

APNs: 265-00-001-012, 013 & 014 and
266-00-001-001

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

Southern California Edison Company
2 Innovation Way, 2ND Floor
Pomona, CA 91768
ATTN: Title & Real Estate Services

Location: Unincorporated Area	Serial No. 72662A Service Order 801648460
GL&IM File No.: ACQ203480768 SCE Doc No.: 522036	Approved Geomatics, Land & Information Management By SF Date 12/02/2021 – Approved: SCE LAW MR/CKK

GRANT OF NON-EXCLUSIVE ROAD EASEMENT

COUNTY OF CLARK, a political subdivision of the State of Nevada, whose address is 500 South Grand Central Parkway, 4th floor, Las Vegas, Nevada 89155-1825, Attn: Director of Real Property Management ("**Grantor**"), does hereby grant to **SOUTHERN CALIFORNIA EDISON COMPANY**, a California corporation, whose address is 2 Innovation Way, 2nd Floor, Pomona, CA 91768, Attn: Title & Real Estate Services, its successors and assigns ("**Grantee**"), individually a "Party" and collectively the "Parties", a non-exclusive easement and right of way (the "**Easement**") to construct, reconstruct, use, maintain and repair existing roadway(s) ("Roadway") in, on, over, along and across that certain real property in the County of Clark, State of Nevada, described as follows:

Section 1, Township 33 South, Range 65 East and Section 6, 7 and 8 of
Township 33, Range 66 East, both of Mount Diablo Meridian, in the
Unincorporated area of Clark County, State of Nevada.

The location of said Roadway is more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached and by this reference made a part hereof (the "**Easement Area**").

Grantee, its employees, contractors and subcontractors shall have the right of ingress and egress within, on, over and across the Easement Area.

In the event that public roads are constructed, which in the reasonable opinion of the Grantee, its successors or assigns, will provide Grantee with access as convenient and adequate as that which Grantee, its successors or assigns, may then be using pursuant to the Easement, Grantee,

its successors or assigns, agree to quitclaim any such portion or portions of the Easement which are no longer required hereunder as may be determined by Grantee, its successors or assigns.

The Easement is not exclusive, and Grantor expressly reserves the full right to use and enjoy the Easement Area so long as Grantor's use does not preclude or materially impair Grantee's ability to exercise the rights in the Easement Area granted to it herein. The use and enjoyment of the Easement shall be limited to its intended purposes as expressly set forth herein. Without limiting the generality of the foregoing, Grantee acknowledges that Grantor has entered into those certain Option Agreements to Lease Real Property (as the same may be amended, amended and restated, extended or otherwise modified from time to time, the "**Existing Lease Options**"), both dated as of November 19, 2019, between Grantor, as optionor, and 326FW 8me LLC, a Delaware limited liability company, as optionee ("**326FW**"), pursuant to which Grantor has granted an option to 326FW to lease certain real property, as more particularly described therein, which real property includes the Easement Area, and Grantor's grant of the Easement is made expressly subject to the Existing Lease Options and the rights of 326FW set forth therein or as otherwise may be granted by Grantor from time to time pursuant thereto or in connection therewith, including, without limitation, any and all rights to install, operate, improve, reconstruct, replace, repair, inspect, maintain or remove underground and/or overhead electric collection, distribution and transmission lines, cables and other related equipment for the collection, distribution and transmission of electrical power and/or control, communications and radio relay systems and telecommunications equipment and any and all related or associated improvements, fixtures, facilities, appliances, machinery and equipment within the Easement Area and crossing over and/or under one or more portions of the Easement Area. Grantee shall utilize the Easement and other rights granted herein in such a manner so as to avoid any unreasonable interruption of, or unreasonable interference with, Grantor's use of, or businesses relating to, the Grantor's Property or Grantor's or any of its affiliates' adjacent lands, including the express rights reserved herein.

If requested by Grantor, Grantee agrees, within 120 calendar days of written request by Grantor or such time as mutually agreed upon by the Parties in writing, to either expeditiously (a) abandon or (b) upon Grantee's election and at its sole cost and expense, adjust, modify, change, and/or relocate Grantee's Roadway as necessary for public convenience and/or safety or for construction, reconstruction, repair and/or maintenance of Grantor's improvements which exist now or in the future, including any public improvements and/or any public safety improvements. If Grantee elects to abandon the roadway, it shall, at Grantor's direction and at Grantee's sole cost and expense, restore any modifications to the roadway made by Grantee during its occupation of this easement.

Grantee shall bear the entire cost and expense incurred in connection with Grantee's construction, maintenance, repair and/or renewal, and Grantee's modification, revision, relocation or reconstruction of the Roadway.

Grantee is notified and hereby acknowledges that under prior ownership, Southwest Gas Corporation held various right-of-way grants with the Bureau of Land Management serialized as N-7841 and N-43645, both of which have since expired but encumber the Easement Area. Grantor makes no warranties regarding the Easement Area or any facilities located over, under

or across the Easement Area.

Grantee shall not assign this Grant of Non-Exclusive Road Easement to a non-affiliated entity without the written consent of the Grantor. Grantee may assign or transfer this Grant of Non-Exclusive Road Easement to any entity controlling, controlled by, or under common control with the Grantee by providing written notification to Grantor.

This Grant of Non-Exclusive Road Easement is granted subject to any and all existing rights.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

EXECUTED this _____ day of _____, 20____.

COUNTY OF CLARK.

a political subdivision of the State of Nevada

By: _____
Name: Lisa Kremer, Director of Real Property Management

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

The foregoing instrument as acknowledged before me this _____ day of _____ 20____,
by _____, as
_____, for the County of
Clark, a political subdivision of the State of Nevada.

Notary Public
Residing at: _____

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION
ACCESS EASEMENT
SERIAL 72662A

APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001

THOSE PORTIONS OF LAND LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF CLARK, STATE OF NEVADA, LYING IN SECTIONS 6, 7, AND 8 OF TOWNSHIP 33 SOUTH, RANGE 66 EAST, TOGETHER WITH SECTION 1 OF TOWNSHIP 33 SOUTH, RANGE 65 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AS DESCRIBED IN QUITCLAIM DEED RECORDED JUNE 27, 2007 AS DOCUMENT NO. 20070627-0004261, RECORDS OF SAID COUNTY RECORDER, AND AS SHOWN ON RECORD OF SURVEY FILED AS FILE 73, PAGE 100, OF SURVEYS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, BEING A 2-1/2" U.S.G.L.O. BRASS DISK AS SHOWN ON AMENDED RECORD OF SURVEY FILED AS FILE 74, PAGE 11, OF SURVEYS, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID SECTION 8 SOUTH 89°26'52" WEST A DISTANCE OF 1304.37 FEET TO A POINT ON THE WESTERLY LINE OF NEEDLES HIGHWAY (150.00 FEET WIDE) AS SHOWN ON SAID RECORD OF SURVEY FILED AS FILE 74, PAGE 11, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1924.91 FEET, A LINE RADIAL TO SAID BEGINNING POINT BEARS NORTH 67°32'50" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°05'35" AN ARC DISTANCE OF 238.31 FEET TO THE **POINT OF BEGINNING** OF A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH 82°57'13" WEST A DISTANCE OF 166.83 FEET;

THENCE SOUTH 81°28'25" WEST A DISTANCE OF 309.41 FEET;

THENCE SOUTH 87°14'43" WEST A DISTANCE OF 57.57 FEET;

THENCE SOUTH 74°12'07" WEST A DISTANCE OF 103.53 FEET;

THENCE SOUTH 80°29'35" WEST A DISTANCE OF 645.26 FEET;

THENCE SOUTH 88°26'10" WEST A DISTANCE OF 54.76 FEET;

THENCE SOUTH 79°51'36" WEST A DISTANCE OF 1053.67 FEET;

THENCE SOUTH 86°42'58" WEST A DISTANCE OF 49.25 FEET;

THENCE SOUTH 75°08'52" WEST A DISTANCE OF 126.46 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
ACCESS EASEMENT
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APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001

THENCE SOUTH 81°18'35" WEST A DISTANCE OF 472.52 FEET;

THENCE SOUTH 86°44'00" WEST A DISTANCE OF 83.21 FEET;

THENCE NORTH 87°53'39" WEST A DISTANCE OF 86.99 FEET;

THENCE NORTH 78°30'02" WEST A DISTANCE OF 983.82 FEET;

THENCE NORTH 79°12'32" WEST A DISTANCE OF 1169.09 FEET;

THENCE NORTH 75°56'47" WEST A DISTANCE OF 296.30 FEET;

THENCE NORTH 84°48'04" WEST A DISTANCE OF 112.29 FEET;

THENCE NORTH 79°13'41" WEST A DISTANCE OF 970.11 FEET;

THENCE NORTH 79°03'31" WEST A DISTANCE OF 1737.27 FEET;

THENCE NORTH 78°29'44" WEST A DISTANCE OF 85.71 FEET;

THENCE NORTH 76°29'22" WEST A DISTANCE OF 281.05 FEET;

THENCE NORTH 81°26'53" WEST A DISTANCE OF 384.05 FEET;

THENCE NORTH 78°51'49" WEST A DISTANCE OF 978.50 FEET;

THENCE NORTH 78°25'42" WEST A DISTANCE OF 932.02 FEET;

THENCE NORTH 81°30'08" WEST A DISTANCE OF 334.57 FEET;

THENCE NORTH 78°40'46" WEST A DISTANCE OF 965.38 FEET;

THENCE NORTH 78°43'23" WEST 262.90 FEET TO THE **POINT OF TERMINATION** OF SAID 30.00 FOOT WIDE STRIP OF LAND, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF A 20.00 FOOT WIDE STRIP OF LAND, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE CONTINUING NORTH 78°43'23" WEST 287.32 FEET;

THENCE NORTH 76°02'57" WEST 195.30 FEET;

THENCE NORTH 78°18'55" WEST 138.99 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
ACCESS EASEMENT
SERIAL 72662A

APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001

THENCE NORTH 79°04'20" WEST 1588.62 FEET TO THE WEST LINE OF SAID SECTION 1 AND THE **POINT OF TERMINATION** OF SAID 20.00 FOOT WIDE STRIP OF LAND.

THE SIDELINES OF SAID ACCESS EASEMENT SHALL BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE SAID WESTERLY LINE OF NEEDLES HIGHWAY, AND WESTERLY IN SAID WESTERLY LINE OF SECTION 1.

BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BASED ON THE NEVADA COORDINATE SYSTEM, NAD 83, ZONE NEVADA EAST, (EPOCH 2010). TO OBTAIN GROUND DISTANCES DIVIDE GRID DISTANCES BY THE PROJECT SPECIFIC AVERAGE COMBINED SCALE FACTOR OR 0.99995422.

CONTAINING: 425,280 SQ. FT. OR 9.76 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS ARE AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

SEE **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Cliff Simental

Cliff Simental, PLS 11769

05/28/2020

Date

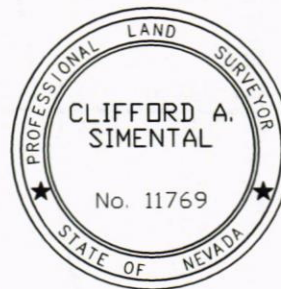
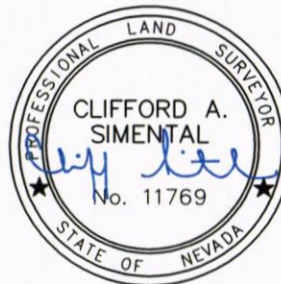
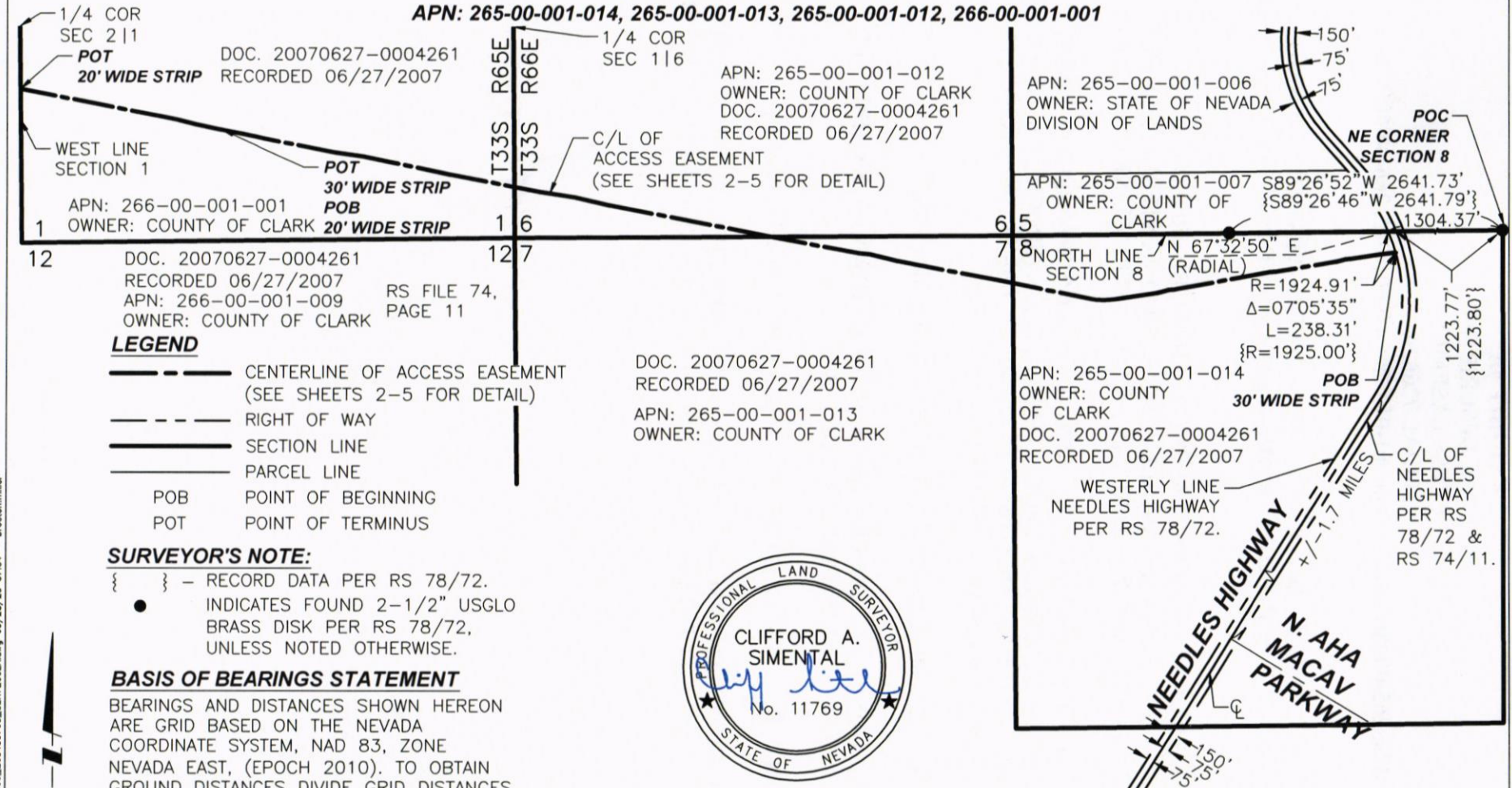


EXHIBIT "B"

THOSE PORTIONS OF LAND LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF CLARK, STATE OF NEVADA, LYING IN SECTIONS 6, 7, AND 8 OF TOWNSHIP 33 SOUTH, RANGE 66 EAST, TOGETHER WITH SECTION 1 OF TOWNSHIP 33 SOUTH, RANGE 65 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA, AS DESCRIBED IN QUITCLAIM DEED RECORDED JUNE 27, 2007 AS DOCUMENT NO. 20070627-0004261, RECORDS OF SAID COUNTY RECORDER, AND AS SHOWN ON RECORD OF SURVEY FILED AS FILE 73, PAGE 100, OF SURVEYS, RECORDS OF SAID COUNTY

APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001




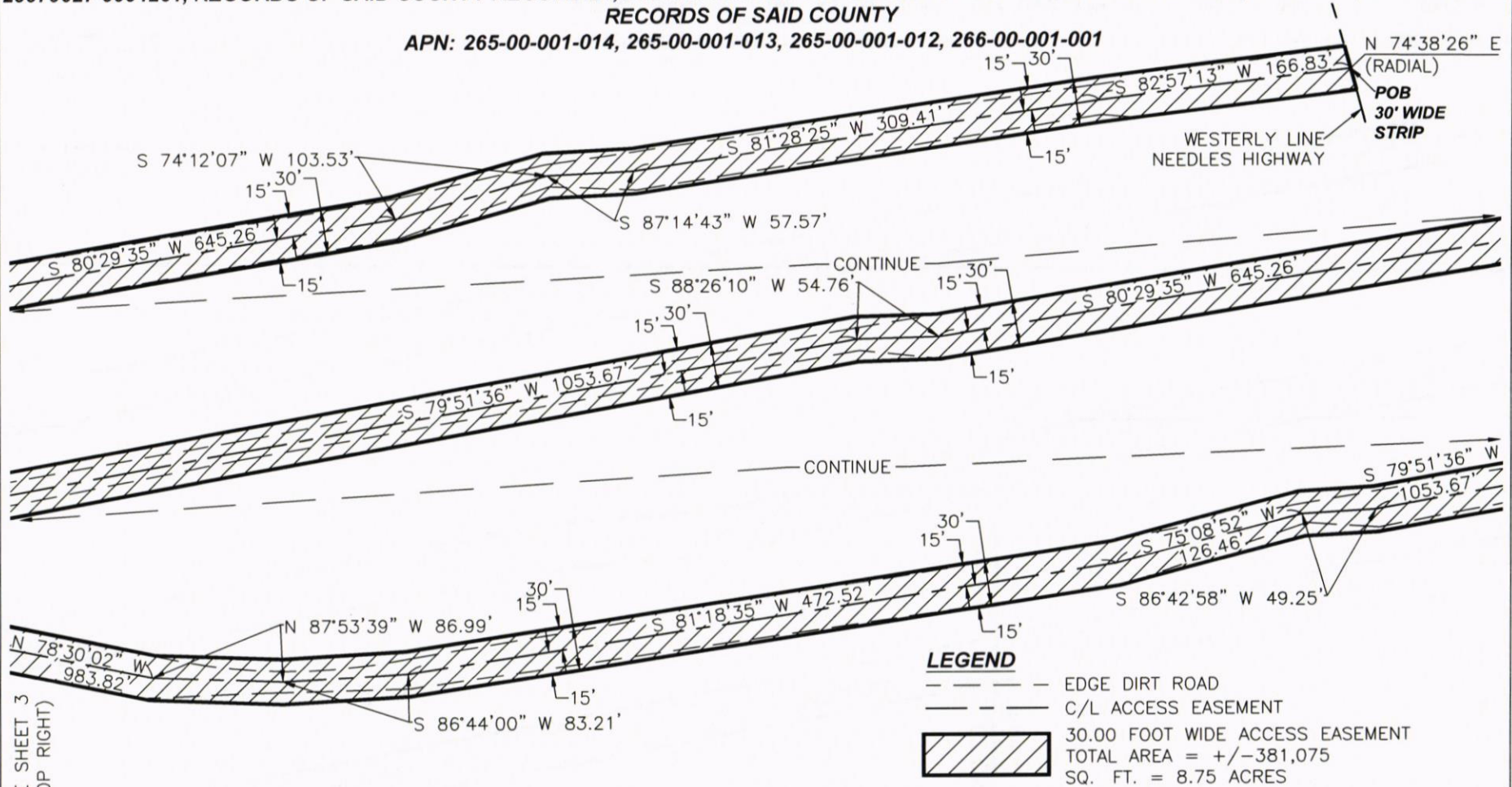
PROJECT NAME: LUGO-MOHAVE 500KV TRANSMISSION LINE				M.S.: 086-151	SHEET: 1 OF 5
W.O. NO.: 801648460	NOT. NO.: 203480768	CITY: UNINCORPORATED	COUNTY: CLARK		STATE: NV
SURVEYED BY: J. JOHNSON	SCE F.B. REF.: RS 78/72		DATE: 04-23-2020	 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company	
DRAWN BY: B. MILLER	MAP REF.:				
CHECKED BY: C. SIMENTAL LS	TRES: S FLORES	SERIAL NO.: 72662A	FILE NAME: 4SCE_500_203480768_SER72662A.dwg		

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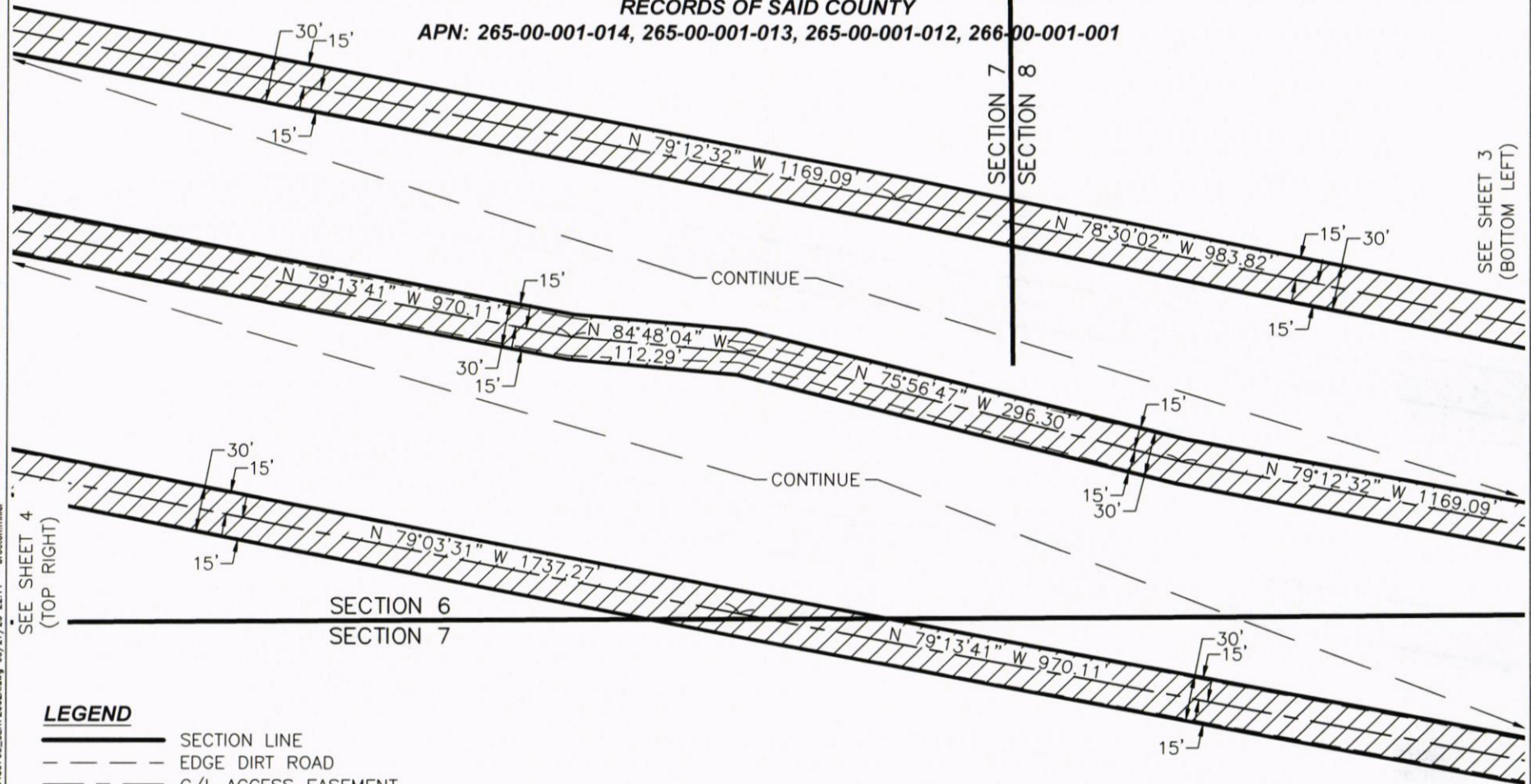
PROJECT NAME: LUGO-MOHAVE 500KV TRANSMISSION LINE					M.S.: 086-151		SHEET: 2 OF 5		
W.O. NO.: 801648460		NOT. NO.: 203480768		CITY: UNINCORPORATED		COUNTY: CLARK		STATE: NV	
SURVEYED BY: J. JOHNSON		SCE F.B. REF.: RS 78/72			DATE: 04-23-2020		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company		
DRAWN BY: B. MILLER		MAP REF.:							
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APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001

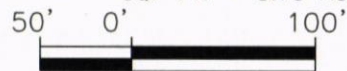


SEE SHEET 3
(BOTTOM LEFT)

SEE SHEET 4
(TOP RIGHT)

LEGEND

- SECTION LINE
- EDGE DIRT ROAD
- C/L ACCESS EASEMENT
- 30.00 FOOT WIDE ACCESS EASEMENT
TOTAL AREA = +/-381,075
SQ. FT. = 8.75 ACRES



GRAPHIC SCALE
SCALE: 1" = 100'


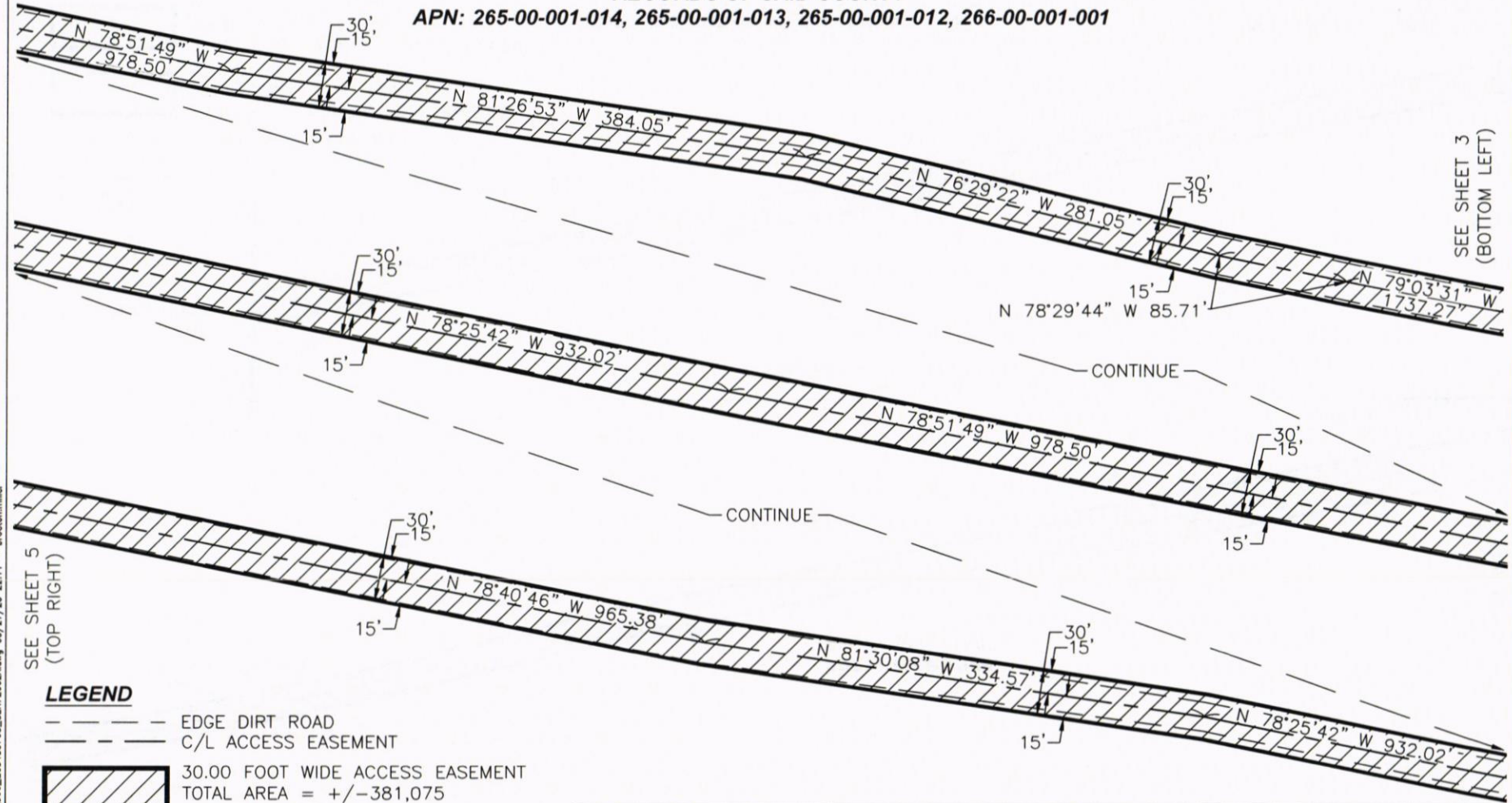
PROJECT NAME: LUGO-MOHAVE 500KV TRANSMISSION LINE				M.S.: 086-151		SHEET: 3 OF 5			
W.O. NO.: 801648460		NOT. NO.: 203480768		CITY: UNINCORPORATED		COUNTY: CLARK		STATE: NV	
SURVEYED BY: J. JOHNSON		SCE F.B. REF.: RS 78/72			DATE: 04-23-2020		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company		
DRAWN BY: B. MILLER		MAP REF.:							
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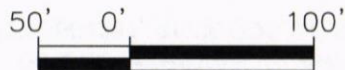


SEE SHEET 3
(BOTTOM LEFT)

SEE SHEET 5
(TOP RIGHT)

LEGEND

- EDGE DIRT ROAD
- C/L ACCESS EASEMENT
- 30.00 FOOT WIDE ACCESS EASEMENT
- TOTAL AREA = +/-381,075
- SQ. FT. = 8.75 ACRES



GRAPHIC SCALE
 SCALE: 1" = 100'




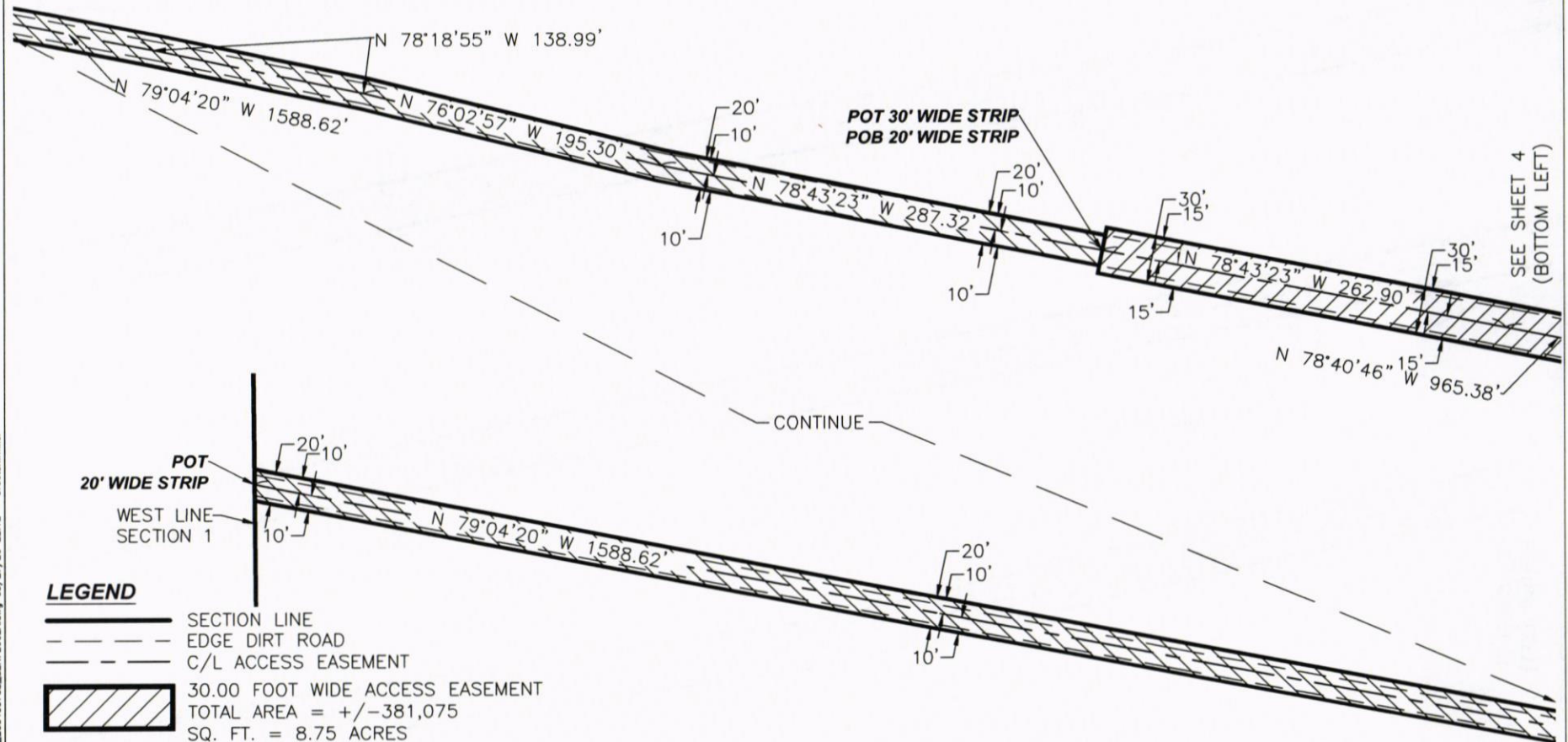
PROJECT NAME: LUGO-MOHAVE 500KV TRANSMISSION LINE					M.S.: 086-151		SHEET: 4 OF 5		
W.O. NO.: 801648460		NOT. NO.: 203480768		CITY: UNINCORPORATED		COUNTY: CLARK		STATE: NV	
SURVEYED BY: J. JOHNSON		SCE F.B. REF.: RS 78/72			DATE: 04-23-2020		 SOUTHERN CALIFORNIA EDISON [®] An EDISON INTERNATIONAL Company		
DRAWN BY: B. MILLER		MAP REF.:							
CHECKED BY: C. SIMENTAL LS		TRES: S FLORES		SERIAL NO.: 72662A		FILE NAME: 4SCE_500_203480768_SER72662A.dwg			

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APN: 265-00-001-014, 265-00-001-013, 265-00-001-012, 266-00-001-001




SEE SHEET 4
(BOTTOM LEFT)

LEGEND

- SECTION LINE
- EDGE DIRT ROAD
- C/L ACCESS EASEMENT
- 30.00 FOOT WIDE ACCESS EASEMENT
TOTAL AREA = +/-381,075
SQ. FT. = 8.75 ACRES
- 20.00 FOOT WIDE ACCESS EASEMENT
TOTAL AREA = +/-44,204
SQ. FT. = 1.01 ACRES



GRAPHIC SCALE
 SCALE: 1" = 100'

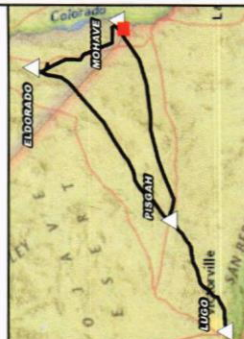
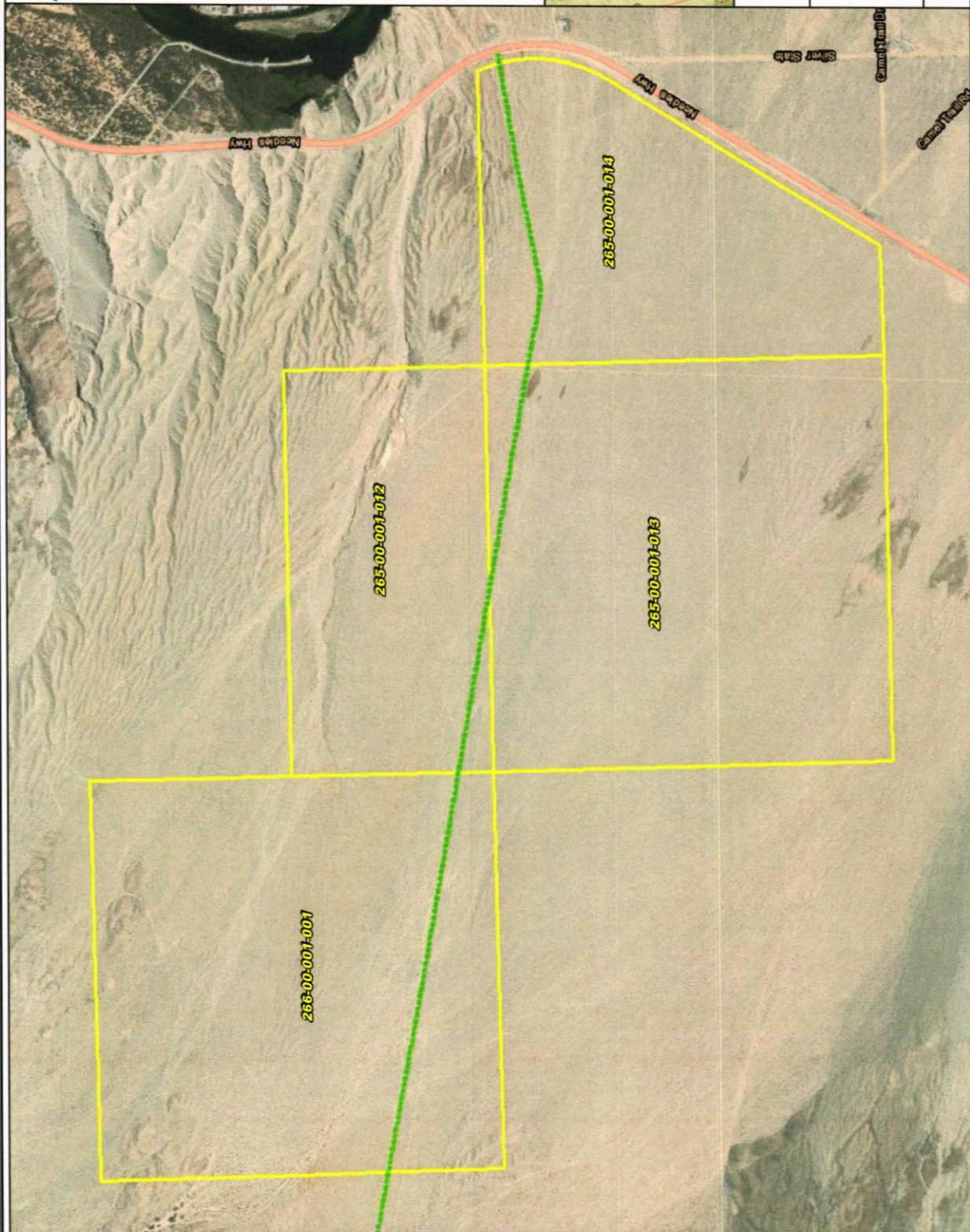
PROJECT NAME: LUGO-MOHAVE 500KV TRANSMISSION LINE				M.S.: 086-151		SHEET: 5 OF 5			
W.O. NO.: 801648460		NOT. NO.: 203480768		CITY: UNINCORPORATED		COUNTY: CLARK		STATE: NV	
SURVEYED BY: J. JOHNSON		SCE F.B. REF.: RS 78/72			DATE: 04-23-2020		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company		
DRAWN BY: B. MILLER		MAP REF.:							
CHECKED BY: C. SIMENTAL LS		TRES: S FLORES		SERIAL NO.: 72662A		FILE NAME: 4SCE_500_203480768_SER72662A.dwg			

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**ELDORADO-LUGO-MOHAVE
SERIES CAPACITORS PROJECT
TEMPORARY ENTRY PERMIT**

Access Roads

Property Boundary

[illegible]