

APN# 162-21-102-009

Parball Newco, LLC

TITLE OF DOCUMENT

GRANT OF EASEMENT FOR BOLLARD IMPROVEMENTS (PHASE 3)

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

APN: 162-21-102-009

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 **Parball Newco, 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.

This Grant of Easement for Bollard Improvements (this "Grant") shall be governed by the laws 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 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 16 day of MARCH, 2021.

PARBALL NEWCO, LLC
a Delaware limited liability company

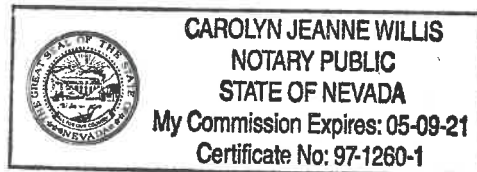
BY: Gary Bogan
AS: VP, Fac, Maint. Compliance
or Authorized Signatory

STATE OF Nevada

COUNTY OF Clark

This instrument was acknowledged before me on the 16th day of March, 2021, by GARY BOGAN as VP, Fac, Maint. Compliance of Parball Newco, LLC.
or Authorized Signatory

Carolyn Jeanne Willis
Notary Public



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

EXHIBIT "A"

Legal Description and Depiction of Easement Area

[See attached]

OWNER: PARBALL NEWCO, LLC
APN: 162-21-102-009

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN EASEMENT IN FAVOR OF CLARK COUNTY FOR ACCESS PURPOSES.

DESCRIPTION

A PORTION OF LOT 2 AS SHOWN IN FILE 81, PAGE 21 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE WEST LINE THEREOF, SOUTH 01°13'43" EAST, 584.88 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 88°46'17" EAST, 155.21 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 88°23'35" EAST, 16.49 FEET; THENCE SOUTH 03°28'28" WEST, 18.83 FEET; THENCE SOUTH 88°52'22" WEST, 16.15 FEET; THENCE NORTH 02°20'43" EAST, 19.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 313 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 01°13'43" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, 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)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



EXHIBIT "B" TO ACCOMPANY DESCRIPTION

SECTION 17 | 16
CORNER 20 | 21

POINT OF
COMMENCEMENT

BASIS OF BEARINGS

S01°13'43"E 1318.04'
584.88'

**LAS VEGAS
BOULEVARD**

PUBLIC STREET DEDICATED
PER OR: 0001: 0001735

733.16'
1/16 20 | 21

PAGE 1 OF 1

PARBALL NEWCO LLC
APN: 162-21-102-009
BALLY'S

LOT 2
FILE 81, PAGE 21
OF PARCEL MAPS

POINT OF
BEGINNING

N88°46'17"E
155.21'

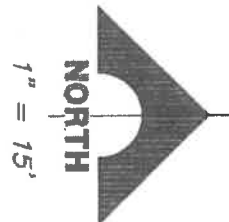
EASEMENT AREA
= 313 S.F. ±

N02°20'43"E
19.59'

16.15'
S88°52'22"W

S88°23'35"E
16.49'

18.83'
S03°28'28"W



GCV

ENGINEERS \ SURVEYORS

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

OWNER: PARBALL NEWCO, LLC
APN: 162-21-102-009

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE WEST LINE THEREOF, SOUTH 01°13'43" EAST, 623.24 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°46'17" EAST, 116.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°20'21" EAST, 35.55 FEET; THENCE SOUTH 00°39'39" EAST, 11.25 FEET; THENCE SOUTH 89°20'21" WEST, 24.03 FEET; THENCE SOUTH 44°20'21" WEST, 16.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF LAS VEGAS BOULEVARD AS DEDICATED PER BOOK 1, INSTRUMENT NUMBER 001735; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°39'39" WEST, 22.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 466 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 01°13'43" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOW IN FILE 149, PAGE 88 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

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PAUL BURN, PLS
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SECTION 17 | 16
CORNER 20 | 21

POINT OF
COMMENCEMENT

BASIS OF BEARINGS
S01°13'43"E 1318.04'
623.24'

N88°46'17"E
116.06'

LAS VEGAS BOULEVARD
PUBLIC STREET DEDICATED
PER OR: 0001:0001735

N00°39'39"W
22.78'

POINT OF BEGINNING

N89°20'21"E
35.55'

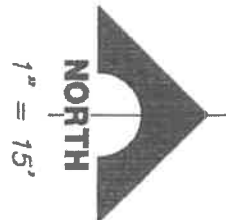
EASEMENT AREA
= 466 S.F.±

16.30'
S44°20'21"W
24.03'
S89°20'21"W

11.25'
S00°39'39"E

PARBALL NEWCO LLC
APN: 162-21-102-009
BALLY'S

LOT 2
FILE 81, PAGE 21
OF PARCEL MAPS



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