLARK COUNTY RECORDER'S OFFICE, ALSO BEING A POINT ON THE NORTHWESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD AS DESCRIBED BY A DOCUMENT RECORDED OCTOBER 16, 2003 IN BOOK 20031016 OF OFFICIAL RECORDS AS INSTRUMENT NO. 04078 IN SAID CLARK COUNTY RECORDER'S OFFICE;

THENCE DEPARTING THE NORTHWESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, SOUTH 08°39'14" WEST, 740.44 FEET TO THE POINT OF BEGINNING, ON THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD;

THENCE ALONG THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD, THE FOLLOWING TWO (2) COURSES:

- 1) FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 86°49'00" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 4508.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°30'02", AN ARC LENGTH OF 39.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 87°19'02" WEST;**
- 2) THENCE SOUTH 67°50'30" WEST, 2.21 FEET;**

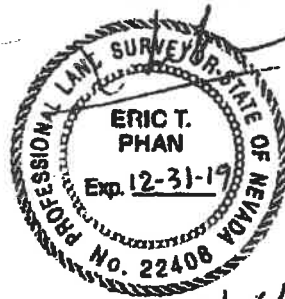
THENCE DEPARTING THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 02°56'29" EAST, 40.33 FEET;

THENCE SOUTH 86°56'42" EAST, 1.99 FEET TO THE POINT OF BEGINNING ON THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD.

CONTAINING 78 SQUARE FEET +/-

BASIS OF BEARINGS

NORTH 23°28'40" EAST, BEING THE BEARING BETWEEN POINTS "030 Y" AND "013 Y" AS DERIVED FROM THE COORDINATE VALUES PROVIDED IN FILE 180, PAGE 78 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



03/06/2019

EXHIBIT B-1
PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

PERMANENT MAINTENANCE EASEMENT
CONTAINING 78 S.F. +/-

CAESARS PALACE
BOOK 46, PAGE 22
OF PLATS

POINT OF
COMMENCEMENT
"013Y"
FILE 180, PAGE 76
OF SURVEYS

L3- POINT OF BEGINNING

500°34'50"E

LAS VEGAS BOULEVARD

AeroTech Mapping
2580 Montessorul Street, Suite 104
Las Vegas, NV 89117
www.ATMLV.com



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APN 162-17-810-009
 CPLV PROPERTY OWNER, LLC
 EXHIBIT B-1
 PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
 LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
 M.D.M., CLARK COUNTY, NEVADA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	00°30'02"	4508.00'	39.38'	19.69'

LINE	BEARING	DISTANCE
1	S67°50'30"W	2.21'
2	N02°56'29"E	40.33'
3	S86°56'42"E	1.99'

RADIAL	BEARING
1	S86°49'00"E
2	N87°19'02"W

AeroTech Mapping
 2580 Montessouri Street, Suite 104
 Las Vegas, NV 89117
 www.ATMLV.com



APN 162-17-810-009

EXHIBIT A-2

EXPLANATION: THIS LEGAL DESCRIBES TWO (2) PERMANENT MAINTENANCE EASEMENTS GRANTED TO CLARK COUNTY.

BEING PORTIONS OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED OCTOBER 09, 2017 IN BOOK 20171009 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01272 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

EASEMENT 1

COMMENCING AT POINT "013Y" AS SHOWN BY MAP THEREOF IN FILE 180, PAGE 76 OF SURVEYS IN SAID CLARK COUNTY RECORDER'S OFFICE, ALSO BEING A POINT ON THE NORTHWESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD AS DESCRIBED BY A DOCUMENT RECORDED OCTOBER 16, 2003 IN BOOK 20031016 OF OFFICIAL RECORDS AS INSTRUMENT NO. 04078 IN SAID CLARK COUNTY RECORDER'S OFFICE;

THENCE DEPARTING THE NORTHWESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF LAS VEGAS BOULEVARD, SOUTH 10°12'58" WEST, 539.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" ON THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD;

THENCE DEPARTING THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 84°15'38" WEST, 21.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 84°15'38" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 4581.67 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC LENGTH OF 10.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°23'09" WEST;

THENCE NORTH 84°15'38" WEST, 23.50 FEET;

THENCE FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 84°23'06" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 4605.17 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°07'28", AN ARC LENGTH OF 10.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°15'38" WEST;

THENCE SOUTH 84°15'38" EAST, 23.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 235 SQUARE FEET +/-

EASEMENT 2

COMMENCING AT A POINT REFERRED TO AS POINT "A" ON THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD;

THENCE ALONG THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 84°15'26" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 4508.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°29'44", AN ARC LENGTH OF 39.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°45'10" WEST;

THENCE DEPARTING THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 84°45'04" WEST, 18.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 84°45'04" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 4,578.67 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°06'00", AN ARC LENGTH OF 8.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°51'04" WEST;

THENCE NORTH 84°51'04" WEST, 26.50 FEET;

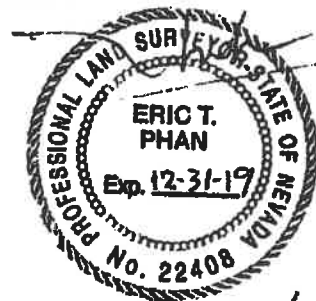
THENCE FROM A POINT TO WHICH THE RADIUS POINT BEARS SOUTH 84°51'04" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 4605.17 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°05'58", AN ARC LENGTH OF 8.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°45'06" WEST;

THENCE SOUTH 84°51'04" EAST, 26.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 212 SQUARE FEET +/-

BASIS OF BEARINGS

NORTH 23°28'40" EAST, BEING THE BEARING BETWEEN POINTS "030 Y" AND "013 Y"
AS DERIVED FROM THE COORDINATE VALUES PROVIDED IN FILE 180, PAGE 76 OF
SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



03/06/2019

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

EXHIBIT B-2

PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

PERMANENT MAINTENANCE EASEMENT 1
CONTAINING 235 S.F. +/-

PERMANENT MAINTENANCE EASEMENT 2
CONTAINING 212 S.F. +/-

CPLV PROPERTY OWNER, LLC

GRANT, BARGAIN AND SALE DEED
OR: 20171009:01272
RECORDED
OCTOBER 09, 2017

CAESARS PALACE
BOOK 46, PAGE 22
OF PLATS

POINT OF
COMMENCEMENT
"013Y"
FILE 180, PAGE 76
OF SURVEYS

POINT OF
BEGINNING
(EASEMENT 1)

POINT
"A"

POINT OF
BEGINNING
(EASEMENT 2)

LAS VEGAS BOULEVARD

AeroTech Mapping

2580 Montecourt Street, Suite 104
Las Vegas, NV 89117
www.ATMLV.com

SCALE: 1" = 40'

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

EXHIBIT B-2

PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	00°07'30"	4581.67'	10.00'	5.00'
2	00°07'28"	4605.17'	10.00'	5.00'
3	00°29'44"	4508.00'	39.00'	19.50'
4	00°06'00"	4578.67'	8.00'	4.00'
5	00°05'58"	4605.17'	8.00'	4.00'

LINE	BEARING	DISTANCE
1	N84°15'38"W	21.00'
2	N84°15'38"W	23.50'
3	S84°15'38"E	23.50'
4	N84°45'04"W	18.00'
5	N84°51'04"W	26.50'
6	S84°51'04"E	26.50'

RADIAL	BEARING
1	N84°23'09"W
2	S84°23'06"E
3	S84°15'26"E
4	N84°45'10"W
5	N84°45'06"W

AeroTech Mapping
2580 Montessouri Street, Suite 104
Las Vegas, NV 89117
www.ATMLV.com



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APN 162-17-810-009

EXHIBIT A-3

EXPLANATION: THIS LEGAL DESCRIBES A PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY.

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED OCTOBER 09, 2017 IN BOOK 20171009 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01272 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

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THENCE SOUTH 08°38'59" WEST, 888.04 FEET TO THE POINT OF BEGINNING ON THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD;

THENCE ALONG THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 01°13'04" EAST, 3.86 FEET;**
- 2) THENCE SOUTH 15°04'25" EAST, 6.32 FEET;**

THENCE DEPARTING THE WESTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, SOUTH 88°46'56" WEST, 23.51 FEET;

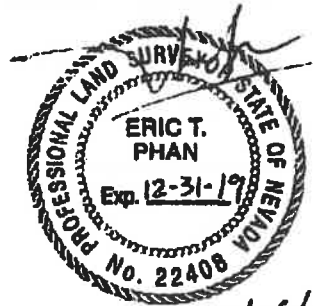
THENCE NORTH 01°13'04" WEST, 10.00 FEET;

THENCE NORTH 88°46'56" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 224 SQUARE FEET +/-

BASIS OF BEARINGS

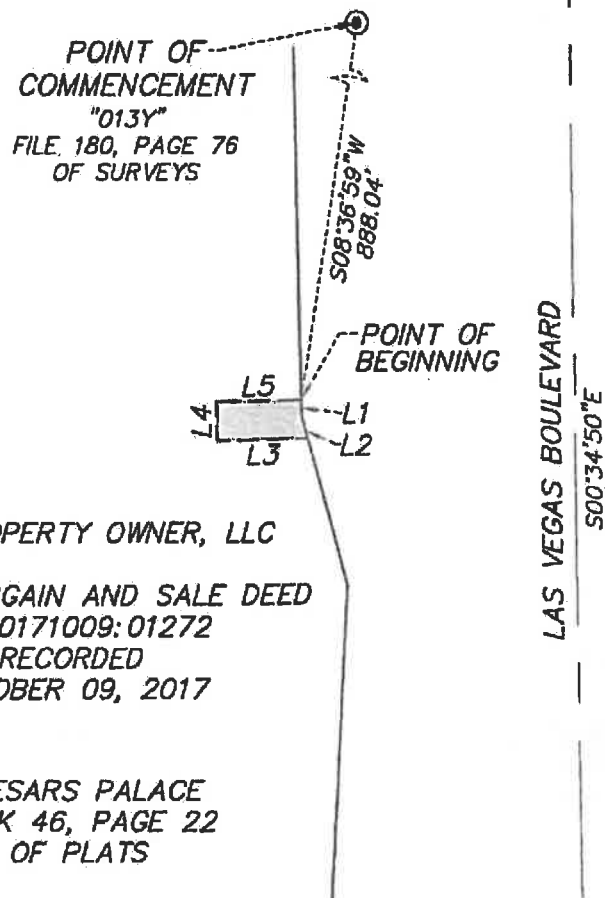
NORTH 23°28'40" EAST, BEING THE BEARING BETWEEN POINTS "030 Y" AND "013 Y"
AS DERIVED FROM THE COORDINATE VALUES PROVIDED IN FILE 180, PAGE 78 OF
SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



03/06/2019

APN 162-17-810-009
CPLV PROPERTY OWNER, LLC
EXHIBIT B-3
PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

 PERMANENT MAINTENANCE EASEMENT
CONTAINING 224 S.F. +/-



CPLV PROPERTY OWNER, LLC
GRANT, BARGAIN AND SALE DEED
OR: 20171009: 01272
RECORDED
OCTOBER 09, 2017

CAESARS PALACE
BOOK 46, PAGE 22
OF PLATS

AeroTech Mapping
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Las Vegas, NV 89117
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APN 162-17-810-009
CPLV PROPERTY OWNER, LLC

EXHIBIT B-3
PERMANENT MAINTENANCE EASEMENT GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 17, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

LINE	BEARING	DISTANCE
1	S01°13'04"E	3.86'
2	S15°04'25"E	6.32'
3	S88°46'56"W	23.51'
4	N01°13'04"W	10.00'
5	N88°46'56"E	22.00'

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