

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

MGP LESSOR, LLC, a Delaware 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 Easements (the "**Easements**").

THE EASEMENT AREA SUBJECT TO THESE EASEMENTS 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 Easements 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.: 162-29-610-003

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

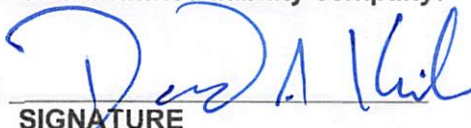
APN: 162-29-610-003

Page | 3

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

MGP LESSOR, LLC
a Delaware limited liability company:

BY:


SIGNATURE

David A. Kieske

PRINT NAME

Treasurer

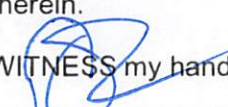
TITLE

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, 2026

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

BY: RANDALL J. TARR
Deputy County Manager

STATE OF NEVADA)
COUNTY OF CLARK)ss.

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.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State

{SEAL}

APN 162-29-610-003

February 1, 2023

Grantor: MGP LESSOR, LLC

Project# 200352

Page 1 of 3

EXHIBIT "A"

Explanation: This legal describes Two (2) Easements for Traffic Purposes adjacent to Frank Sinatra Drive to be granted to Clark County.

Easement 1

A portion of Parcel 1 of Book 110 of Plats, Page 46, Official Records, Clark County, Nevada. Lying in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Commencing at the southwest corner of Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29, being the Center 1/4 corner; Thence along the south line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29, North 89°58'32" East, a distance of 376.24 feet to a point on the easterly right-of-way of Frank Sinatra Drive as described in a Grant of Easement recorded as Instrument No. 19990301-0000940 Official Records of Clark County, Nevada, said point being the beginning of a non-tangent curve concave easterly having a radius of 964.98 feet, to which a radial line bears South 84°04'03" West, also being the **Point of Beginning**; Thence northerly along said easterly right-of-way and curve to the right an arc length of 97.98 feet through a central angle of 5°49'03"; Thence continuing along said easterly right-of-way, North 00°06'54" West, a distance of 141.96 feet to the beginning of a curve concave southeasterly having a radius of 25.00 feet; Thence continuing along said easterly right-of-way, northeasterly along said curve to the right an arc length of 30.44 feet through a central angle of 69°46'16"; Thence departing said easterly right-of-way, South 19°30'19" East, a distance of 5.00 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 20.00 feet, to which beginning a radial line bears North 20°33'10" West; Thence southwesterly along said curve to the left an arc length of 24.28 feet through a central angle of 69°33'47"; Thence South 00°06'54" East, a distance of 141.96 feet to the beginning of a curve concave easterly having a radius of 959.98 feet; Thence southerly along said curve to the left an arc length of 97.99 feet through a central angle of 5°50'55" to the southerly line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29 and the southerly boundary of said Parcel 1; Thence along said southerly line and southerly boundary, South 89°58'32" West, a distance of 5.03 feet to the **Point of Beginning**.

Containing 1,336 square feet, more or less.

APN 162-29-610-003
February 1, 2023
Grantor: MGP LESSOR, LLC
Project# 200352
Page 2 of 3

Together with:

Easement 2

A portion of Parcel 1 of Book 110 of Plats, Page 46, Official Records, Clark County, Nevada. Lying in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Commencing at the southwest corner of Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29, being the Center 1/4 corner; Thence along the west line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29, North 00°22'14" West, a distance of 334.47 feet; Thence departing said west line, North 89°37'46" East, a distance of 372.76 feet to a point on the easterly right-of-way of Frank Sinatra Drive as described in a Grant of Easement recorded as Instrument No. 19990301-0000940 Official Records of Clark County, Nevada and the **Point of Beginning**; Thence along said easterly right-of-way, North 00°06'54" West, a distance of 642.09 feet to the southeast corner of Frank Sinatra Drive as described in a Grant of Easement recorded as Instrument No. 19990301-0000942 Official Records of Clark County, Nevada; Thence continuing along said the easterly right-of-way, North 00°06'33" West, a distance of 3.22 feet; Thence continuing along said easterly right-of-way, North 01°02'06" East, a distance of 55.61 feet; Thence continuing along said easterly right-of-way, North 03°42'53" East, a distance of 260.09 feet to the beginning of a curve concave southeasterly having a radius of 30.00 feet; Thence northeasterly along said easterly right-of-way and curve to the right an arc length of 44.82 feet through a central angle of 85°36'27"; Thence departing said easterly right-of-way, South 00°40'40" East, a distance of 5.00 to the beginning of a non-tangent curve concave southeasterly having a radius of 25.00 feet, to which beginning a radial line bears North 00°40'40" West; Thence southwesterly along said curve to the left an arc length of 37.35 feet through a central angle of 85°36'27"; Thence South 03°42'53" West, a distance of 260.09 feet; Thence South 01°01'46" West, a distance of 55.33 feet; Thence South 00°06'33" East, 3.17 feet; Thence South 00°06'54" East, a distance of 655.32 feet to a point on said easterly right-of-way, said point being the beginning of a non-tangent curve concave northeasterly having a radius of 20.00 feet, to which point a radial line bears South 48°28'31" West;

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February 1, 2023

Grantor: MGP LESSOR, LLC

Project# 200352

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Thence northwesterly along said easterly right-of-way and curve to the right an arc length of 14.45 feet through a central angle of $41^{\circ}24'35''$ to the **Point of Beginning**.

Containing 5,054 square feet, more or less.

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

Basis of Bearing: North $00^{\circ}22'14''$ West being the west line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 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

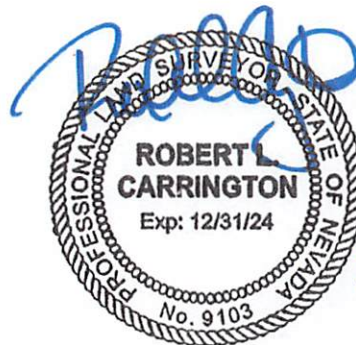
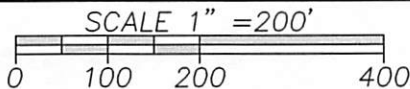
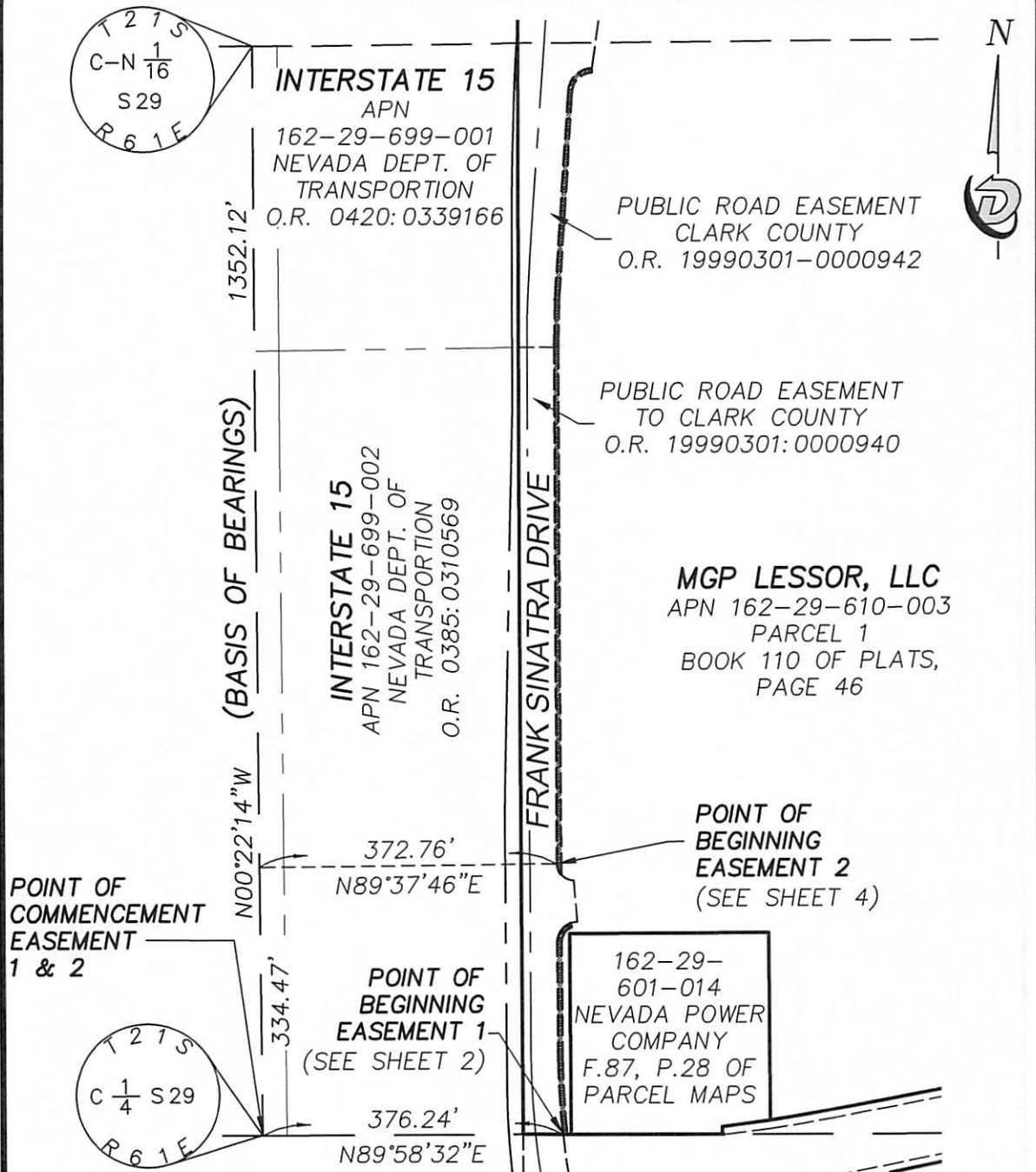


EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



JOB NUMBER: 200352-MPG

DRAWN BY: NRR

DATE: 2/1/23

CHECKED BY: RLC

DATE: 2/1/23

PAGE 1 OF 7



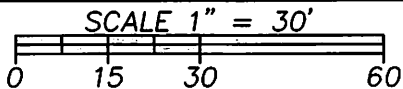
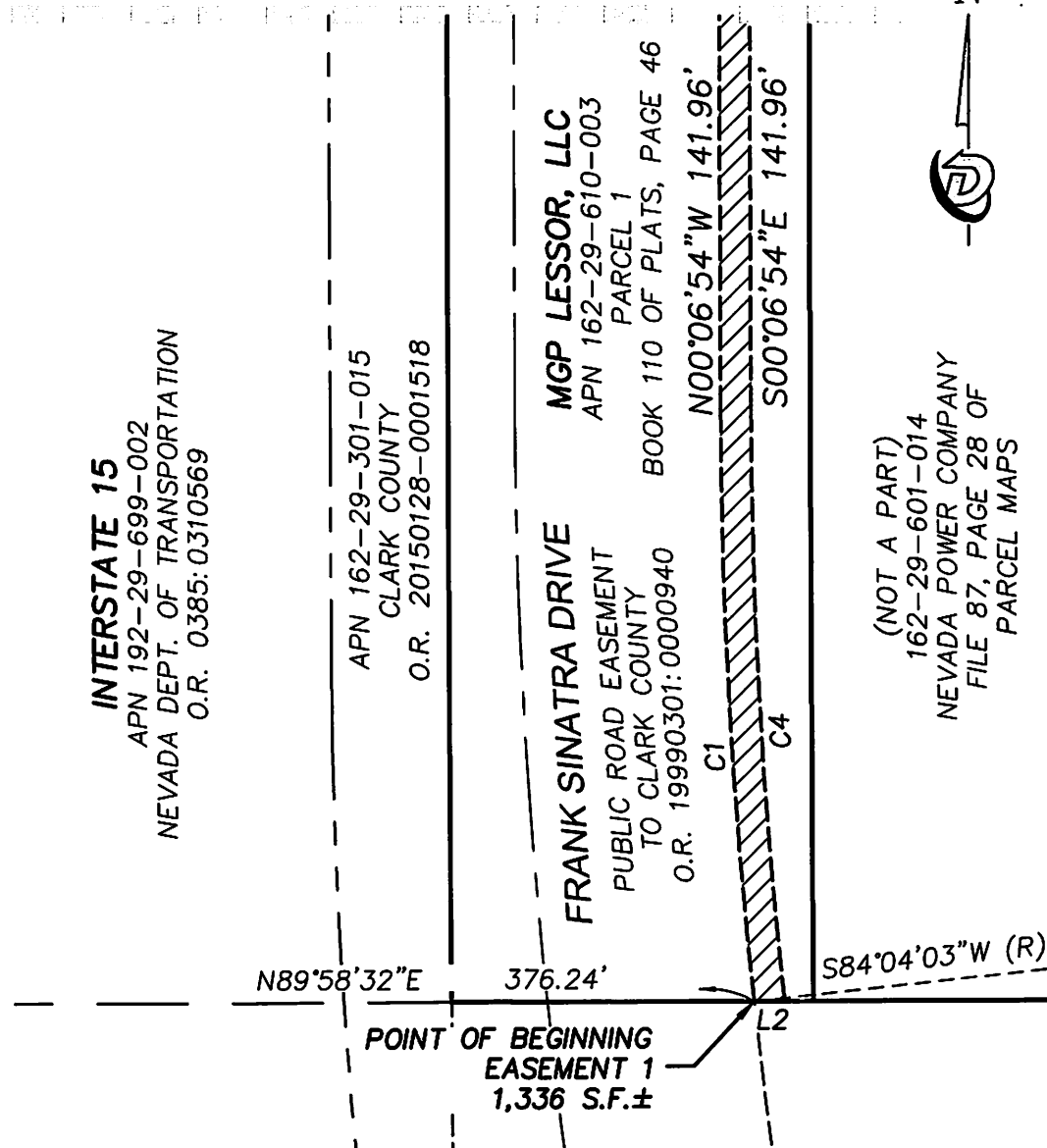
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

(MATCH LINE - SHEET 3)



JOB NUMBER: 200352-MPG

DRAWN BY: NRR DATE: 2/1/23

CHECKED BY: RLC DATE: 2/1/23

PAGE 2 OF 7



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ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



INTERSTATE 15
APN 162-29-699-002
NEVADA DEPT. OF TRANSPORTATION
O.R. 0385:0310569

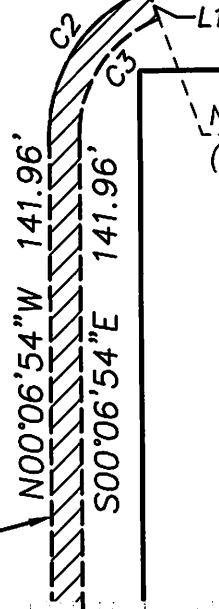
APN 162-29-601-015
CLARK COUNTY
O.R. 20150128-0001518

FRANK SINATRA DRIVE

PUBLIC ROAD EASEMENT
TO CLARK COUNTY
O.R. 19990301:0000940

EASEMENT 1
1,336 S.F.±

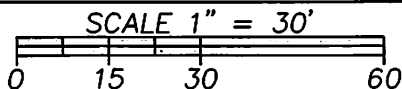
MGP LESSOR, LLC
APN 162-29-610-003
PARCEL 1
BOOK 110 OF PLATS,
PAGE 46



N20°33'10\"W
(R)

(NOT A PART)
162-29-601-014
NEVADA POWER COMPANY
FILE 87, PAGE 28 OF
PARCEL MAPS

(MATCH LINE - SHEET 2)



JOB NUMBER: 200352-MPG

DRAWN BY: NRR DATE: 2/1/23

CHECKED BY: RLC DATE: 2/1/23

PAGE 3 OF 7

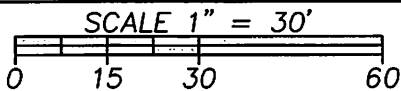
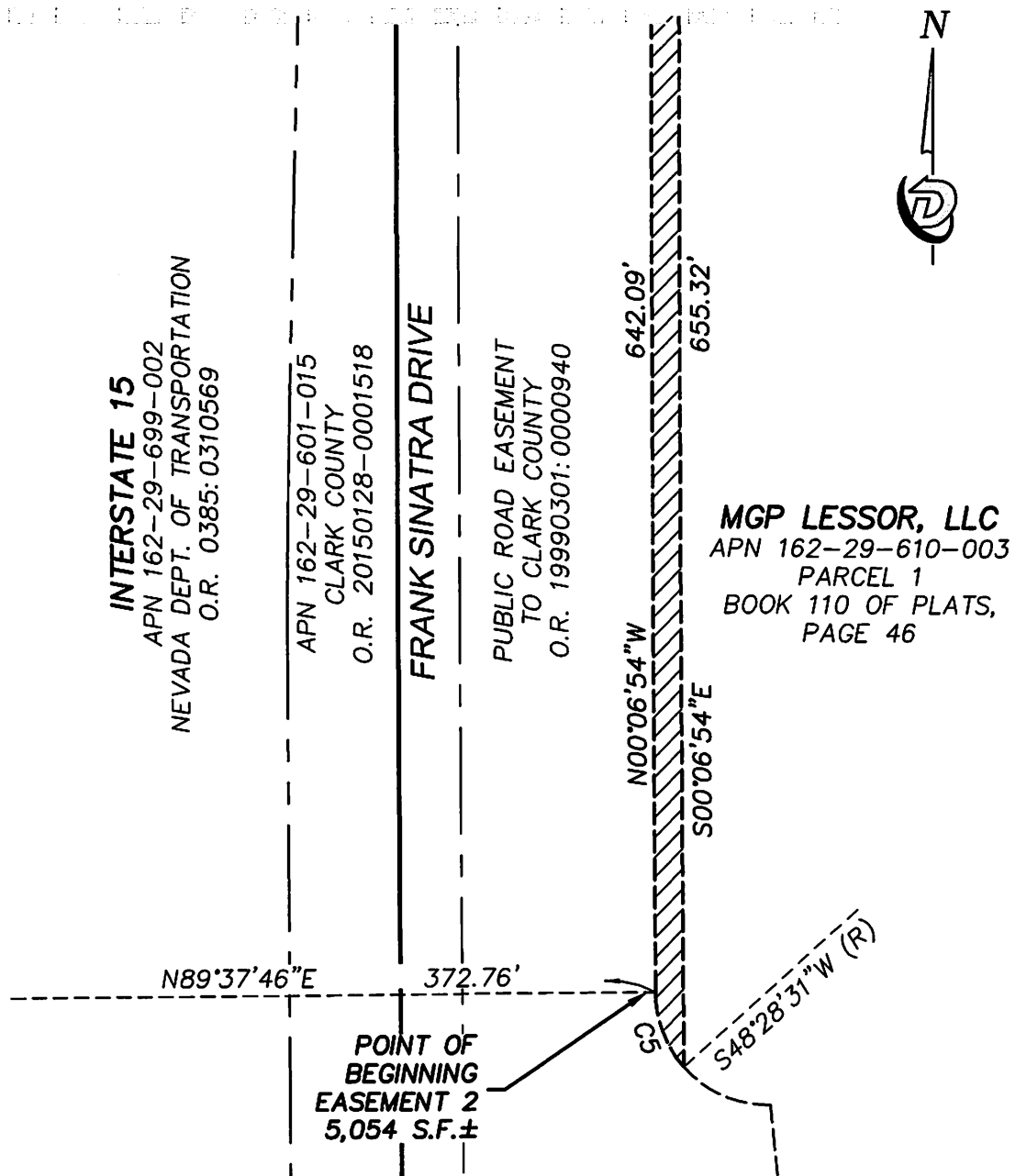


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ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION
(MATCH LINE - SHEET 5)



JOB NUMBER: 200352-MPG

DRAWN BY: NRR DATE: 2/1/23

CHECKED BY: RLC DATE: 2/1/23

PAGE 4 OF 7

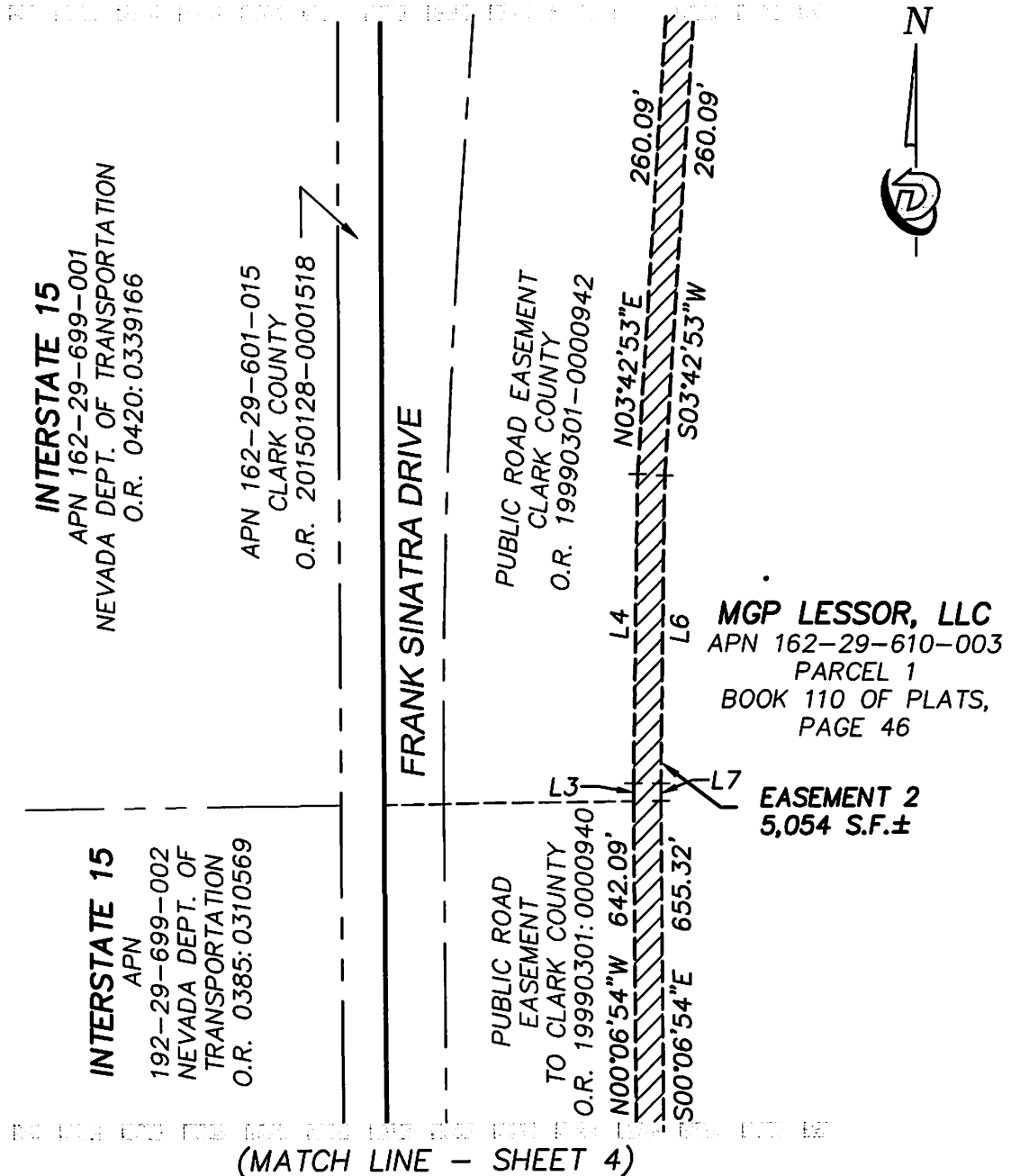


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ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION
(MATCH LINE - SHEET 6)



(MATCH LINE - SHEET 4)

SCALE 1" = 30' 	
JOB NUMBER: 200352-MPG	
DRAWN BY: NRR	DATE: 2/1/23
CHECKED BY: RLC	DATE: 2/1/23
PAGE 5 OF 7	

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

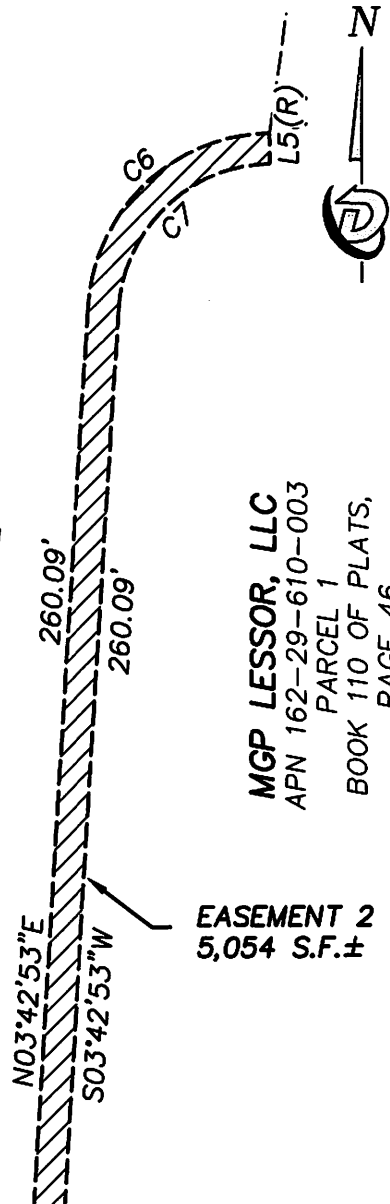
INTERSTATE 15

APN 162-29-699-001
NEVADA DEPT. OF TRANSPORTATION
O.R. 0420:0339166

APN 162-29-601-015
CLARK COUNTY
O.R. 20150128-0001518

FRANK SINATRA DRIVE

PUBLIC ROAD EASEMENT
CLARK COUNTY
O.R. 19990301-0000942

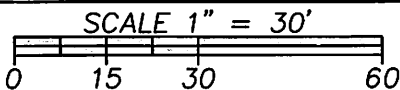


MGP LESSOR, LLC
APN 162-29-610-003
PARCEL 1
BOOK 110 OF PLATS,
PAGE 46

EASEMENT 2
5,054 S.F.±

END OF LINE FOR THE PUBLIC ROAD EASEMENT CLARK COUNTY O.R. 19990301-0000942

(MATCH LINE - SHEET 5 OF 7)



JOB NUMBER: 200352-MPG

DRAWN BY: NRR DATE: 2/1/23

CHECKED BY: RLC DATE: 2/1/23

PAGE 6 OF 7



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LAS VEGAS, NEVADA 89148

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ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

Curve Table				
Curve #	Radius	Delta	Length	Tangent
C1	964.98'	5°49'03"	97.98'	49.03'
C2	25.00'	69°46'16"	30.44'	17.43'
C3	20.00'	69°33'47"	24.28'	13.89'
C4	959.98'	5°50'55"	97.99'	49.04'
C5	20.00'	41°24'35"	14.45'	7.56'
C6	30.00'	85°36'27"	44.82'	27.78'
C7	25.00'	85°36'27"	37.35'	23.15'

Line Table		
Line #	Direction	Length
L1	S19°30'19"E	5.00'
L2	S89°58'32"W	5.03'
L3	N0°06'33"W	3.22'
L4	N1°02'06"E	55.61'
L5(R)	S0°40'40"E	5.00'
L6	S1°01'46"W	55.33'
L7	S0°06'33"E	3.17'

JOB NUMBER: 200352-MPG

DRAWN BY: NRR

DATE: 2/1/23

CHECKED BY: RLC

DATE: 2/1/23

PAGE 7 OF 7



Diamondback
Land Surveying

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