

APN# 162-21-102-003, 162-21-102-004

PARIS LAS VEGAS OPERATING COMPANY, 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 #: 20190604-0002881
Fees: \$0.00
06/04/2019 02:19:24 PM
Receipt #: 3728585
Requestor:
PUBLIC WORKS CLARK COUNTY
Recorded By: ANI Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN# 162-21-102-003, 162-21-102-004

PARIS LAS VEGAS OPERATING COMPANY, LLC

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ATTN: Kaizad J. Yazdani

500 S. Grand Central Parkway, BOX 554000

Las Vegas, NV 89155

APN: 162-21-102-003 AND 162-21-102-004

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 Paris Las Vegas Operating Company, LLC, a Nevada 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 25 day of 2019.

PARIS LAS VEGAS OPERATING COMPANY, LLC
a Nevada limited liability Company

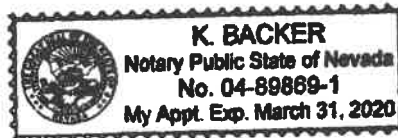


BY: Eric Hession
AS: CFO & Treasurer

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the 25 day of April,
2019, by Eric Hession as
CFO & Treasurer of Paris Las Vegas Operating Company, LLC


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]

APN 162-21-102-003 AND 162-21-102-004

EXHIBIT A

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

BEING PORTIONS OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY "GRANT, BARGAIN AND SALE DEED" RECORDED MAY 22, 2008 IN BOOK 20080522 OF OFFICIAL RECORDS AS INSTRUMENT NO. 05290 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

EASEMENT 1

COMMENCING AT POINT "055X" AS SHOWN BY MAP THEREOF IN FILE 169, PAGE 21 OF SURVEYS IN SAID CLARK COUNTY RECORDER'S OFFICE, ALSO BEING A POINT ON THE EASTERLY 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 ALONG THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, SOUTH 00°39'39" EAST, 465.17 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE DEPARTING THE SOUTHEASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 89°20'21" EAST, 11.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°20'21" EAST, 11.50 FEET;

THENCE NORTH 00°39'39" WEST, 11.00 FEET;

THENCE NORTH 89°20'21" EAST, 8.50 FEET;

THENCE SOUTH 00°39'39" EAST, 25.00 FEET;

THENCE SOUTH 89°20'21" WEST, 18.00 FEET;

THENCE NORTH 00°39'39" WEST, 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 323 SQUARE FEET +/-

EASEMENT 2

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

THENCE ALONG THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, SOUTH 00°39'39" EAST, 48.44 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 89°20'21" EAST, 14.00 FEET;

THENCE SOUTH 00°39'39" EAST, 23.00 FEET;

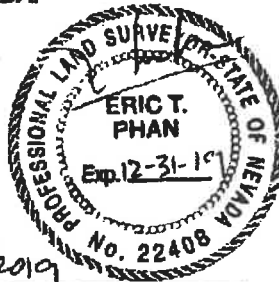
THENCE SOUTH 89°20'21" WEST, 14.00 FEET TO A POINT ON THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD;

THENCE ALONG THE EASTERLY NEVADA DEPARTMENT OF TRANSPORTATION RELINQUISHMENT LINE OF SAID LAS VEGAS BOULEVARD, NORTH 00°39'39" WEST, 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 322 SQUARE FEET +/-

BASIS OF BEARINGS

SOUTH 03°58'07" EAST, BEING THE BEARING BETWEEN POINTS "066X" AND "040X" AS DERIVED FROM THE COORDINATE VALUES PROVIDED IN FILE 169, PAGE 21 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.



03/06/2019

APN 162-21-102-003 AND 162-21-102-004
PARIS LAS VEGAS OPERATING COMPANY, LLC

EXHIBIT "B"
PERMANENT MAINTENANCE EASEMENTS GRANTED TO CLARK COUNTY
LYING WITHIN SECTION 21, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

PARBALL NEWCO, LLC

GRANT BARGAIN
AND SALE DEED
OR: 20140505:03344
RECORDED
MAY 05, 2014

POINT OF
COMMENCEMENT
"055X"
FILE 169, PAGE 21
OF SURVEYS

LAS VEGAS BOULEVARD

S00°34'50"E

465.17'

S00°39'39"E

PARIS LAS VEGAS
OPERATING COMPANY, LLC

GRANT, BARGAIN
AND SALE DEED
OR: 20080522:05290
RECORDED
MAY 22, 2008

MATCH LINE - SEE PAGE 4

AeroTech Mapping

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



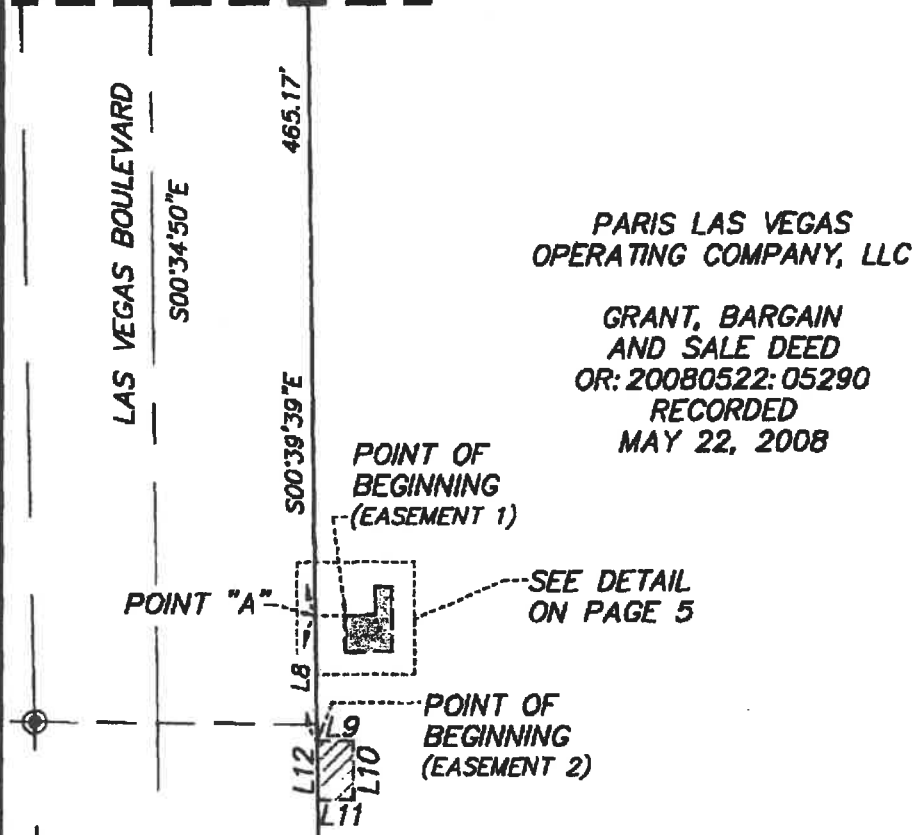
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APN 162-21-102-003 AND 162-21-102-004
PARIS LAS VEGAS OPERATING COMPANY, LLC

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

	PERMANENT MAINTENANCE EASEMENT 1 CONTAINING 323 S.F. +/-
	PERMANENT MAINTENANCE EASEMENT 2 CONTAINING 322 S.F. +/-

MATCH LINE - SEE PAGE 3



AeroTech Mapping

2580 Montecore Street, Suite 104
Las Vegas, NV 89117
www.ATNLV.com



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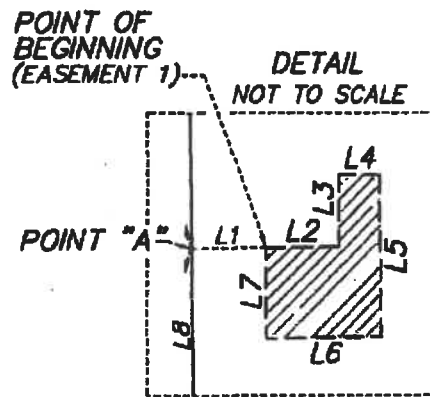
APN 162-21-102-003 AND 162-21-102-004
PARIS LAS VEGAS OPERATING COMPANY, LLC

EXHIBIT B

PERMANENT MAINTENANCE EASEMENTS GRANTED TO CLARK COUNTY

LYING WITHIN SECTION 21, T. 21 S., R. 61 E.,
M.D.M., CLARK COUNTY, NEVADA

 **PERMANENT MAINTENANCE EASEMENT 1**
CONTAINING 323 S.F. +/-



LINE	BEARING	DISTANCE
1	N89°20'21"E	11.50'
2	N89°20'21"E	11.50'
3	N00°39'39"W	11.00'
4	N89°20'21"E	6.50'
5	S00°39'39"E	25.00'
6	S89°20'21"W	18.00'
7	N00°39'39"W	14.00'
8	S00°39'39"E	48.44'
9	N89°20'21"E	14.00'
10	S00°39'39"E	23.00'
11	S89°20'21"W	14.00'
12	N00°39'39"W	23.00'

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