

WHEN RECORDED. RETURN TO:

Clark County Department of Public Works
Attention: Richard Robinson, Design Engineering Division
500 S. Grand Central Parkway, 2nd Floor
Las Vegas, NV 89106

PERMANENT TRAFFIC EASEMENTS

MANDALAY PROPCO, LLC, a Nevada limited liability company ("GRANTOR"), for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the **COUNTY OF CLARK, a political subdivision of the State of Nevada ("GRANTEE"),** its successors and assigns, permanent, perpetual easements to construct, install, add to, modify, reconstruct, operate, maintain and repair traffic improvements and related appurtenances, underground, above ground and aerial, including but not limited to traffic signal poles, pedestrian poles, pole foundations, signal mast arms, signal assemblies, detector loops, conduits, wiring, street lights, pavement markings, traffic control devices, and related appurtenances ("**Traffic Improvements**"), in each case pursuant to the terms and conditions of these Permanent Traffic Signal Easements (the "**Easements**").

THE EASEMENT AREA SUBJECT TO THESE EASEMENT IS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AND IS GRANTED IN ITS "AS-IS" CONDITION WITH NO REPRESENTATION OR WARRANTY OF ANY KIND. FOR THE AVOIDANCE OF DOUBT, THESE EASEMENTS DO NOT GRANT ANY INTEREST OR RIGHT TO USE ANY PORTION OF GRANTOR'S PROPERTY NOT IDENTIFIED ON THE AFOREMENTIONED EXHIBIT.

GRANTOR, its successors and assigns, hereby covenants to and with GRANTEE, that GRANTEE's officers, agents, employees or contractors may at any time when necessary or convenient to do so, go over and upon said described land, and do and perform any and all acts necessary or convenient to carrying into effect the purposes for which this grant is made (the "**Easement Work**"); that neither the GRANTOR, nor its successors or assigns nor its contractors, shall disturb, injure, molest, or in any manner interfere with the Easement and the Traffic Improvements, or in the maintaining, operating, or repairing of the same. GRANTEE's use of the easement area shall not unreasonably interfere with the use or operation of GRANTOR's property outside of the easement area described in Exhibit "A".

GRANTEE shall in connection with the Easement Work, at its sole cost and expense, (a) repair and/or replace any property, equipment, structure, landscaping, irrigation, or other portion of the GRANTOR's property which is damaged or destroyed in connection with the Easement Work, except for the Traffic Improvements themselves; and (b) upon permanent removal of the Traffic Improvements, return the easement area to its pre-easement condition.

GRANTEE shall ensure that the Traffic Improvements remain in good condition and address any maintenance and repair matters in a manner consistent with COUNTY OF CLARK standards without any cost or expense to GRANTOR except in the event such damage is caused by the negligence, errors, omissions, recklessness or intentional misconduct of GRANTOR or its own officers and employees.

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, errors, omissions, recklessness or intentional misconduct of its own officers and employees.

In the event such right, privilege, and easements herein granted shall be abandoned and permanently cease to be used for the purpose granted, all rights shall cease and revert to the GRANTOR, its successors and assigns and GRANTEE shall remove the Traffic Improvements in accordance with the third and fourth paragraphs hereof.

A portion of Assessor's Parcel Number.: 162-29-710-002

*** SEE FOLLOWING PAGES FOR SIGNATURE AND NOTARY ACKNOWLEDGMENT. ***

Witness my/our hand(s) this 24th day of March, 2023.

MANDALAY PROPCO, LLC
a Delaware limited liability company:

BY: 

SIGNATURE

David A. Kieske

PRINT NAME

Treasurer

TITLE

STATE OF NEW YORK)

)ss.

COUNTY OF NEW YORK)

On this 24th day of March, 2023, personally appeared before me the undersigned, a notary public in and for said County and State, David A. Kieske, Treasurer who acknowledged to me that he/she executed the above instrument for the purposes stated therein.


WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State

{SEAL}

Notary Public, State of New York
ELENA OTERO KEIL
NO. 02KE6359428
Qualified in New York County
Commission Expires May 30, 2025

Page | 4

BY: RANDALL J. TARR
Deputy County Manager

On this _____ day of _____, 202_, personally appeared before me the undersigned, a notary public in and for said County and State, _____ who acknowledged to me that he/she executed the above instrument for the purposes stated therein.

NOTARY PUBLIC in and for said County and State

{SEAL}

APN 162-29-710-002

January 30, 2023

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 1 of 7

EXHIBIT "A"

Explanation: This legal describes Eight (8) Easements for Traffic Purposes adjacent to Frank Sinatra Drive to be granted to Clark County.

A portion of Parcel 2 of Book 110 of Plats, Page 38, Official Records, Clark County, Nevada. Lying in the Southeast Quarter (SE 1/4) of Section 29, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Easement 1

Commencing at the northwest corner of Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Southeast Quarter (SE 1/4) of Section 29, South 00°20'39" East, a distance of 215.48 feet; Thence departing said west line, North 89°39'21" East, a distance of 394.55 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada and being the beginning of a 1035.51 foot radius non-tangent curve, concave westerly, to which beginning a radial line bears North 89°45'41" East; Thence northerly along said easterly right-of-way and curve to the left, an arc length of 133.96 feet through a central angle of 07°24'44" to a point on the northerly boundary of said Parcel 2 of Book 110 of Plats, Page 38; Thence along said northerly boundary, North 89°42'58" East, a distance of 5.04 feet to the beginning of a 1040.51 foot radius non-tangent curve, concave westerly, to which beginning a radial line bears, North 82°23'05" East; Thence departing said northerly boundary and along said curve to the right, an arc length of 133.96 feet through a central angle of 07°22'35" to a point of reverse curve, having a radius of 30.00 feet, to which point a radial line bears South 89°52'03" West; Thence southerly along said curve to the left, an arc length of 28.33 feet through a central angle of 54°06'37"; Thence South 35°45'26" West, 5.00 feet to a point on the said easterly right-of-way and being the beginning of a 35.00 foot radius non-tangent curve, concave northeasterly, to which beginning a radial line bears, South 35°45'26" West; Thence northwesterly along said easterly right-of-way and curve to the right, an arc length of 33.04 feet through a central angle of 54°05'43" to the **Point of Beginning**.

Containing 823 square feet, more or less.

Graphically depicted on Page 4 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 2 of 7

Easement 2

Commencing at the northwest corner of Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Southeast Quarter (SE 1/4) of Section 29, South 00°20'39" East, a distance of 356.59 feet; Thence departing said west line, North 89°39'21" East, a distance of 394.55 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada and being the beginning of a 35.00 foot radius curve, concave southeasterly, to which beginning a radial line bears South 87°55'41" West; Thence northerly along said easterly right-of-way and curve to the right, an arc length of 36.68 feet through a central angle of 60°02'41"; Thence departing said easterly right-of-way, South 32°01'38" East, a distance of 5.00 feet to the beginning of a 30.00 foot radius non-tangent curve, concave southeasterly, to which beginning a radial bears North 32°01'38" West; Thence southwesterly along said curve to the left, an arc length of 31.44 feet through a central angle of 60°02'41"; Thence South 00°06'28" East, a distance of 148.71 feet; Thence South 02°01'53" West, a distance of 115.72 feet to a point on the northerly line of a Traffic Easement granted to Clark County per Instrument No. 20160919-0002611, Clark County Records; Thence along said northerly line, North 88°35'19" West, a distance of 5.00 feet to a point on the said easterly right-of-way; Thence along said easterly right-of-way, North 02°01'53" East, a distance of 115.68 feet; Thence continuing along said easterly right-of-way, North 00°06'28" West, a distance of 148.45 feet to the Point of Beginning;

Containing 1,491 square feet, more or less.

Graphically depicted on Pages 5 & 6 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

Easement 3

Commencing at the northwest corner of Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Southeast Quarter (SE 1/4) of Section 29, South 00°20'39" East, a distance of 776.41 feet; Thence departing said west line, North 89°39'21" East, a distance of 404.82 feet to the **Point of Beginning**, being a point on the easterly line of a Permanent Easement for Traffic Improvements granted to Clark County, per Instrument No. 20160919-0002611, Official Records, Clark County, Nevada, a being a point on a 20.00 foot radius non-tangent curve, concave northeasterly, to which point a radial line bears South 64°03'15" West; Thence departing said easterly line, southeasterly along said curve to the left, an arc length of 22.45 feet through a central angle of 64°19'24";

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 3 of 7

Thence South 00°16'09" East, a distance of 5.00 feet to a point on the westerly right-of-way of Frank Sinatra Drive, granted to Clark County, per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada and being the beginning of a 25.00 foot radius non-tangent curve, concave northeasterly, to which beginning a radial line bears South 00°16'09" East; Thence northwesterly along said right-of-way and curve to the right, an arc length of 20.37 feet through a central angle of 46°41'13" to a point on said easterly line of a Permanent Easement for Traffic Improvements; Thence along said easterly line, North 00°50'51" East, a distance of 8.49 feet to the **Point of Beginning**.

Containing 105 square feet, more or less.

Graphically depicted on Pages 7 & 8 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

Easement 4

Commencing at the northwest corner of Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Southeast Quarter (SE 1/4) of Section 29, South 00°20'39" East, a distance of 853.97 feet; Thence departing said west line, North 89°39'21" East, a distance of 403.20 feet to the **Point of Beginning**, being a point on the easterly line of a Permanent Easement for Traffic Improvements granted to Clark County, per Instrument No. 20160919-0002611, Official Records, Clark County, Nevada; Thence along said easterly line, North 00°50'51" East, a distance of 11.13 feet to a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada and the beginning of a 30.00 foot radius non-tangent curve, concave southeasterly, to which beginning a radial line bears North 53°37'12" West; Thence departing said easterly line, northeasterly along said easterly right-of-way and said curve to the right, an arc of 27.93 feet through a central angle of 53°21'03"; Thence departing said easterly right-of-way, South 00°16'09" East, 8.00 feet to the beginning of a 22.00 foot radius non-tangent curve, concave southeasterly, to which beginning a radial line bears North 00°16'09" West; Thence westerly along said curve to the left, an arc length of 17.51 feet through a central angle of 45°36'20"; Thence South 44°07'31" West, 12.15 feet to the **Point of Beginning**.

Containing 228 square feet, more or less.

Graphically depicted on Pages 7 & 8 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 4 of 7

Easement 5

Commencing at the southwest corner of Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, North 00°20'39" West, a distance of 287.05 feet; Thence departing said west line, North 89°39'21" East, a distance of 391.64 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada; Thence departing said easterly right-of-way and along the southerly line of a Permanent Easement for Traffic Improvements granted to Clark County, per Instrument No. 20160919-0002611, Official Records, Clark County, Nevada, North 89°51'02" East, 5.00 feet; Thence departing said southerly line, South 00°08'44" East, 167.87 feet to the beginning of a 10.00 foot radius curve, concave northeasterly; Thence southerly along said curve to the left, an arc length of 15.71 feet through a central angle of 90°00'00"; Thence South 00°08'44" East, 5.00 feet to beginning of a 15.00 foot radius non-tangent curve, concave northeasterly, to which beginning a radial line bears South 00°08'44" East; Thence westerly along said curve to the right and easterly right-of-way of said Frank Sinatra Drive, an arc length of 23.56 feet through a central angle of 90°00'00"; Thence continuing along said easterly right-of-way, North 00°08'44" West, a distance of 167.87 feet to the **Point of Beginning**.

Containing 937 square feet, more or less.

Graphically depicted on Pages 9 & 10 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

Easement 6

Commencing at the southwest corner of Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, North 00°20'39" West, a distance of 35.47 feet; Thence departing said west line, North 89°39'21" East, a distance of 391.20 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada and being the beginning of a 30.00 foot radius non-tangent curve, concave southeasterly, to which beginning a radial line bears South 88°22'23" West; Thence northerly along said easterly right-of-way and curve to the right, an arc length of 47.83 feet through a central angle of 91°21'28"; Thence departing said easterly right-of-way, South 00°16'09" East, a distance of 5.00 feet to the beginning of a 25.00 foot radius non-tangent curve, concave southeasterly, to which beginning a radial line bears North 00°16'09" West;

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 5 of 7

Thence westerly along said curve to the left, an arc length of 39.86 feet, through a central angle of 91°21'28" to the beginning of a 1260.00 foot compound curve, concave easterly, to which beginning a radial line bears South 88°22'23" West; Thence southerly along said curve to the left, an arc length of 30.34 feet through a central angle of 01°22'46"; Thence South 17°51'59" East, a distance of 11.90 feet to the beginning of a 1257.00 foot radius non-tangent curve, concave easterly, to which beginning a radial line bears South 86°28'09" West; Thence southerly along said curve to the left, an arc length of 46.42 feet through a central angle of 02°06'57"; Thence North 86°21'56" East, a distance of 7.10 feet; Thence South 03°38'04" East, a distance of 10.78 feet to the beginning of a 20.00 foot radius curve, concave southeasterly, to which beginning a radial line bears North 37°38'49" West; Thence southwesterly along said curve to the left, an arc length of 20.70 feet through a central angle of 59°17'34" to the beginning of a 1260.00 foot radius compound curve, concave easterly, to which beginning a radial line bears South 83°03'37" West; Thence southerly along said curve to the left, an arc length of 52.07 feet through a central angle of 02°22'04"; Thence North 89°40'46" East, a distance of 3.56 feet; Thence South 00°56'26" East, a distance of 5.25 feet; Thence North 89°03'34" East, a distance of 4.34 feet; Thence South 00°56'26" East, a distance of 6.98 feet; Thence South 10°06'25" East, a distance of 34.79 feet; Thence South 36°40'29" East, a distance of 8.58 feet; Thence South 52°59'27" East, a distance of 10.39 feet to a point on the easterly line of an Easement for Curb Return Driveways granted to Clark County per Book 20020820, Instrument No. 00583, being the beginning of a 20.00 foot radius non-tangent curve concave northeasterly, to which a radial line bears South 00°14'11" East; Thence northwesterly along said easterly line and curve to the right, an arc length of 27.48 feet through a central angle of 78°43'22"; Thence continuing along said easterly line, South 78°41'41" West, 5.02 feet to a point on the easterly right-of-way of Frank Sinatra Drive, being the beginning of a 1265.00 foot radius non-tangent curve, concave easterly, to which beginning a radial line bears South 78°40'51" West; Thence northerly along said easterly right-of-way and curve to the right, an arc length of 213.99 feet through a central angle of 09°41'32" to the **Point of Beginning**.

Containing 1,947 square feet, more or less.

Graphically depicted on Pages 11 thru 13 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

Easement 7

Commencing at the northwest corner of Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, South 00°21'12" East, a distance of 255.24 feet;

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 6 of 7

Thence departing said west line, North 89°38'48" East, a distance of 431.72 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada; Thence along the easterly line of an Easement for Curb Return Driveways granted to Clark County per Book 20020820, Instrument No. 00583, North 75°03'05" East, a distance of 5.00 feet to the beginning of a 1260.00 foot radius non-tangent curve, concave easterly, to which beginning a radial line bears South 75°03'05" West; Thence departing said easterly line and southerly along said curve to the left, an arc length 139.16 feet through a central angle of 06°19'45"; Thence South 21°16'39" East, a distance of 181.91 feet to point on said easterly right-of-way of Frank Sinatra Drive, being a point on a 25.00 foot radius non-tangent curve, concave northeasterly, to which point a radial line bears South 31°51'10" West; Thence northerly along said right-of-way and curve to the right, an arc length of 16.09 feet through a central angle of 36°52'22"; Thence continuing along said easterly right-of-way, North 21°16'39" West, a distance of 166.91 feet to the beginning of a 1265.00 foot radius non-tangent curve, concave easterly, to which beginning a radial line bears South 68°43'20" West; Thence continuing northerly along said right-of-way and curve to the left, an arc length of 13.74 feet through a central angle of 06°19'45" to the **Point of Beginning**.

Containing 1,582 square feet, more or less.

Graphically depicted on Pages 14 & 15 of 18 of Exhibit "B" attached hereto and made a part of.

Together with:

Easement 8

Commencing at the southwest corner of the Southeast Quarter (SE 1/4) of said Section 29; Thence along the west line of said Southeast Quarter (SE 1/4) of Section 29, North 00°21'12" West, a distance of 699.95 feet; Thence departing said west line, North 89°38'48" East, a distance of 578.58 feet to the **Point of Beginning**, being a point on the easterly right-of-way of Frank Sinatra Drive, Granted to Clark County per Book 19990301, Instrument No. 0000941, Official Records, Clark County, Nevada, and being the beginning of a 30.00 foot radius non-tangent curve, concave easterly, to which beginning a radial line bears South 68°43'11" West; Thence northerly along said easterly right-of-way and curve to the right, an arc length of 17.59 feet through a central angle of 33°35'50"; Thence departing said easterly right-of-way line, South 21°14'25" East, 302.17 feet to the beginning of a 1122.95 foot radius curve, concave westerly; Thence southerly along said curve to the right an arc length of 246.36 feet through a central angle of 12°34'12" to a point on the easterly line of an Easement for Curb Return Driveways granted to Clark County per Book 20020820, Instrument No. 00583;

APN 162-29-710-002

Grantor: MANDALAY PROPCO, LLC

Project# 200352

Page 7 of 7

Thence along said easterly line South $81^{\circ}19'47''$ West, a distance of 5.00 feet to a point on the said easterly right-of-way of Frank Sinatra Drive, being the beginning of a 1,117.95 foot radius non-tangent curve, concave westerly, to which beginning a radial line bears North $81^{\circ}19'47''$ East; Thence northerly along said easterly right-of-way and curve to the left, an arc length of 245.26 feet through a central angle of $12^{\circ}34'12''$; Thence continuing along said easterly right-of-way, North $21^{\circ}14'25''$ West, a distance of 285.56 feet to the Point of Beginning.

Containing 2,713 square feet, more or less.

Graphically depicted on Pages 16 thru 18 of Exhibit "B" attached hereto and made a part of.

Basis of Bearing: South $00^{\circ}20'39''$ East being the west line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada as shown on File 224 of Survey, Page 35, Official Records, Clark County, Nevada.

Prepared by:

Robert L. Carrington, PLS

Nevada Certificate No. 9103

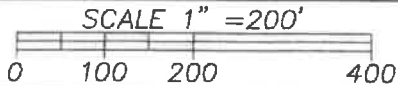
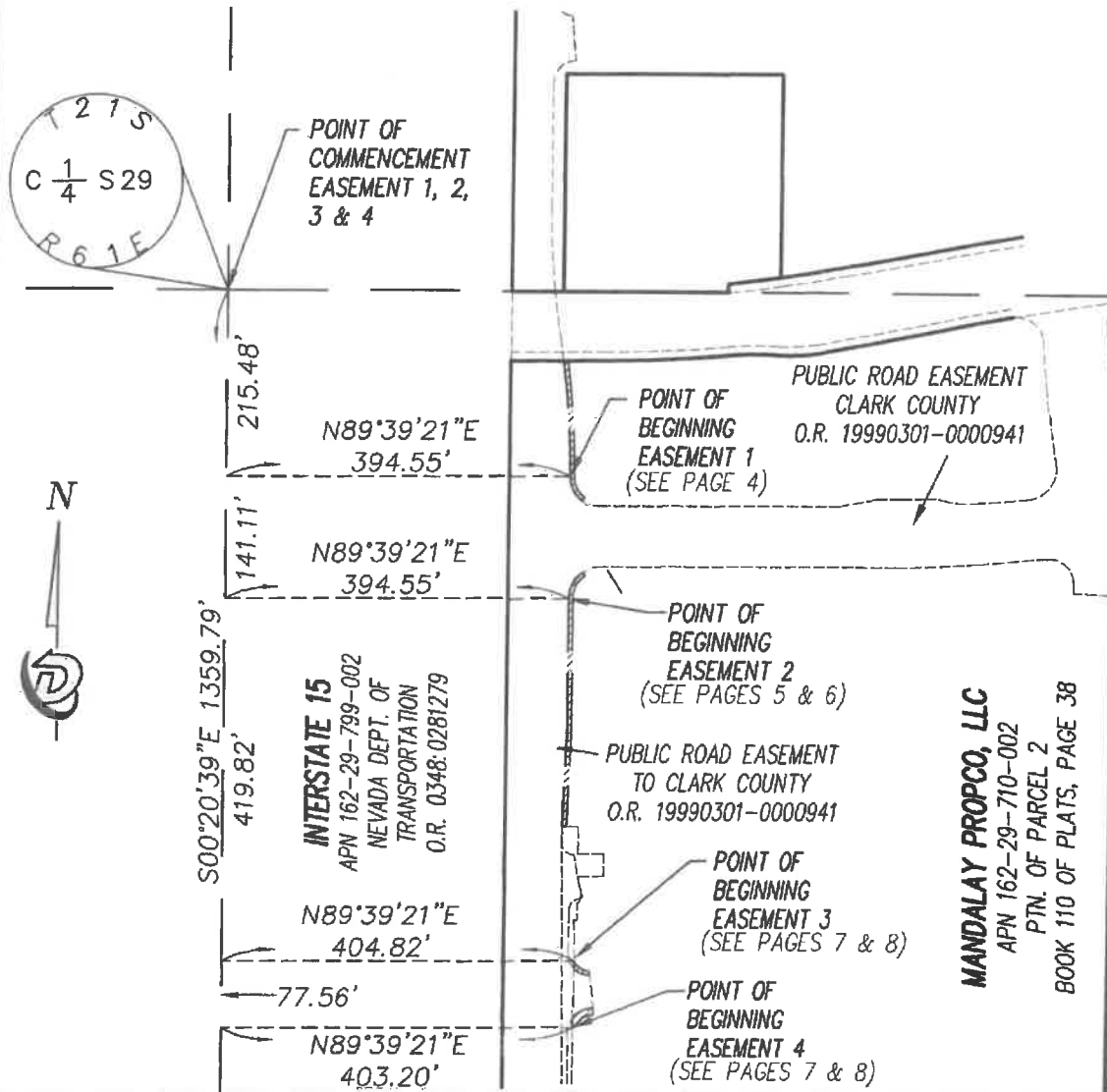
6140 Brent Thurman Way Suite 230

Las Vegas, NV 89148

702-823-3257



EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 1 OF 18

Diamondback
Land Surveying

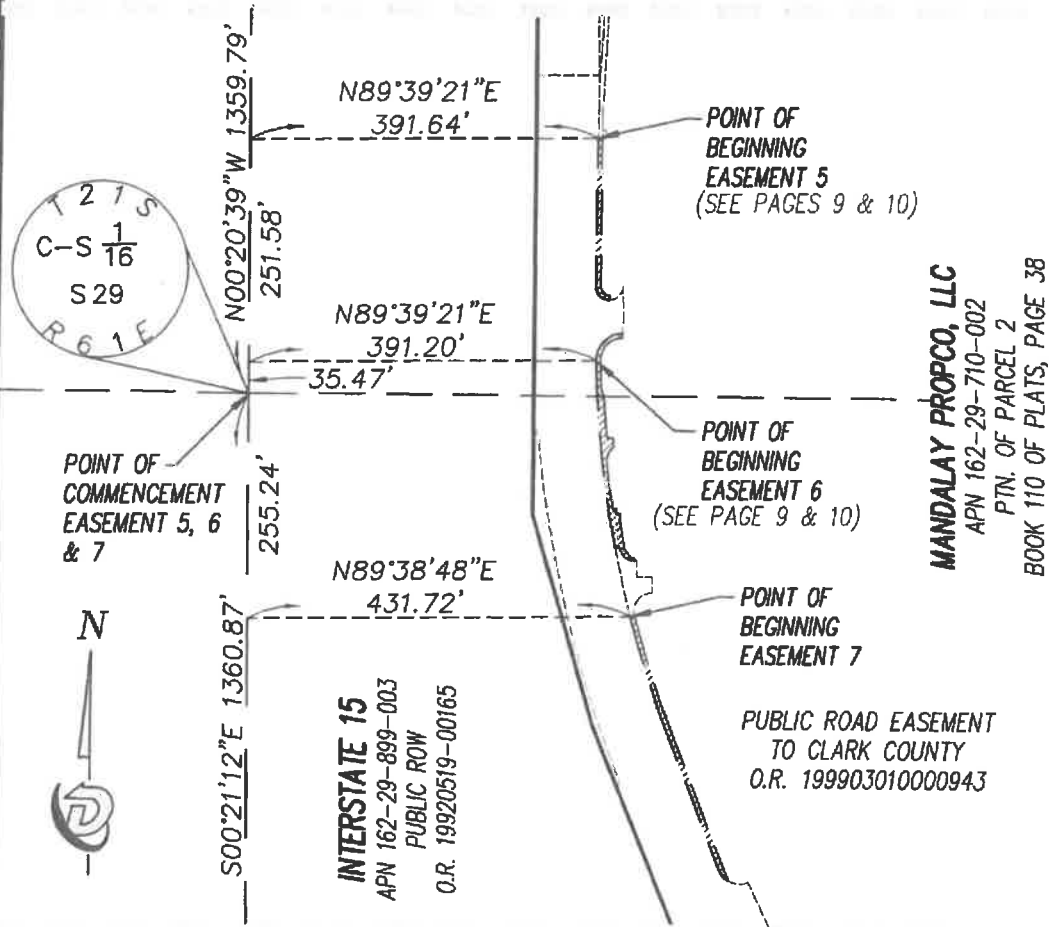
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

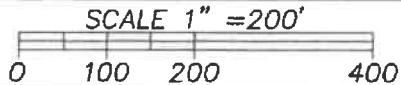
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 1 OF 18



MATCH LINE—SEE PAGE 3 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23
CHECKED BY: NR DATE: 1/30/23

PAGE 2 OF 18

Diamondback
Land Surveying

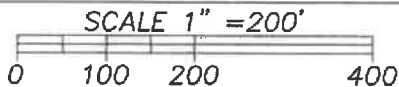
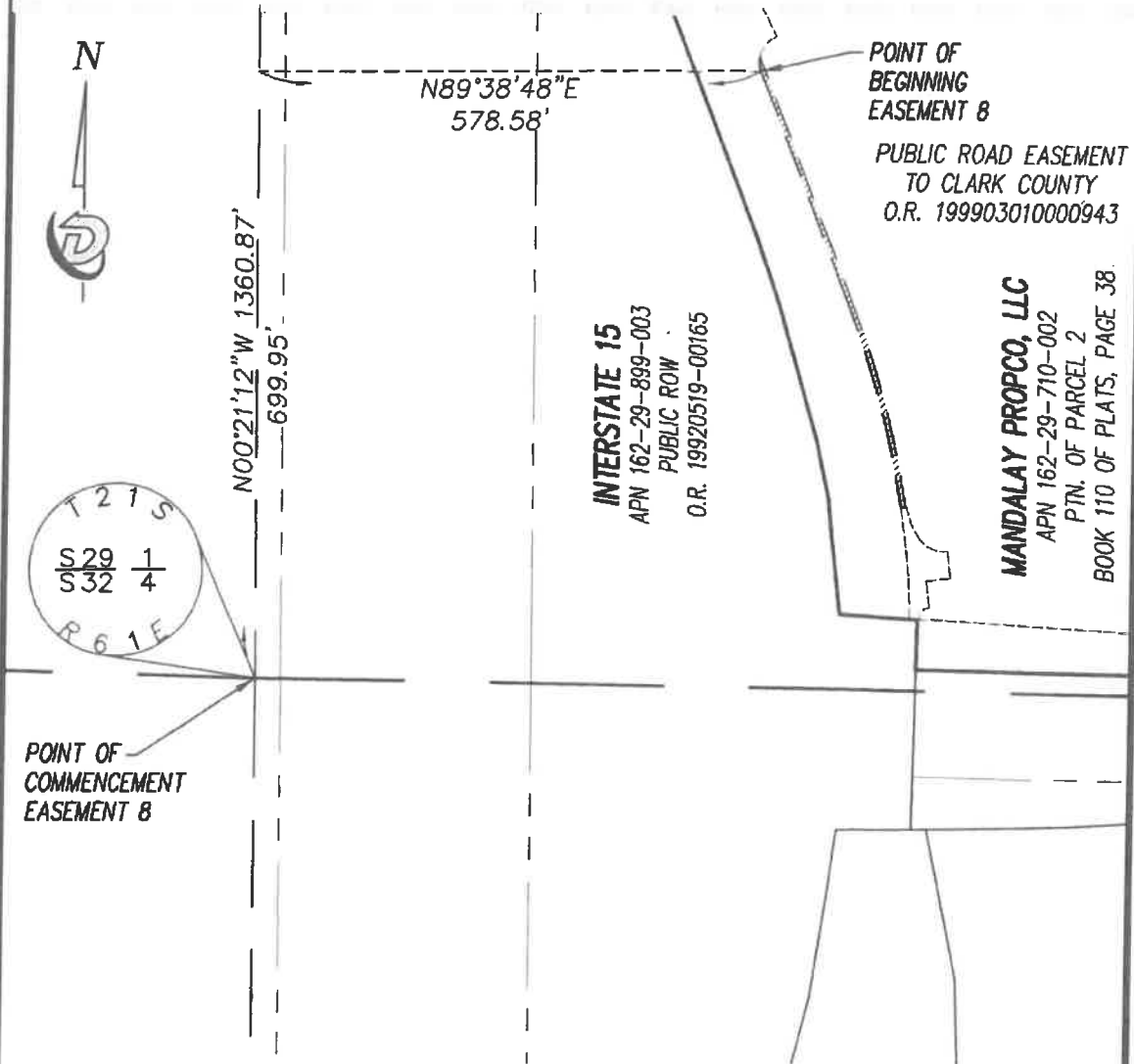
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 2 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC

DATE: 1/30/23

CHECKED BY: NR

DATE: 1/30/23

PAGE 3 OF 18

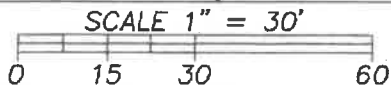
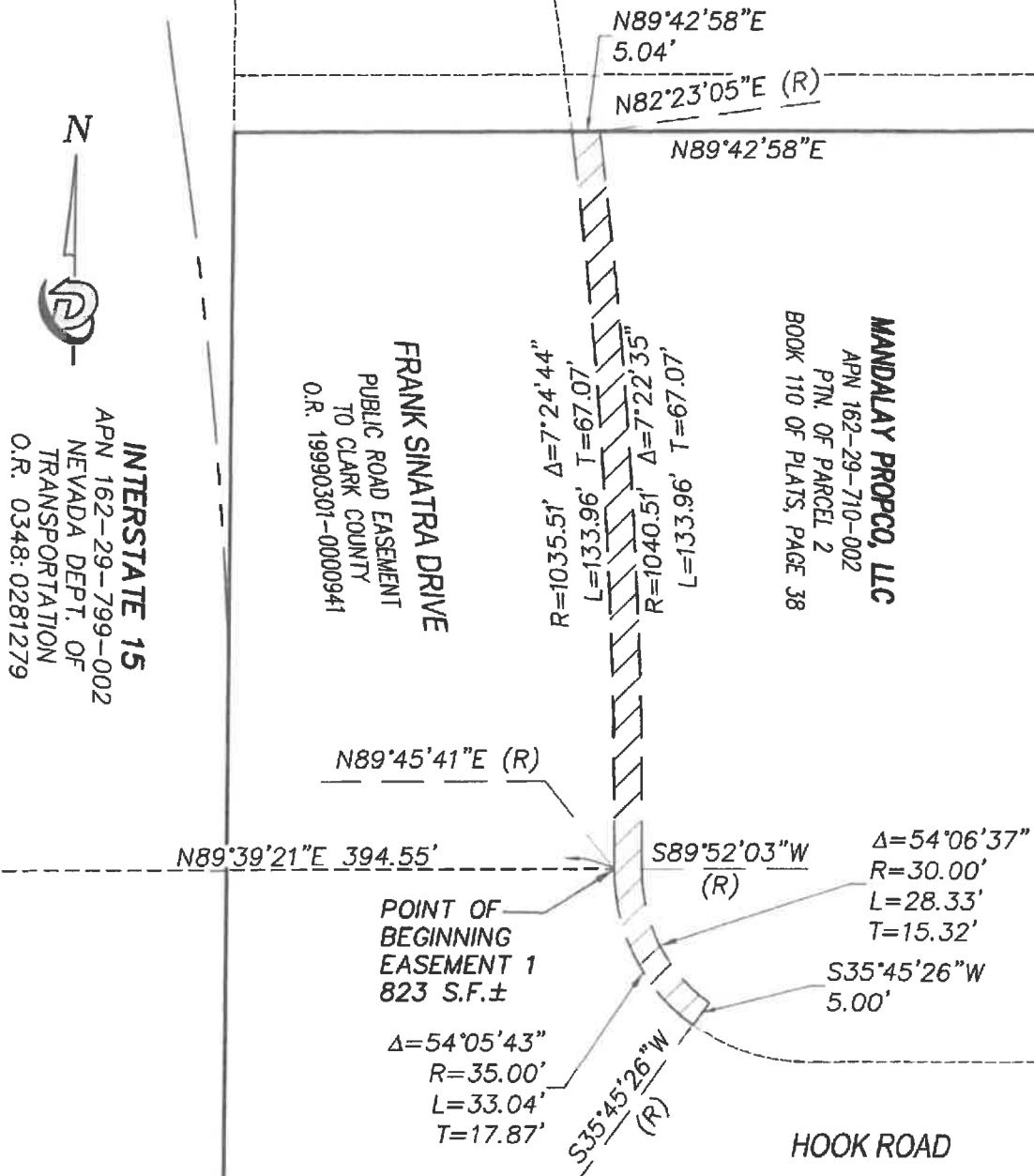


6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 4 OF 18

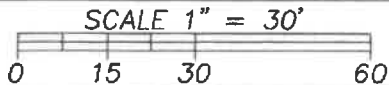
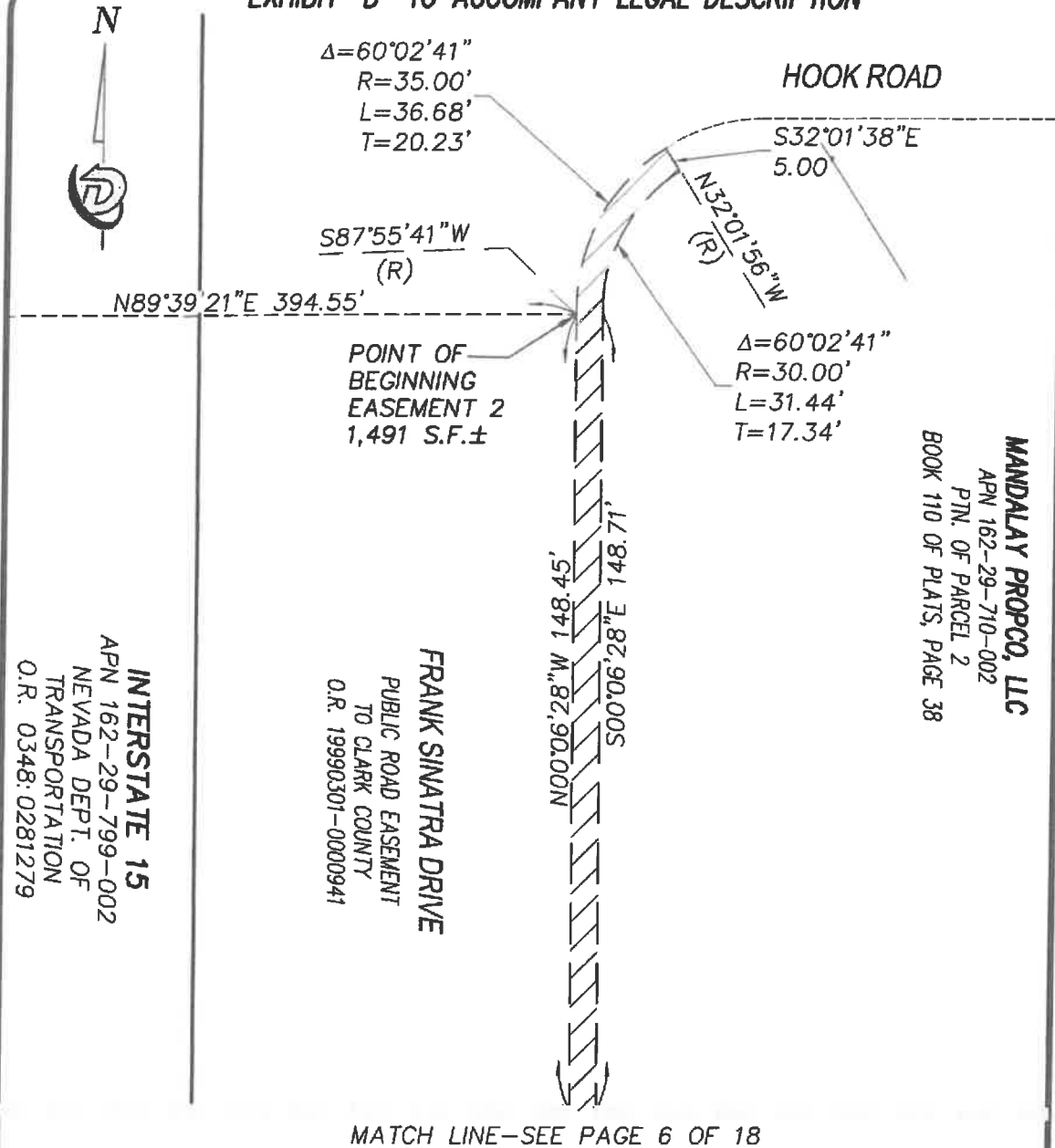
diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



JOB NUMBER: 200352

DRAWN BY: RLC	DATE: 1/30/23
CHECKED BY: NR	DATE: 1/30/23

PAGE 5 OF 18



6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148
 (o) 702.823.DBLS (f) 702.933.9030
 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 5 OF 18

N

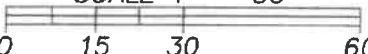
INTERSTATE 15
APN 162-29-799-002
NEVADA DEPT. OF
TRANSPORTATION
O.R. 0348:0281279

FRANK SINATRA DRIVE
PUBLIC ROAD EASEMENT
TO CLARK COUNTY
O.R. 19990301-0000941

MANDALAY PROPCO, LLC
APN 162-29-710-002
PTN. OF PARCEL 2
BOOK 110 OF PLATS, PAGE 38

N88°35'19"W
5.00'

TRAFFIC EASE. TO
CLARK COUNTY
O.R. 20160919-02611

SCALE 1" = 30'


JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 6 OF 18

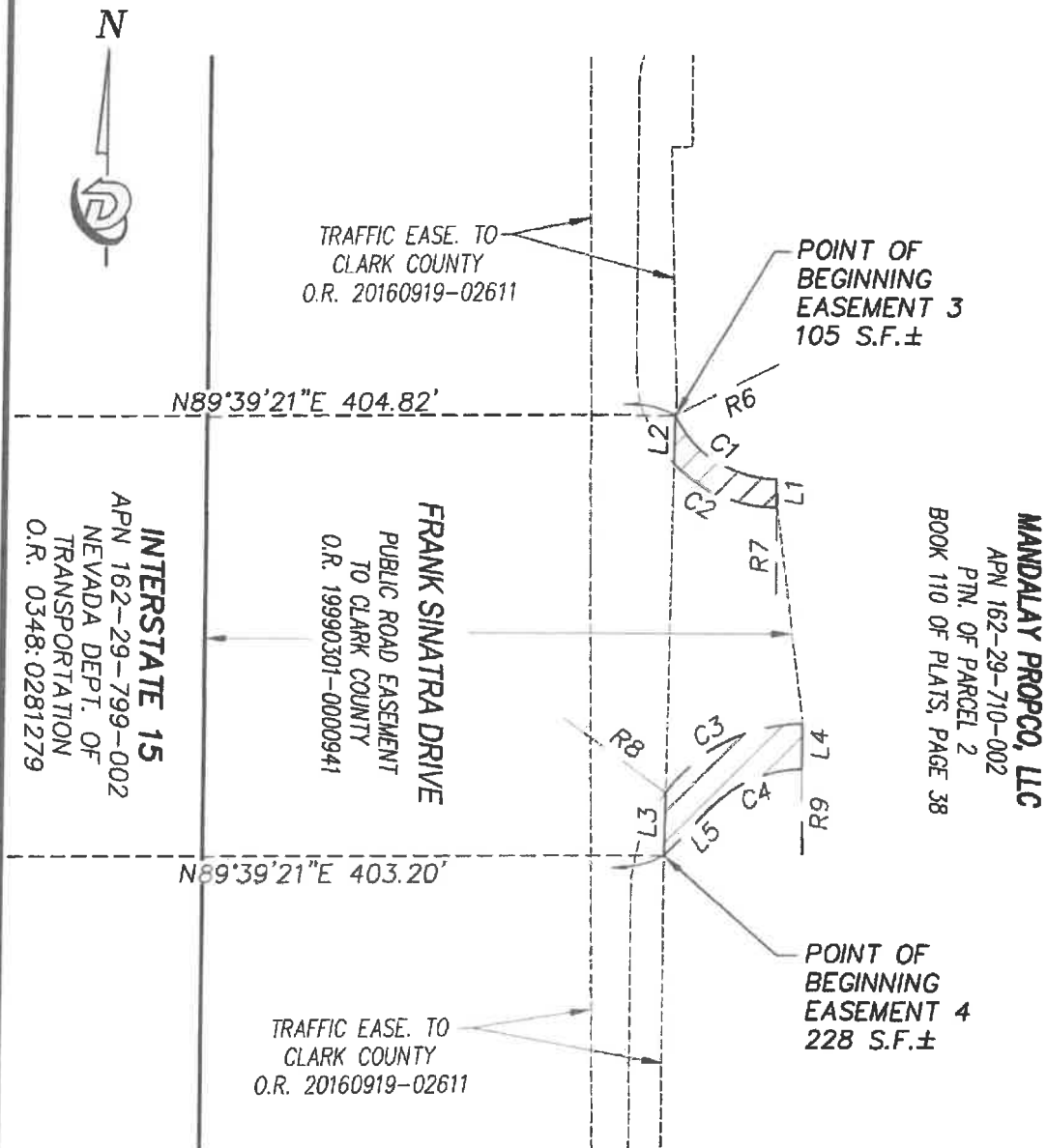
 **Diamondback**
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

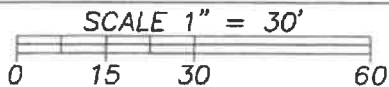
(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



SEE LINE AND CURVE TABLES FOR EASEMENTS 3 & 4 ON SHEET 8 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC	DATE: 1/30/23
CHECKED BY: NR	DATE: 1/30/23

PAGE 7 OF 18



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	20.00'	64°19'24"	22.45'	12.58'
C2	25.00'	46°41'13"	20.37'	10.79'
C3	30.00'	53°21'03"	27.93'	15.07'
C4	22.00'	45°36'20"	17.51'	9.25'

Line Table		
Line #	Direction	Length
L1	S0°16'09"E	5.00'
L2	N0°50'51"E	8.49'
L3	N0°50'51"E	11.13'
L4	S0°16'09"E	8.00'
L5	S44°07'31"W	12.15'

Radial Line Table	
Line #	Direction
R6	S64°03'15"W
R7	S0°16'09"E
R8	N53°37'12"W
R9	N0°16'09"W

JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 8 OF 18



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

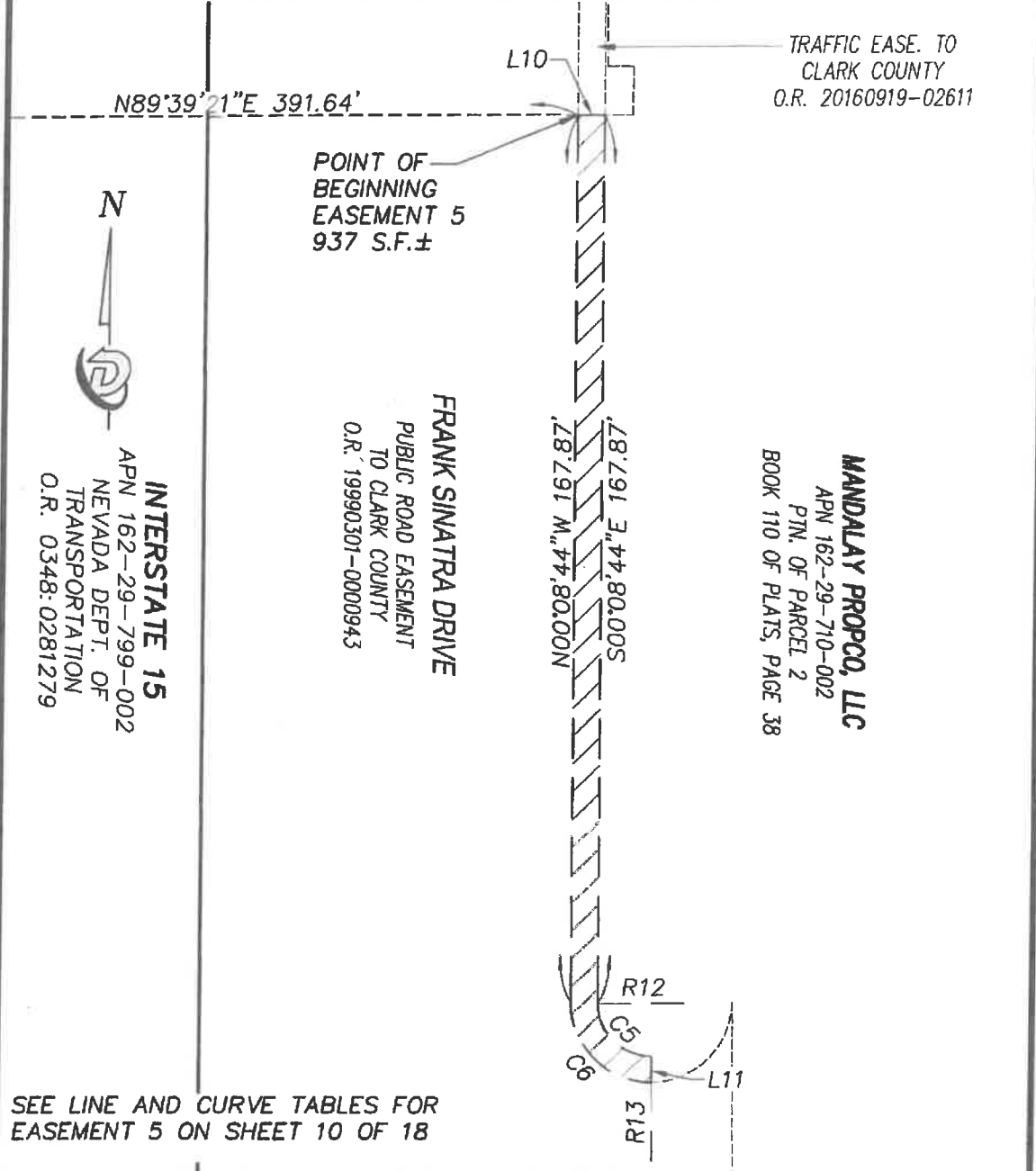


EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L10	N89°51'02"E	5.00'
L11	S0°08'44"E	5.00'

Radial Line Table	
Line #	Direction
R12	S89°51'16"W
R13	S0°17'14"E

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C5	10.00'	90°00'01"	15.71'	10.00'
C6	15.00'	90°00'00"	23.56'	15.00'

JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 10 OF 18



Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

N



INTERSTATE 15
APN 162-29-799-002
NEVADA DEPT. OF
TRANSPORTATION
O.R. 0348:0281279

FRANK SINATRA DRIVE
PUBLIC ROAD EASEMENT
TO CLARK COUNTY
O.R. 19990301-0000943

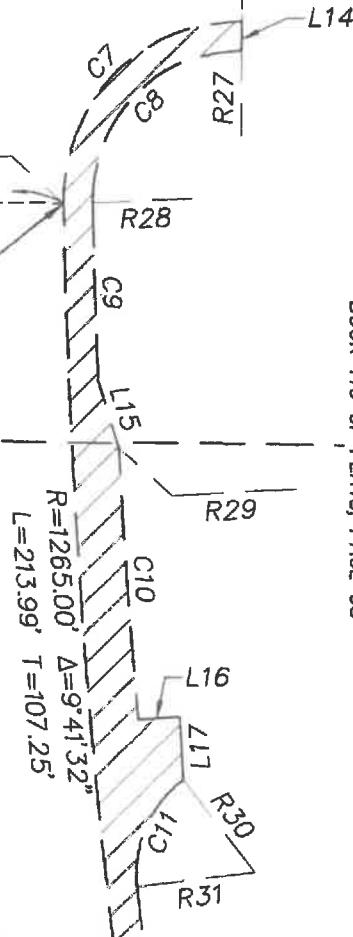
N89°39'21"E 391.20'

POINT OF
BEGINNING
EASEMENT 6
1,947 S.F.±

MANDALAY PROPCO, LLC
APN 162-29-710-002
PTN. OF PARCEL 2
BOOK 110 OF PLATS, PAGE 38

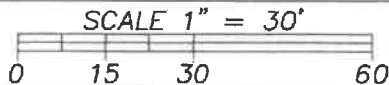
INTERSTATE 15
APN 162-29-899-002
NEVADA DEPT. OF
TRANSPORTATION
O.R. 0348:0281279

FRANK SINATRA DRIVE
PUBLIC ROAD EASEMENT
TO CLARK COUNTY
O.R. 19990301-0000943



MATCH LINE—SEE PAGE 12 OF 18

SEE LINE AND CURVE TABLES FOR EASEMENT 6 ON SHEET 13 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC	DATE: 1/30/23
CHECKED BY: NR	DATE: 1/30/23

PAGE 11 OF 18



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

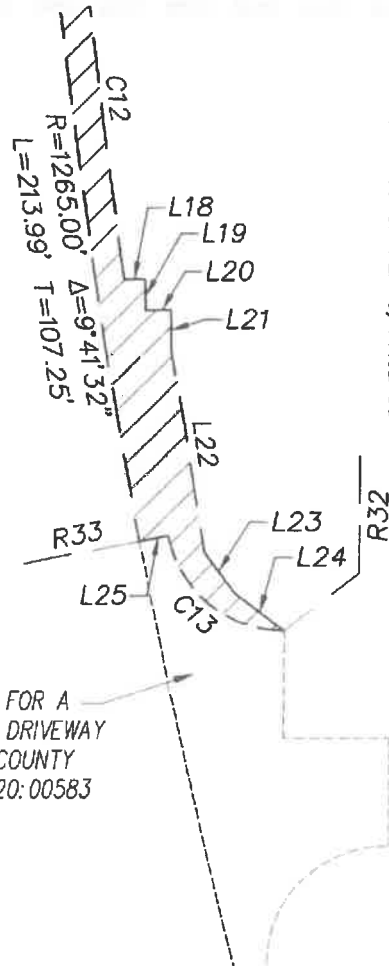
MATCH LINE—SEE PAGE 11 OF 18



INTERSTATE 15
APN 162-29-899-002
NEVADA DEPT. OF
TRANSPORTATION
O.R. 0348:0281279

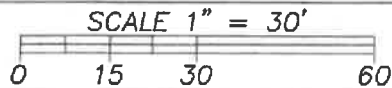
FRANK SINATRA DRIVE
PUBLIC ROAD EASEMENT
TO CLARK COUNTY
O.R. 19990301-000943

EASEMENT FOR A
CURB RETURN DRIVEWAY
TO CLARK COUNTY
O.R. 20020820:00583



MANDALAY PROPCO, LLC
APN 162-29-710-002
PTN. OF PARCEL 2
BOOK 110 OF PLATS, PAGE 38

SEE LINE AND CURVE TABLES FOR EASEMENT 6 ON SHEET 13 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 12 OF 18



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Line Table		
Line #	Direction	Length
L14	S0°16'09"E	5.00'
L15	S17°51'59"E	11.90'
L16	N86°21'56"E	7.10'
L17	S3°38'04"E	10.78'
L18	N89°40'46"E	3.56'
L19	S0°56'26"E	5.25'

Line Table		
Line #	Direction	Length
L20	N89°03'34"E	4.34'
L21	S0°56'26"E	6.98'
L22	S10°06'25"E	34.79'
L23	S36°40'29"E	8.58'
L24	S52°59'27"E	10.39'
L25	S78°41'41"W	5.02'

Radial Line Table	
Line #	Direction
R26	S88°22'23"W
R27	N0°16'09"W
R28	S88°22'23"W

Radial Line Table	
Line #	Direction
R29	S86°28'09"W
R30	N37°38'49"W
R31	S83°03'37"W

Radial Line Table	
Line #	Direction
R32	S0°14'11"E
R33	S78°40'51"W

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C7	30.00'	91°21'28"	47.83'	30.72'
C8	25.00'	91°21'28"	39.86'	25.60'
C9	1260.00'	1°22'46"	30.34'	15.17'
C10	1257.00'	2°06'57"	46.42'	23.21'
C11	20.00'	59°17'34"	20.70'	11.38'
C12	1260.00'	2°22'04"	52.07'	26.04'
C13	20.00'	78°43'22"	27.48'	16.41'

JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 13 OF 18

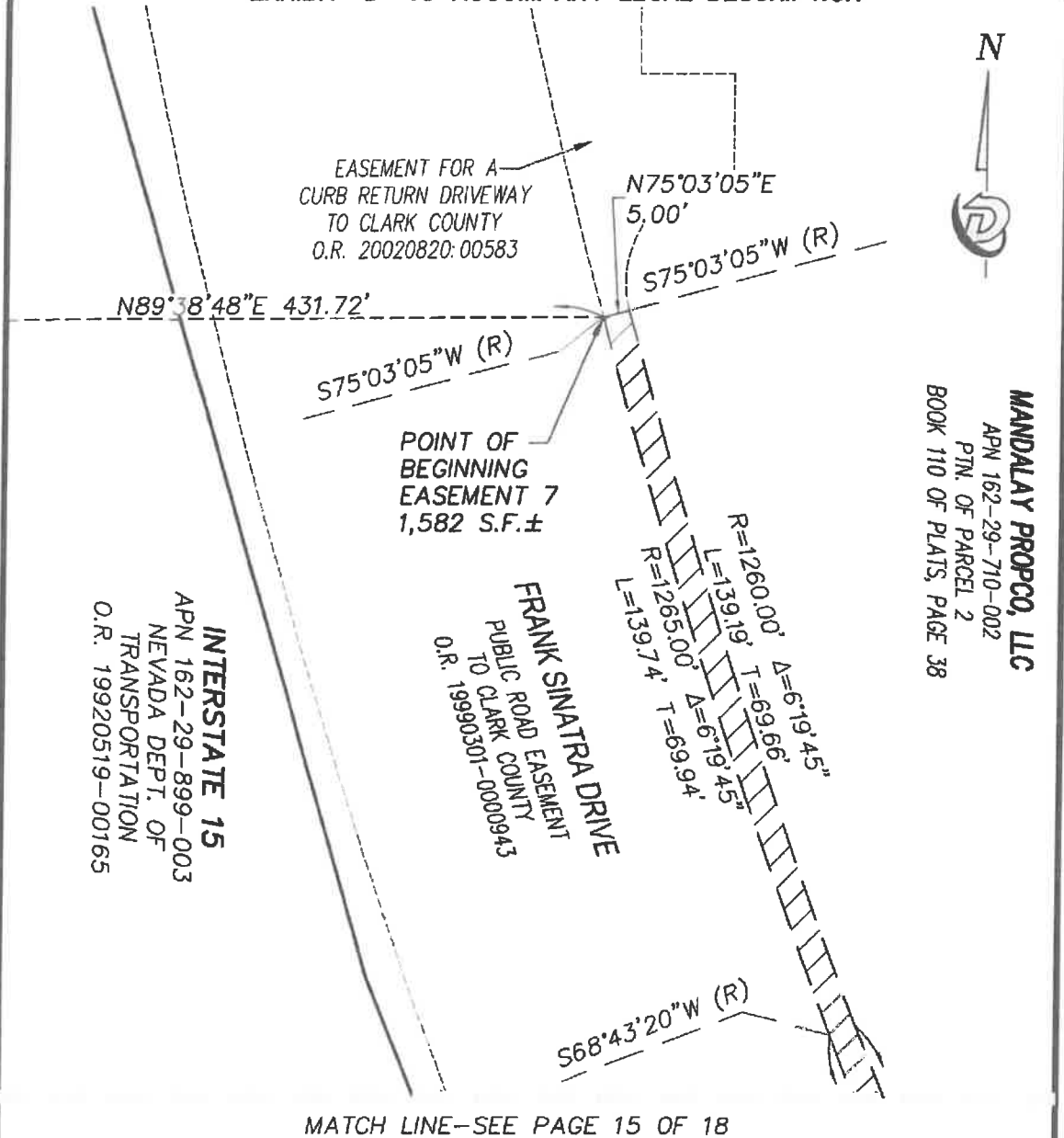


6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

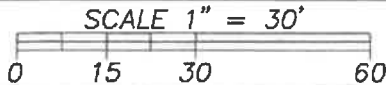
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



MANDALAY PROPCO, LLC
APN 162-29-710-002
PTN. OF PARCEL 2
BOOK 110 OF PLATS, PAGE 38

MATCH LINE-SEE PAGE 15 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC	DATE: 1/30/23
CHECKED BY: NR	DATE: 1/30/23

PAGE 14 OF 18

Diamondback
Land Surveying

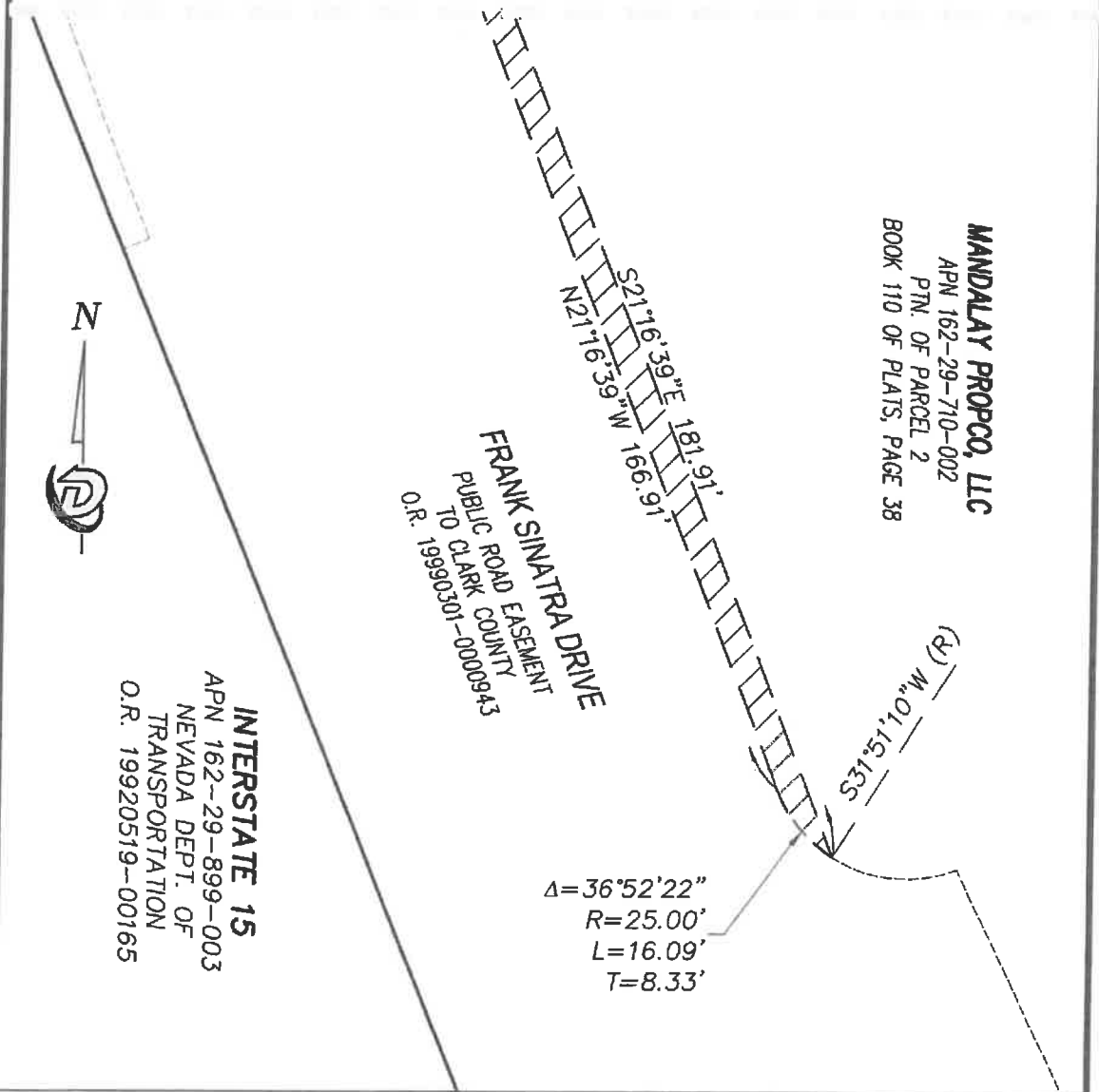
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 14 OF 18



SCALE 1" = 30'	
0 15 30 60	
JOB NUMBER: 200352	
DRAWN BY: RLC	DATE: 1/30/23
CHECKED BY: NR	DATE: 1/30/23
PAGE 15 OF 18	

 **Diamondback**
Land Surveying
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.DBLS (f) 702.933.9030
ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



$\Delta = 33^{\circ}35'50''$
 $R = 30.00'$
 $L = 17.59'$
 $T = 9.06'$

S68°43'11"W (R)

N89°38'48"E 578.58'

POINT OF
 BEGINNING
 EASEMENT 8
 2,713 S.F.±

MANDALAY PROPCO, LLC
 APN 162-29-710-002
 PTN. OF PARCEL 2
 BOOK 110 OF PLATS, PAGE 38

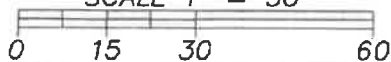
FRANK SINATRA DRIVE
 PUBLIC ROAD EASEMENT
 TO CLARK COUNTY
 O.R. 19990301-0000943

INTERSTATE 15
 APN 162-29-899-003
 NEVADA DEPT. OF
 TRANSPORTATION
 O.R. 19920519-00165

S21°14'25"E 302.17'
 N21°14'25"W 285.56'

MATCH LINE—SEE PAGE 17 OF 18

SCALE 1" = 30'



JOB NUMBER: 200352

DRAWN BY: RLC

DATE: 1/30/23

CHECKED BY: NR

DATE: 1/30/23

PAGE 16 OF 18



Diamondback
Land Surveying

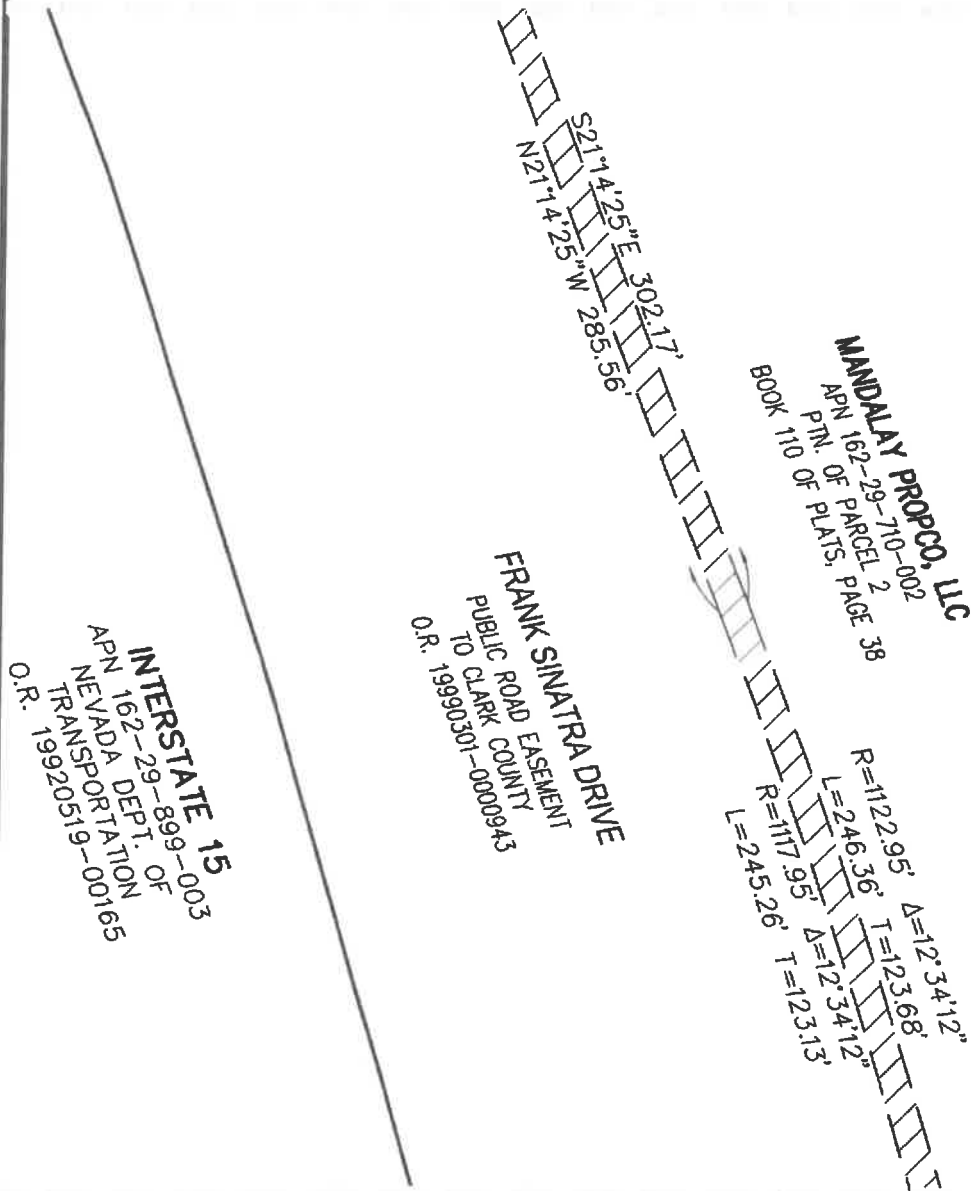
6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

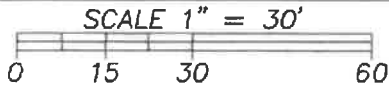
ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 16 OF 18



MATCH LINE—SEE PAGE 18 OF 18



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 17 OF 18



6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE—SEE PAGE 17 OF 18



MANDALAY PROPCO, LLC
 APN 162-29-710-002
 PTN. OF PARCEL 2
 BOOK 110 OF PLATS, PAGE 38

FRANK SINATRA DRIVE
 PUBLIC ROAD EASEMENT
 TO CLARK COUNTY
 O.R. 19990301-000943

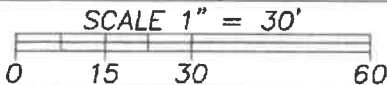
$R=1122.95'$ $\Delta=12^{\circ}34'12''$
 $L=246.36'$ $T=123.68'$
 $R=117.95'$ $\Delta=12^{\circ}34'12''$
 $L=245.26'$ $T=123.13'$

INTERSTATE 15
 APN 162-29-899-003
 NEVADA DEPT. OF
 TRANSPORTATION
 O.R. 19920519-00165

$N81^{\circ}19'47''E (R)$

$S81^{\circ}19'47''W$
 5.00'

EASEMENT FOR A
 CURB RETURN DRIVEWAY
 TO CLARK COUNTY
 O.R. 20020820:00583



JOB NUMBER: 200352

DRAWN BY: RLC DATE: 1/30/23

CHECKED BY: NR DATE: 1/30/23

PAGE 18 OF 18

Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
 LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON