

APN: 162-13-202-001

WHEN RECORDED, RETURN TO:
Clark County Department of Public Works
Attention: Denis Cederburg, Director
500 South Grand Central Parkway, Suite 2066
Las Vegas, Nevada 89155-4000

REVOCABLE LICENSE AND MAINTENANCE AGREEMENT

This **REVOCABLE LICENSE AND MAINTENANCE AGREEMENT** (this "Agreement") is made and entered into this 17th day of June, 2025, by and between, **Signature Land Holdings, LLC.**, a Nevada limited liability company (the "LICENSEE"), and the **COUNTY OF CLARK**, a political subdivision of the State of Nevada (the "COUNTY"). Each of the above is a "Party" and collectively are "Parties" to this Agreement.

RECITALS

WHEREAS, the LICENSEE is authorized to conduct business in the State of Nevada;

WHEREAS, the LICENSEE is the owner of the property located **on the North side of Twain just East of Eastern Ave**, Assessor's Parcel Number(s) **162-13-202-001**, and more particularly described in Exhibit "A," attached hereto and by this reference incorporated herein;

WHEREAS, the LICENSEE desires to construct and maintain non-standard improvements consisting of **a vehicular bridge over the permanent public drainage easement** granted to the COUNTY, as shown on Off-site permit **PW21-17892**, legally described in Exhibit "B," attached hereto and by this reference incorporated herein (the "County's Right-of-Way");

WHEREAS, the LICENSEE had a Land Use Application **NZC-04-1101**, before the Clark County Board of County Commissioners on **January 5, 2005**, that approved the installation of non-standard improvements in the public right-of-way and required the signing of a Revocable License and Maintenance Agreement; and

WHEREAS, the COUNTY will allow the LICENSEE to place and maintain such non-standard improvements in the County's Property, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, it is mutually agreed by and between the Parties thereto as follows:

SECTION 1: LICENSE AND PERMIT

The LICENSEE understands and agrees that the license granted herein is a privilege which can be revoked by the COUNTY at any time for any reason, with or without cause. Based on this underlying premise, the COUNTY hereby grants to the LICENSEE, subject to the terms and conditions stated in this Agreement, a revocable license to construct, and/or install, operate, and maintain within the County Property, non-standard improvements consisting of vehicular bridge improvements within the right-of-way (Flood Channel). A depiction and description of the Improvements are set forth in Exhibit "C," attached hereto and by this reference incorporated herein, and hereinafter referred to as "Improvements". The LICENSEE is only authorized to place the Improvements depicted in the locations and permitted in areas set forth in Exhibit "C." The LICENSEE agrees that it shall not construct or engage in any other improvements except for the Improvements set forth and depicted and described in Exhibit "C."

This Agreement only authorizes construction, installation, operation, maintenance, and repair activities of the Improvements on the County Property. Prior to any construction, installation, operation, maintenance and/or repair activities of the Improvements on the County Property, the LICENSEE shall submit detailed plans to the COUNTY, as required by the COUNTY, for approval and shall secure all necessary permits required by the COUNTY.

This Agreement is subject to all outstanding superior rights of any party to the County Property, and is made without covenant by the COUNTY of any title to or for quiet enjoyment of the County Property.

LICENSEE agrees that it shall not construct or engage in other improvements other than the Improvements set forth in Exhibit "C" in the permitted areas of the County Property.

SECTION 2: INSTALLATION AND MAINTENANCE

LICENSEE shall, at its sole cost and expense, furnish all labor, equipment, and materials for the installation, operation, maintenance, and/or repair of the Improvements. All work, including maintenance, is to be performed to the satisfaction of the COUNTY, in compliance with all applicable codes, permits, ordinances, rules, specifications, regulations, and standards of the COUNTY, and all applicable laws, statutes, rules, and regulations of the State of Nevada and the United States, and in such a manner such as to pose no risk of danger to persons or property, no interference with the use of public streets (except for the County Property as allowed pursuant to this Agreement), off-site improvements, other public property and right-of-way, and no interference with the rights or reasonable convenience of the owners of property which adjoins any of the public streets, right-of-way and/or the County Property and/or other COUNTY owned property.

LICENSEE shall, at its sole cost and expense, install, operate, maintain, and repair the Improvements. The Improvements shall be installed, operated, maintained, repaired, and used so as not to interfere with the installation, operation, maintenance or use of the street lighting system, traffic signal systems, water pipes, drains, sewers, or the flow of water therein, gas,

power lines, cable television, telephone lines, that have been or may be installed, maintained, used or authorized by the State of Nevada Department of Transportation, the Board of County Commissioners, sitting either as said Board or as the governing body of Clark County Water Reclamation District, the Las Vegas Valley Water District or any other district hereafter created for any governmental purpose, and shall be placed on and/or in the County Property per approved submitted plans.

LICENSEE shall not install, operate, maintain, repair or use the Improvements in such a manner as to damage or interfere with any existing or future water, sewer, gas, telephone, telegraph, power, electric or cable television facilities or electric light, heat or power lines owned by another.

Prior to any installation, operation, maintenance, and/or repair of said Improvements on the County Property, a plan shall be submitted by the **LICENSEE** to the **COUNTY** for approval and permit issuance upon acceptance by the **COUNTY**. All installation, operation, maintenance, and/or repair performed by the **LICENSEE** shall be performed in a manner acceptable to the **COUNTY**. All of said installation, operation, maintenance, and/or repair performed by the **LICENSEE** shall also be in compliance with the terms and conditions of this Agreement, the permits, all applicable state, county and federal laws, codes, rules, regulations, standards, and specifications. Installation, operation, maintenance and/or repair shall include, but is not limited to, the following additional conditions and restrictions:

- a) Improvements shall not interfere with public or private improvements, including but not limited to, utilities; and
- b) Compliance with Clark County Department of Air Quality regulations, including but not limited to, providing dust mitigation; and
- c) The **LICENSEE**'s construction and maintenance activities shall not interfere with **COUNTY**'s, or any public body governed by the Board of County Commissioners, or any others who have rights on the County's Right-of-Way, ability to install, maintain or use the existing and future improvements, including, but not limited to, street lighting system, traffic control system, sidewalks, water supply and distribution system, sanitary sewer collection system, and storm water collection and transmission system; and
- d) No advertising shall be conducted on, above or within the County's Right-of-Way.

SECTION 3: CONDITIONS OF COUNTY PROPERTY OCCUPANCY

A. The license granted herein is subject to **LICENSEE** complying with all terms and conditions of this Agreement, including, but not limited to, the proper operation, maintenance

and/or repair of the Improvements outlined in Section 2 herein. Further, **LICENSEE** agrees that this Agreement is limited to the Improvements set forth herein and described in Exhibit "C." **LICENSEE** shall not engage in any activities or improvements on the County Property that is not defined in this Agreement.

B. The **COUNTY** reserves the right to utilize the County Property or allow others to utilize the County Property as the **COUNTY** deems appropriate, in its sole discretion. The **COUNTY** further reserves the right to excavate, lay, construct, erect, install, use, operate, repair, replace, remove, relocate, re-grade, widen, realign, perform civil work or maintain the surface or subsurface improvements located within or under the County Property, including the area of the Improvements, including, without limitation to, water mains, traffic signal conduits, sanitary and/or storm sewers, subways, viaducts, bridges, underpasses or overpasses. The **COUNTY** may further develop the property over which the license is granted which may require future excavation, construction, roadways, roadway construction, use, repairs, re-grading, widening, realigning, maintenance, civil work, and other activities which may require **LICENSEE** to adjust, demolish, reconstruct, reinstall, modify, remove, repair or relocate any or all of its Improvements across and/or within the County Property.

C. **LICENSEE** shall not acquire or assert any vested right or interest in the County Property described in Exhibit "B" under this license, even though this Agreement was approved by the **COUNTY**. **LICENSEE** shall, at no cost and expense to the **COUNTY** or to the State of Nevada Department of Transportation, to any franchised or non-franchised public utility company, to the Clark County Water Reclamation District, to the Las Vegas Valley Water District, or to any other entity governed by its County Commissioners, adjust, demolish, reconstruct, modify, remove or relocate any, all or a portion of its Improvements upon written notice from the Director of Public Works of the **COUNTY** for any purpose, including, but not limited to, accommodating the following:

- i. Installation, maintenance or use of all public facilities, including, but not limited to, flood control channels and facilities, roadways, standard improvements, and public utilities;
- ii. The public's safety and convenience, as determined by said Director of Public Works; and/or
- iii. Public works, including, but not limited to, streetlights, traffic signal conduits, curbs, gutters, sidewalks, pavement, water mains, sanitary and/or storm sewers, gas, telephone, telegraph, cable television, electric, light, heat, power, subways, viaducts, bridges, underpasses or overpasses, which the **COUNTY**, the State of Nevada Department of Transportation, any franchised or non-franchised public utility company, Clark County Water Reclamation District, the Las Vegas Valley Water District, or any other entity governed by the Board of Commissioners of the **COUNTY** may have authorized, installed, maintained or used, or may in the future decide to authorize, install, maintain, or use on, across, along, over or under the County Property, or as said Department of Public Works determines is necessary because of a proposed vacation,

abandonment, surfacing, resurfacing, change of grade, alignment, re-alignment, change of width, or construction of any public road, right-of-way or flood control channels and/or facilities.

D. Notwithstanding any other provision in this Agreement, in the event that the **LICENSEE's** installation, operation, maintenance, and/or repair of the Improvements are the cause of damage or disturbance to the surface or subsurface of the County Property, public road, right-of-way or adjoining public property, then, after receipt of written notice to **LICENSEE** by the Director of Public Works or its designee, **LICENSEE** shall immediately, at its own cost and expense, and in a manner approved by the **COUNTY**, correct said damage or disturbance. If the repair or replacement is not completed within a reasonable time or does not meet the **COUNTY's** adopted quality control standards, the **COUNTY** has the right to perform the work or have the work performed and **LICENSEE** will reimburse the **COUNTY** for all costs incurred.

E. In addition to and not in lieu of the rights of termination under Section 8 below, and except as provided in Sections 3D, 3G, and 3H, herein (when immediate action is required or an emergency event exists), **LICENSEE** shall, within thirty (30) calendar days after receiving written notice from the Director of Public Works or its designee, to adjust, demolish, reconstruct, modify, remove, relocate or repair the Improvements, present to said Director of Public Works a copy of a signed order for the purchase of all materials necessary for the completion of the required action and shall within twenty (20) business days thereafter, or such shorter time as may be reasonable, and after obtaining the necessary permit(s) to do so, complete the required action at **LICENSEE's** sole cost and expense. If **LICENSEE** fails to complete the required action, the **COUNTY** may, at its option, take the appropriate action at the sole cost and expense of **LICENSEE**.

LICENSEE shall be responsible for all damages, to whomever, caused by **LICENSEE's** failure to adjust, demolish, reconstruct, remove, modify, repair or relocate any Improvements within the time periods set forth herein.

F. If the **COUNTY** requests the **LICENSEE** to permanently remove any or all portions of the Improvements then the **LICENSEE's** license for that portion(s) of the public right-of-way containing such Improvements is thereby revoked.

G. Notwithstanding any other provision contained in this Agreement, in the event immediate action, as determined by the Director of Public Works or its designee, is required for the adjustment, demolition, reconstruction, reinstallation, modification, removal, repair or relocation of any or all of its Improvements as provided for in or under the circumstances described in Sections 3B and 3C of this Agreement, **LICENSEE** hereby agrees to immediately (upon notice thereof) adjust, remove, replace, repair or reconstruct said Improvements. In addition, the **COUNTY** at its option may, at the expense of the **LICENSEE**, adjust, demolish, remove, replace, repair or reconstruct said Improvements if **LICENSEE** fails to take immediate action. **LICENSEE** agrees to pay the **COUNTY** for all costs and expenses incurred by the **COUNTY** associated therewith within thirty (30) calendar days of receipt of a bill from the **COUNTY**.

H. Notwithstanding any other provision contained in this Agreement, in the case of an emergency or threat to the public's health, safety or welfare (an "Emergency Event"), whether or not caused by **LICENSEE** or the Improvements, as determined by the Director of Public Works or its designee, the **LICENSEE** hereby agrees to immediately (upon notice thereof) adjust, remove, replace, repair or reconstruct said Improvements. In addition, the **COUNTY** at its option may, at the expense of the **LICENSEE**, adjust, demolish, remove, replace, repair or reconstruct said Improvements if said Improvements cause or contribute to an Emergency Event. **LICENSEE** agrees to pay the **COUNTY** for all costs and expenses incurred by the **COUNTY** associated therewith within thirty (30) calendar days of receipt of a bill from the **COUNTY**.

SECTION 4: LIABILITY AND INDEMNIFICATION

LICENSEE, or its successors in interest, shall indemnify, defend, and hold harmless the **COUNTY** and its officers, agents, employees, and volunteers, against and from any and all liability, loss, damage, fines, claims, demands, lawsuits, causes of action, awards, litigation, costs and expenses, judgments, of whatever nature, whether false, groundless or fraudulent, including, but not limited to, investigation costs, attorneys' fees and expenses, expert witness fees, analysis and expenses and all court or arbitration or other alternative dispute resolution costs, which may result from injury to or death of any person, or against and from damage to or loss or destruction of property whatsoever when such injury, death, loss, destruction or damage is due to or arising from or as a result of or connected to: 1) the Improvements; 2) any work, action or inaction by the **LICENSEE**, its officers, employees, and agents, including those represented as contractor or sub-contractor, in connection with the Improvements and this Agreement; 3) the design, construction, installation, use, operation, maintenance, demolition, removal, repairs, remodeling, relocation, modification or reconstruction of the Improvements; 4) **LICENSEE's** obligations or rights set forth in this Agreement; 5) this Agreement, including, but not limited to, **COUNTY** approvals, decisions, and determinations made relating to this Agreement; and 6) work, actions, inactions and/or occurrences, including those that may pre-date this Agreement, and are related to or connected to the Improvements, and/or the design, construction, installation, use, maintenance, repair, replacement or operation thereof.

LICENSEE hereby agrees that it will be responsible for all actions, inactions, occurrences and/or liabilities, including, but not limited to, those that may pre-date this Agreement, related to or connected to the Improvements, and/or the design, construction, installation, use, maintenance, repair, replacement or operation thereof.

At its option, the **COUNTY** may elect to hire an attorney and/or attorneys to defend the **COUNTY**, its officers, employees, agents, directors or County Commissioners for any of the items set forth above, including, but not limited to, claims, causes of actions, suits, judgments, negotiations, settlements, and arbitrations. If the **COUNTY** exercises this option, **LICENSEE** agrees that **LICENSEE** remains subject to all indemnification obligations as set forth in this Section, including, but not limited to, paying all costs, attorneys' fees, costs of suit, costs of appeal, and expert witness fees. **COUNTY** may at any time compromise or settle any claim, cause of action, suits and/or arbitration if **COUNTY** pays the settlement or compromise amount; provided, however, that **COUNTY** and its defense counsel shall not have the right to compromise or settle

any claims, causes of action, suits or arbitration in any manner which would obligate **LICENSEE** for the payment of money or to take any action without **LICENSEE's** prior approval. Notwithstanding the above, if it is determined that **LICENSEE** fails to indemnify or defend the **COUNTY** and if it is determined that the **COUNTY** is legally liable to the Party with whom settlement was made or in whose favor judgment rendered and the amount to be paid or was paid is reasonable, then **LICENSEE** is liable to the **COUNTY** for that amount, plus all fees and costs as set forth in this Section 4. **LICENSEE** agrees, within thirty (30) calendar days of receipt of billings from the **COUNTY** to pay all attorneys' fees and such other costs and/or expenses as required by the **COUNTY** in handling of and/or the defense of such claims and any other legal actions in addition to those items mentioned above.

LICENSEE also agrees to repair and/or restore, to the satisfaction of the **COUNTY**, any damage sustained to private property and the public property, including, but not limited to, County Property, caused by the **LICENSEE**.

This Section 4 survives termination of this Agreement.

LICENSEE agrees that the **COUNTY** will not be liable or responsible for any damage or injury to the Improvements.

SECTION 5: INSURANCE POLICY

LICENSEE, at its own cost and expense, shall obtain and maintain commercial general liability insurance naming the **COUNTY**, its officers, employees, volunteers, and agents as additional insured's for the duration of this Agreement. Commercial general liability insurance coverage must be provided either on a commercial general liability form or a broad form comprehensive general liability form. No exceptions to the standard coverage provided by such forms are permitted. Policies must include, but need not be limited to, coverage for bodily injury, personal injury, broad form comprehensive general liability, property damage, premises operations, severability of interest, products and completed operations, and contractual and independent contractors. **LICENSEE** shall maintain at all times limits of no less than Two Million and 00/100 Dollars (\$2,000,000.00) combined single limit per occurrence for bodily injury (including death), personal injury, and property damage. The insurance coverage supplied by the **LICENSEE** must provide for a 30-day calendar notice to the **COUNTY** before implementation of a proposal to suspend, void, cancel or reduce in coverage, or in limits, the required insurance coverage. This notice requirement does not waive the insurance requirements contained herein. **LICENSEE** shall provide the **COUNTY** with ACORD 25 Certificate of Liability Insurance form (ACORD 25 2016-03) within ten (10) business days after execution of this Agreement by **LICENSEE**. The certificates and endorsements for any and all insurance policies required by this Agreement are to be signed by a person authorized by the insurer and licensed by the State of Nevada. The insurance obligation does not in any way limit **LICENSEE's** liability obligations to the **COUNTY**. Attached as Exhibit "D" is an ACORD 25 Certificate of Liability Insurance form (ACORD 25 2016/03), evidencing said compliance with this Section 5.

SECTION 6: REMOVAL AND REPLACEMENT OF IMPROVEMENTS UPON TERMINATION

Upon termination of this Agreement, the **LICENSEE** if requested by the **COUNTY**, at **LICENSEE'S** sole expense, and within thirty (30) calendar days of such termination, unless a greater time period is approved by the Clark County Director of Public Works, remove all Improvements from the **COUNTY** Property, as solely determined by the **COUNTY** and replace with standard improvements as required by the **COUNTY**. Prior to such removal of Improvements, **LICENSEE** shall secure, at its sole expense, all permits and approvals required by the **COUNTY** and comply with all said permit conditions. Upon termination, **LICENSEE** agrees to remove all trash and debris related to the Improvements, and restore **COUNTY** property and improvements to a condition acceptable to the **COUNTY**.

SECTION 7: CASH DEPOSIT

Within ten (10) business days after execution of this Agreement by **LICENSEE**, the **LICENSEE** shall deposit with the **COUNTY** a cash deposit in the amount of **Fifty Thousand dollars (\$50,000.00)** to secure its obligations set forth in this Agreement. A copy of the cash deposit is attached hereto as Exhibit "E." The cash deposit must be maintained in full as a continuing obligation during the entire term of this license. The **COUNTY** shall have the right to withdraw from the cash deposit, and use, the full amount of all sums and damages necessary in connection with removal or repair of the Improvements and/or in connection with or by reason of any default of the **LICENSEE**, and within ten (10) calendar days thereafter the **LICENSEE** will replenish the cash deposit to the full amount. In the event the Improvements are removed pursuant to this Agreement, the **COUNTY** shall not be liable to the **LICENSEE** for any damages sustained by the **LICENSEE** for or on account of such removal.

This Section 7 survives termination of this Agreement except, upon termination of this Agreement, the cash deposit or any portion of the cash deposit, as solely determined by the **COUNTY**, shall be returned to the **LICENSEE** so long as the **COUNTY**, in its sole discretion, determines that the cash deposit will not be needed for the purposes set forth herein.

SECTION 8: TERMINATION ON BREACH AND WAIVER OF BREACH

The breach of any condition, covenant, restriction, or agreement herein contained to be kept, observed, and performed by the **LICENSEE** shall, at the option of the **COUNTY**, constitute a termination of this Agreement and license and all rights of the **LICENSEE** hereunder. The waiver by the **COUNTY** of the breach of any condition, covenant, restriction, or agreement herein contained to be kept, observed, and performed by the **LICENSEE** shall in no way impair the right of the **COUNTY** to enforce its rights upon any subsequent breach thereof.

SECTION 9: TERMINATION ON NOTICE

Notwithstanding any other provision in this Agreement, this Agreement may be terminated by the Board of County Commissioners, with or without cause and regardless of the nature of the improvement made by **LICENSEE**, upon ten (10) calendar days written notice to the **LICENSEE**.

At the time of termination, **LICENSEE** shall comply with Section 6 of this Agreement and, if requested by the **COUNTY**, and if required by the **COUNTY** replaced with standard improvements. **LICENSEE** understands and agrees that it has no cause of action or right of recourse based upon the **COUNTY**'s election to terminate this Agreement.

SECTION 10: EFFECTIVE DATE

This Agreement shall take effect as of the date first herein written and shall continue in full force and effect until terminated as herein provided.

SECTION 11: NOTICES

All notices under this Agreement shall be in writing and sent by personal delivery, express, priority or certified mail, postage prepaid, return receipt requested to the address set forth below. Notice shall be considered received on the latest original delivery or attempted delivery date as indicated on the return receipts of all persons and addresses to which notice is to be given. Either Party may change these addresses by giving notice as provided above.

COUNTY:

County of Clark, Nevada
Attention: Denis Cederburg, Director
Department of Public Works
Maintenance Division
5825 E Flamingo Rd
Las Vegas, Nevada 89122
ccpwlmanotifications@clarkcountynv.gov

LICENSEE:

Signature Land Holdings, LLC
Attention: Rick Baron
801 S Rancho Dr, Suite E-4
Las Vegas NV 89106
rickbarron@signaturehomes.com

SECTION 12: INDEPENDENT CONTRACTOR

The relationship of the **LICENSEE** to the **COUNTY** shall be that of an independent contractor.

SECTION 13: PARTIES AND INTERESTS

This Agreement shall not bestow any rights upon any third party, but rather shall bind and benefit the **COUNTY** and the **LICENSEE** only.

SECTION 14: COVENANT NOT TO SUE

LICENSEE agrees not to bring any cause of action, claim, suit or demand of any nature against the **COUNTY** related to or arising out of or based on any terms and conditions of this Agreement, the Improvements, the **COUNTY's** issuance of any permits to **LICENSEE** and issuance of the license under this Agreement. **LICENSEE** agrees and understands that it does not have any right to legally challenge or contest the **COUNTY's** conditions, requirements, and/or decisions with respect to the Improvements, this Agreement, including, but not limited to, the termination of this Agreement, and removal and replacement of Improvements.

SECTION 15: SUCCESSORS AND ASSIGNS / NON ASSIGNMENT

This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, executors, administrators, successors, successors in interest, successor purchaser and permitted assigns. Notwithstanding the previous sentence, **LICENSEE** shall not assign this Agreement, in whole or in part, or any rights herein granted, without the written consent of the **COUNTY**. At the time of approval of an assignment is requested, the Board of County Commissioners may, in its sole discretion, accept the assignment or terminate this Agreement and require the **LICENSEE** to comply with the requirements of Section 6 of this Agreement.

SECTION 16: INTEGRATION AND MODIFICATION

This Agreement sets forth the entire understanding between the Parties as to the subject matter hereof and thereof and supersedes all prior and contemporaneous discussions, negotiations, contracts, agreements, and understandings (oral or written) with respect to such subject matter. If an ambiguity or question of intent arises, this Agreement will be construed as if drafted jointly by the Parties and no presumption or burden of proof will arise favoring any Party by virtue of authorship of any of the provisions of this Agreement.

SECTION 17: JOINT AND SEVERAL LIABILITY

In the event that more than one (1) person or entity is defined as **LICENSEE** under this Agreement, all such persons and/or entities defined as **LICENSEE** shall be jointly and severally liable for the terms, conditions, obligations, and duties of this Agreement, as set forth herein.

SECTION 18: SIGNAGE

LICENSEE hereby agrees that commercial advertising is prohibited on any facility or structure within public right-of-way, including the County Property. Any signage or symbology must be approved by the **COUNTY** and must be in accordance with federal, state, and local laws, ordinances, and codes, including, but not limited to, Nevada Revised Statute 484.287 and the

Manual on Uniform Traffic Control Devices, or as approved by the **COUNTY** in Section 2(a) of this Agreement.

SECTION 19: COUNTERPARTS

This Agreement may be executed in any number of counterparts and each of such counterparts (or facsimile copies thereof) shall, for all purposes, be accepted as an original, and all such counterparts shall constitute one and the same instrument binding on all of the Parties hereto.

SECTION 20: HEADINGS

The headings of the sections hereof are inserted as a matter of convenience and for reference only and in no way define, limit or describe the scope of this Agreement or the meaning of any provision hereof.

SECTION 21: GOOD FAITH NEGOTIATIONS

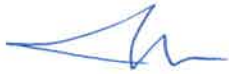
The Parties to this Agreement, and each of them, acknowledge that: 1) this Agreement and its reduction in final written form are a result of good faith negotiations between the Parties to this Agreement through their respective attorneys; 2) the Parties to this Agreement and their attorneys have reviewed and examined this Agreement before execution and approval by said Parties or any of them; and 3) the rule of construction that ambiguities are to be construed against the drafting Party will not be employed in the interpretation of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

CLARK COUNTY, a political subdivision of the State of Nevada

Jessica Colvin
Chief Financial Officer

APPROVED AS TO FORM:



Jason B. Patchett
Deputy District Attorney

See external party signature on following page


Signature Land Holdings, LLC., a Nevada limited liability company


Name: Rick Barron, President

STATE OF Nevada)
COUNTY OF Clark) ss.

On this 4th day of June, 2025, before me the undersigned, a Notary Public, in and for said County and State, personally appeared Rick Barron, who acknowledged to me that he executed the above instrument for the purposes herein stated.

WITNESS my hand and official seal.


NOTARY PUBLIC
in and for said County and State

My Commission expires: Feb. 06, 2028
{SEAL}

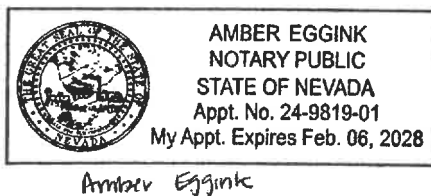


EXHIBIT "A"
LICENSEE'S PROPERTY
162-13-202-001

APN: 162-13-202-001
GRANTOR: SIGNATURE LAND HOLDINGS LLC

Exhibit 'A'

Explanation:

This legal description describes the boundary for the "Eastern & Twain" project.

Legal Description:

Being a portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, further described as follows:

Commencing at the southwest corner of the Northwest Quarter (NW 1/4) of said Section 13;
Thence North 02°00'50" East, along the centerline of Eastern Avenue and with the west line of the Northwest Quarter (NW 1/4) of Section 13, a distance of 691.33 Feet;
Thence North 89°31'14" East, leaving said centerline, a distance of 281.47 feet to the **Point of Beginning**; Thence North 89°31'14" East, a distance of 384.01 feet;
Thence South 01°36'03" West, a distance of 497.36 Feet; Thence South 89°12'45" West, a distance of 11.64 feet; Thence from a tangent that bears South 89°12'45" West, along a circular curve to the right, concaved to the north, subtending a central angle of 26°48'05", having a radius of 350.00 feet an arc length of 163.72 feet; Thence North 63°59'10" West, a distance of 45.11 feet;
Thence from a tangent that bears North 63°59'10" West, along a circular curve to the left, concaved to the southwest, subtending a central angle of 13°58'04", having a radius of 825.00 feet an arc length of 201.12 feet; Thence North 12°02'46" East, a distance of 64.00 feet;
Thence North 01°36'03" East, a distance of 73.30 feet;
Thence South 88°23'57" East, a distance of 55.00 feet;
Thence North 01°36'03" East, a distance of 100.00 feet;
Thence North 88°23'57" West, a distance of 47.00 feet;
Thence North 01°36'03" East, a distance of 137.94 feet to the **Point of Beginning**.

Said parcel contains 3.86 acres more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)

Basis of Bearings

North 02°00'50" East, being the bearing of the west line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada as per map recorded in Book 28, Page 89 of Plats in the Office of the Clark County, Nevada Recorder's.

End of description

Terry L. Hamblet, PLS
Professional Land Surveyor
Nevada License No. 11828



6/5/2025



APN: 162-13-202-001

GRANTOR: SIGNATURE LAND HOLDINGS LLC

FOR CONTINUATION SEE SHEET 2

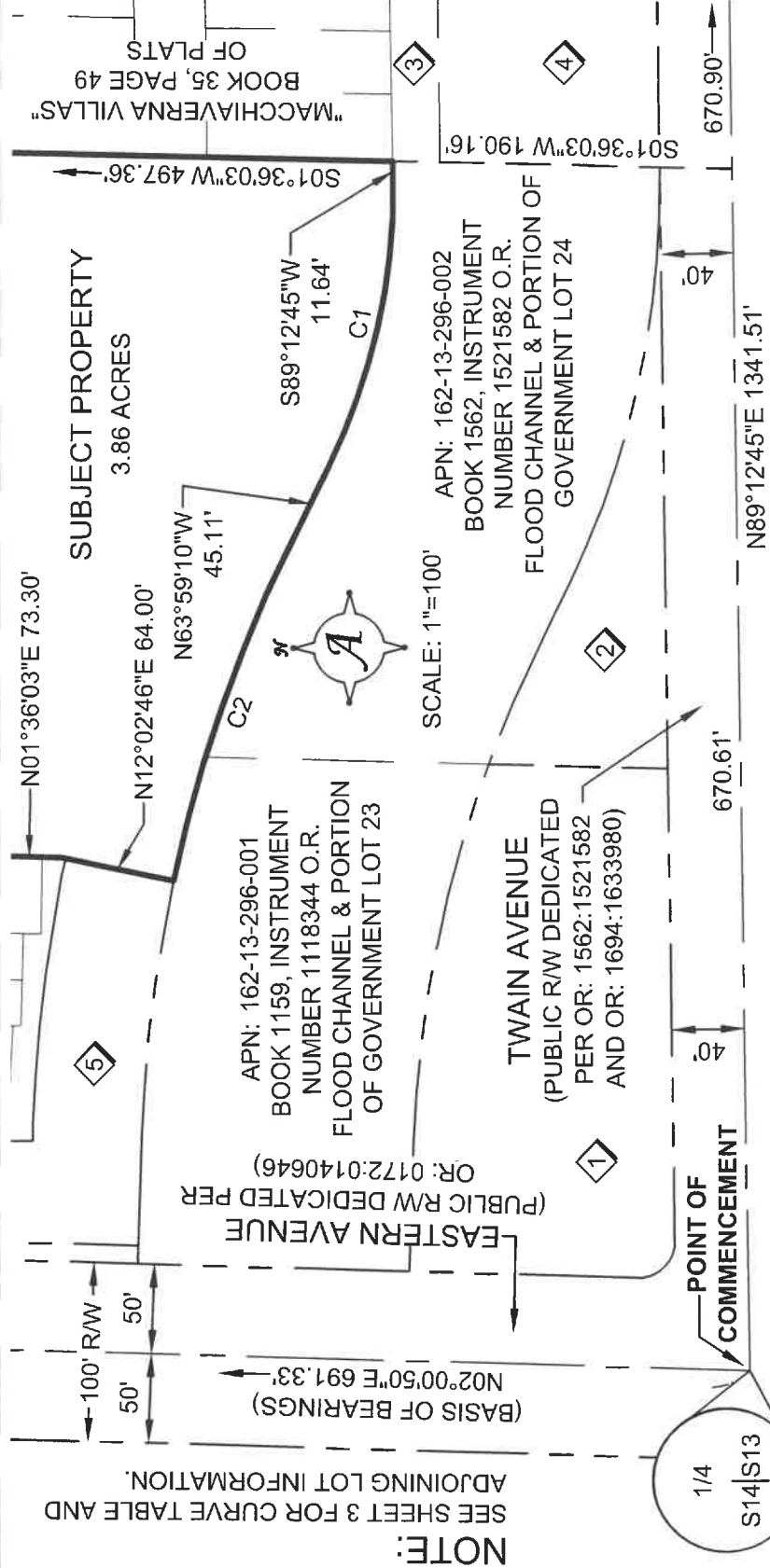



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


3283 E. Warm Springs Road, Suite 300
Las Vegas, Nevada 89120
Office Phone: (702) 586-9296
www.actus-nv.com
Engineering - Surveying - Consulting - Planning

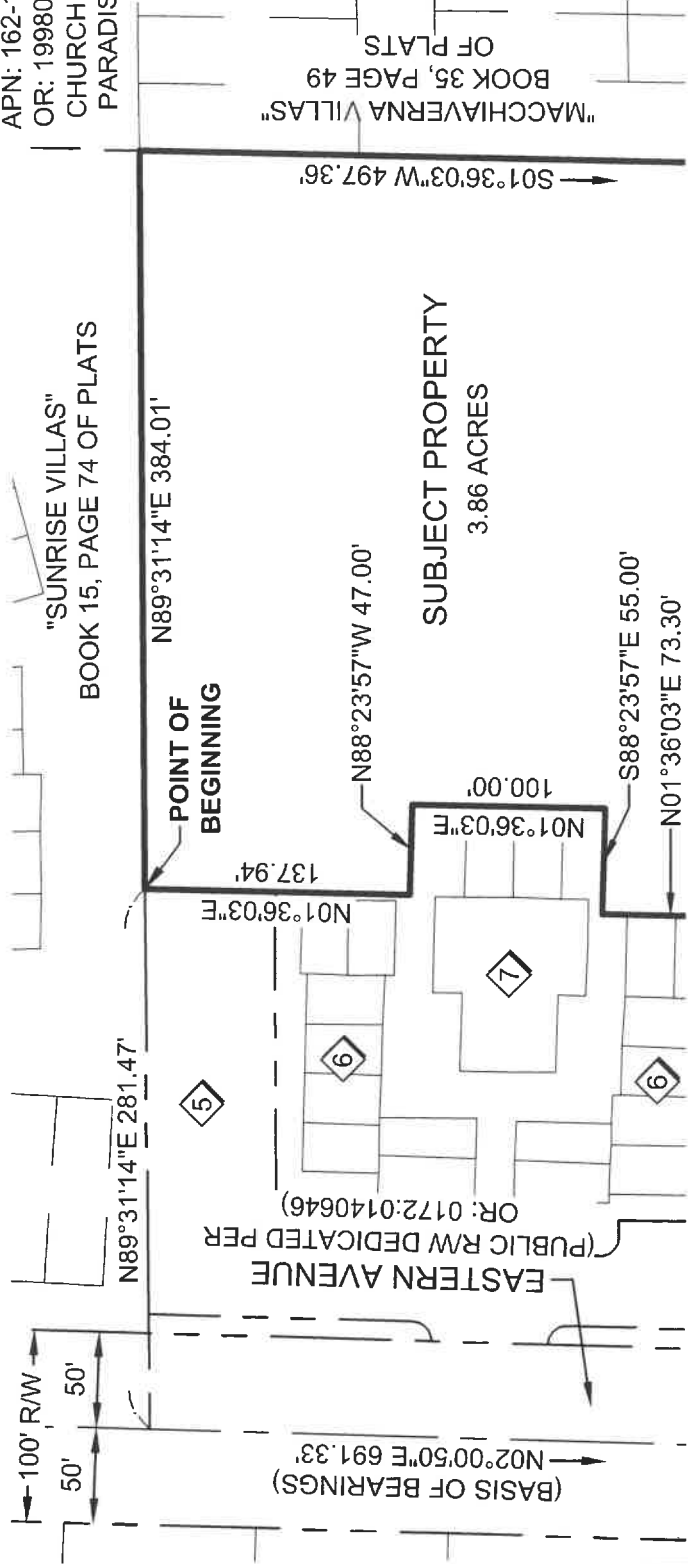
NAME:
JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

BOUNDARY
SIG012005
ADLG
162-13-202-001
SIGNATURE LAND HOLDINGS, LLC
2 OF 4

APN: 162-13-202-001

GRANTOR: SIGNATURE LAND HOLDINGS LLC

APN: 162-13-201-001
OR: 19980211:02041
CHURCH BAPTIST
PARADISE BIBLE



NOTE:

SEE SHEET 3 FOR CURVE TABLE AND
ADJOINING LOT INFORMATION.

FOR CONTINUATION SEE SHEET 1

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=100'



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Office Phone: (702) 586-9296
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Engineering - Surveying - Consulting - Planning

NAME:

JOB NO:

DRAWN BY:

APN NUMBER:

CLIENT:

SHEET

BOUNDARY

SIG012005

ADLG

162-13-202-001

SIGNATURE LAND HOLDINGS, LLC

3 OF 4

APN: 162-13-202-001

GRANTOR: SIGNATURE LAND HOLDINGS LLC

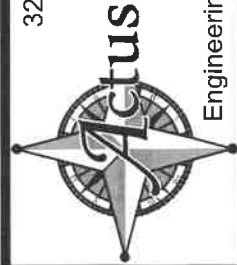
ADJOINING LOT INFORMATION

- | | | | |
|--------------|--|--------------|---|
| <div>1</div> | APN: 162-13-203-001
BOOK 20211214, INST. No. 01862 O.R.
MYOBY HOLDINGS II, LLC | <div>5</div> | PRIVATE RIGHT-OF-WAY
APN: 162-13-295-001
A NON-EXCLUSIVE EASEMENT FOR
INGRESS AND EGRESS AS RECORDED
IN BOOK 28, PAGE 89 OF PLATS |
| <div>2</div> | APN: 162-13-203-002
BOOK 19940526, INST. No. 00663 O.R.
K & J PARTNERSHIP | <div>6</div> | "COUNTRY CLUB PLAZA"
BOOK 28, PAGE 89 OF PLATS |
| <div>3</div> | APN: 162-13-299-011
BOOK 2194, INST. No. 2153044 O.R.
PUBLIC RIGHT-OF-WAY | <div>7</div> | "COUNTRY CLUB PLAZA AMD"
BOOK 139, PAGE 85 OF PLATS |
| <div>4</div> | APN: 162-13-296-007
BOOK 20051102, INST. No. 01627 O.R.
FLOOD CHANNEL | | |

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	350.00'	26°48'05"	163.72'
C2	825.00'	13°58'04"	201.12'

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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APN NUMBER:
CLIENT:
SHEET

BOUNDARY
SIG012005
ADLG
162-13-202-001
SIGNATURE LAND HOLDINGS, LLC
4 OF 4

EXHIBIT “B”
COUNTY’S RIGHT-OF-WAY AND AREA OF NON-STANDARD
IMPROVEMENTS
162-13-296-002 & 007

APN: 162-13-296-002 & 162-13-296-007
GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

Exhibit 'A'

Explanation:

This legal description describes a License and Maintenance Agreement for that certain document recorded in Book 1562, Instrument Number 1521582, and Book 20051102, Instrument Number 01627 of Official Records for the bridge benefiting the Eastern & Twain project.

Legal Description:

Being a portion of the Southwest Quarter (SW 1/4) and Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada more particularly described as follows:

PARCEL I - APN: 162-13-296-002

Commencing at the southwest corner of the Northwest Quarter (NW 1/4) of said Section 13; Thence along the southerly line thereof, North 89°12'45" East, 335.38 feet to the southerly prolongation of the westerly boundary line as per that certain document recorded May 7, 1982 in Book 1562, Instrument Number 1521582 of Official Records in the Office of the Clark County, Nevada Recorder's; Thence along said line, North 01°48'32" East, 140.70 feet to the southwesterly corner of said Book 1562, Instrument Number 1521582 of Official Records, being the **Point of Beginning**; Thence along the boundary of said Book 1562, Instrument Number 1521582 of Official Records the following ten (10) courses:

- 1) North 01°48'32" East, 156.73 feet to a point on a curve to which a radial line bears, North 17°00'00" East
- 2) easterly, along the arc of a curve to the right, concave southerly, having a radius of 825.00 feet, through a central angle of 09°00'50", an arc distance of 129.79 feet
- 3) South 63°59'10" East, 45.11 feet to a point of curvature
- 4) easterly, along the arc of a curve to the left, concave northerly, having a radius of 350.00 feet, through a central angle of 26°48'05", an arc distance of 163.72 feet
- 5) North 89°12'45" East, 11.64 feet
- 6) South 01°36'03" West, 150.13 feet to a point hereinafter referred to as **Point "A"**
- 7) South 89°12'45" West, 5.38 feet to a point of curvature
- 8) westerly, along the arc of a curve to the right, concave northerly, having a radius of 500.00 feet, through a central angle of 26°48'05", an arc distance of 233.89 feet
- 9) North 63°59'10" West, 45.11 feet to a point of curvature
- 10) westerly, along the arc of a curve to the left, concave southerly, having a radius of 675.00 feet, through a central angle of 05°31'33", an arc distance of 65.10 feet to the **Point of Beginning**.

Said parcel contains 52,491 square feet, more or less.



APN: 162-13-296-002 & 162-13-296-007
GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

PARCEL II - APN: 162-13-296-007

Commencing at the aforementioned **Point "A"**, being the southwesterly corner of said Book 1562, Instrument Number 1521582 of Official Records;
Thence along the boundary of Exhibit "A" per said Book 20051102, Instrument Number 01627 of Official Records the following eight (8) courses:
1) North 01°36'03" East, 131.85 feet
2) North 89°18'14" East, 334.87 feet
3) North 01°23'40" East, 21.09 feet to a point on a curve to which a radial line bears, South 06°41'55" East
4) easterly, along the arc of a curve to the left, concave northerly, having a radius of 425.00 feet, through a central angle of 38°50'35", an arc distance of 288.12 feet
5) North 44°27'30" East, 40.20 feet
6) North 89°23'37" East, 55.81 feet
7) South 01°11'06" West, 301.52 feet
8) South 89°12'45" West, 670.61 feet to the **Point of Beginning**.

Said parcel contains 2.70 Acres, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)

Basis of Bearings

North 02°00'50" East, being the bearing of the west line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada as per map recorded in Book 28, Page 89 of Plats in the Office of the Clark County, Nevada Recorder's.

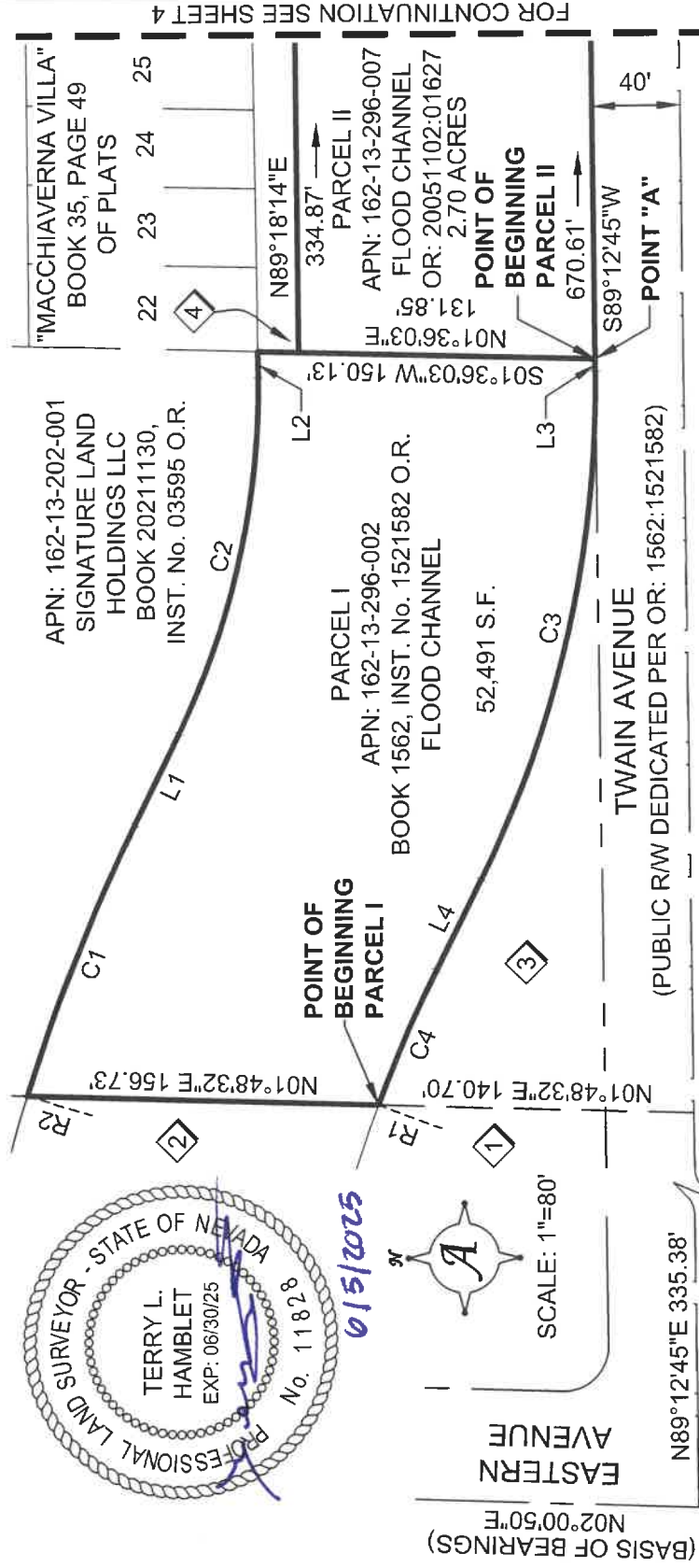
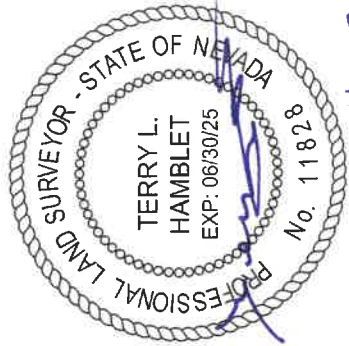
End of description.

Terry L. Hamblet, PLS
Professional Land Surveyor
Nevada License No. 11828



APN: 162-13-296-002 & 162-13-296-007


GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT



NOTE:

SEE SHEET 5 FOR LINE, CURVE, RADIAL
TABLES AND ADJOINING LOT INFORMATION.

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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Engineering - Surveying - Consulting - Planning

NAME:
JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

L&M EXHIBIT 01
SIG012005
EGA
162-13-296-002 & 162-13-296-007
LENNAR
3 OF 5

APN: 162-13-296-002 & 162-13-296-007

GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

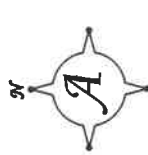
NOTE:

SEE SHEET 5 FOR LINE, CURVE, RADIAL
TABLES AND ADJOINING LOT INFORMATION.

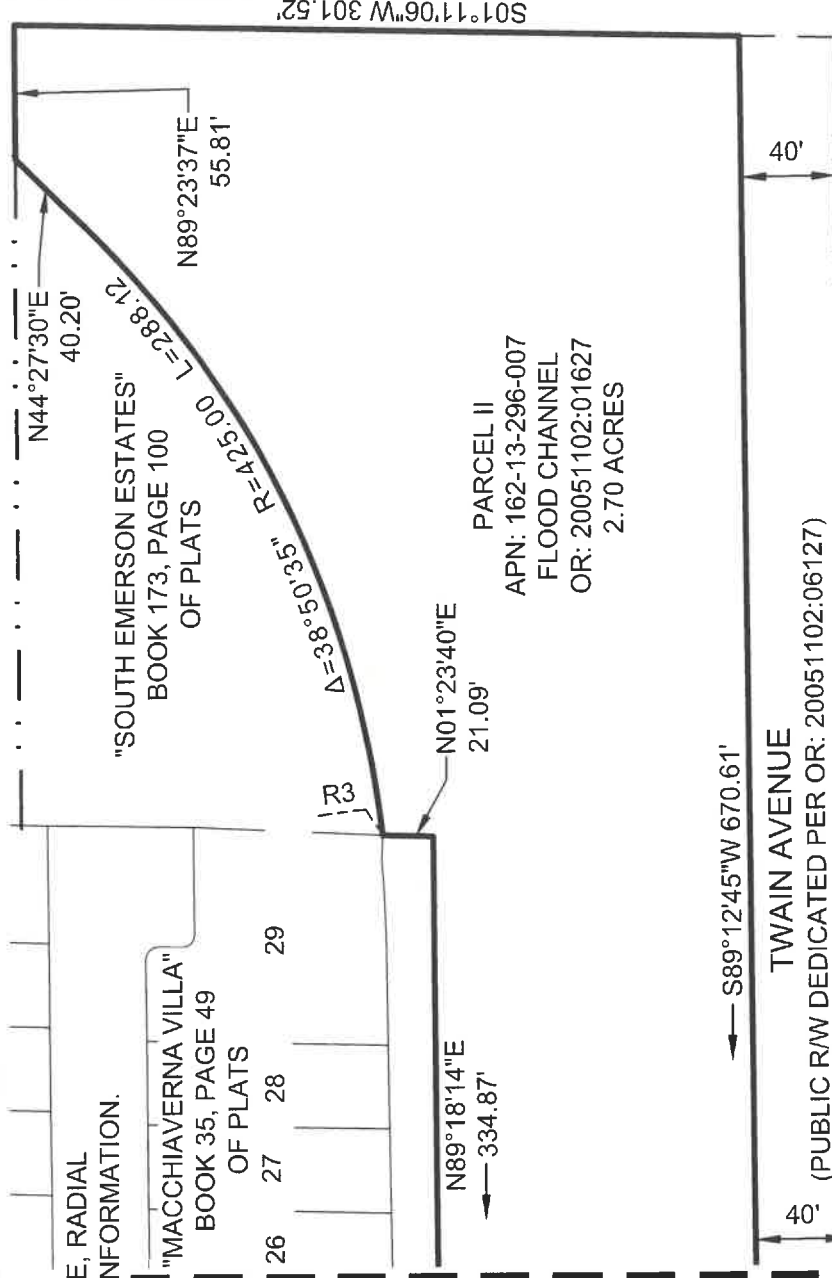
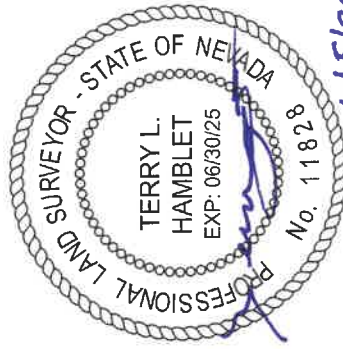
"MACCHIAVERNA VILLA"
BOOK 35, PAGE 49
OF PLATS

"SOUTH EMERSON ESTATES"
BOOK 173, PAGE 100
OF PLATS

FOR CONTINUATION SEE SHEET 3



SCALE: 1"=80'



PARCEL II
APN: 162-13-296-007
FLOOD CHANNEL
OR: 20051102:01627
2.70 ACRES

TWAIN AVENUE

(PUBLIC RW DEDICATED PER OR: 20051102:06127)

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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CLIENT:
SHEET

L&M EXHIBIT 01
SIG012005
EGA
162-13-296-002 & 162-13-296-007
LENNAR
4 OF 5

APN: 162-13-296-002 & 162-13-296-007

GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S63°59'10"E	45.11'
L2	N89°12'45"E	11.64'
L3	S89°12'45"W	5.38'
L4	N63°59'10"W	45.11'

RADIAL TABLE	
RADIAL #	BEARING
R1	N20°29'17"E
R2	N17°00'00"E
R3	S6°41'55"E

ADJOINING LOT INFORMATION

- 1

APN: 162-13-203-001
BOOK 20211214, INST. No. 01862 O.R.
MYOBY HOLDINGS II, LLC
- 2

APN: 162-13-296-001
BOOK 1159, INST. No. 1118344 O.R.
FLOOD CHANNEL
- 3

APN: 162-13-203-002
BOOK 19940526, INST. No. 00663 O.R.
K & J PARTNERSHIP
- 4

APN: 162-13-299-011
BOOK 2194, INST. No. 2153044 O.R.
PUBLIC RIGHT-OF-WAY

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	825.00'	9°00'50"	129.79'
C2	350.00'	26°48'05"	163.72'
C3	500.00'	26°48'05"	233.89'
C4	675.00'	5°31'33"	65.10'

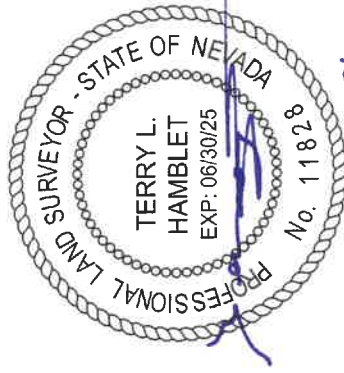



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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NAME:
JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

L&M EXHIBIT 01
SIG012005
EGA
162-13-296-002 & 162-13-296-007
LENAR
5 OF 5

Exhibit 'A'

Explanation:

This legal description describes a License and Maintenance Agreement for the proposed bridge in support of the "Eastern & Twain" project.

Legal Description:

Being a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter (NW 1/4) of said Section 13;
Thence along the southerly line thereof, North 89°12'45" East, 610.67 feet;
Thence departing said line, along a radial bearing, North 00°47'15" West, 40.00 feet to a point on a curve;
Thence northeasterly, along the arc of a curve to the left, concave northwesterly, having a radius of 15.00 feet, through a central angle of 32°20'53", an arc distance of 8.47 feet to a point to which a radial line bears, South 33°08'08" East, being the **Point of Beginning**;
Thence continuing northeasterly, along the arc of a curve to the left, concave northwesterly, having a radius of 15.00 feet, through a central angle of 54°25'29", an arc distance of 14.25 feet
Thence North 02°26'23" East, 34.19 feet; Thence North 87°33'37" West, 2.00 feet;
Thence North 02°26'23" East, 58.62 feet; Thence South 87°33'37" East, 2.00 feet;
Thence North 02°26'23" East, 9.35 feet to a point of curvature;
Thence northwesterly, along the arc of a curve to the left, concave southwesterly, having a radius of 25.00 feet, through a central angle of 66°57'19", an arc distance of 29.21 feet;
Thence along a radial bearing, North 25°29'04" East, 1.00 feet;
Thence North 64°30'56" West, 48.90 feet to the northerly line as described in that certain document recorded May 7, 1982 in Book 1562, Instrument Number 1521582 of Official Records, being a point on a curve to which a radial line bears, South 14°35'12" West;
Thence along said line, easterly, along the arc of a curve to the left, concave northerly, having a radius of 350.00 feet, through a central angle of 14°18'48", an arc distance of 87.44 feet, being a point on a curve to which a radial line bears, North 58°05'49" East;
Thence departing said line, southerly, along the arc of a curve to the right, concave westerly, having a radius of 63.00 feet, through a central angle of 34°16'35", an arc distance of 37.69 feet;
Thence South 02°26'23" West, 17.83 feet; Thence South 87°33'37" East, 2.00 feet;
Thence South 02°26'23" West, 58.00 feet; Thence North 87°33'37" West, 2.00 feet;
Thence South 02°26'23" West, 22.22 feet;
Thence along a radial bearing, South 87°33'37" East, 5.00 feet to a point on a curve;
Thence southeasterly, along the arc of a curve to the left, concave northeasterly, having a radius of 15.00 feet, through a central angle of 93°13'38", an arc distance of 24.41 feet to the northerly right-of-way line of Twain Avenue as dedicated per that certain document recorded November 02, 2005 in Book 20051102, Instrument Number 01627 of Official Records;
Thence along said line and the northerly right-of-way line per that certain document recorded May 7, 1982 in Book 1562, Instrument Number 1521582 of Official Records;
Thence along said line, South 89°12'45" West, 17.56 feet;



APN: 162-13-296-002 & 007
GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

Thence westerly, along the arc of a curve to the right, concave north, having a radius of 500.00 feet, through a central angle of 05°27'19", an arc distance of 47.61 feet to the **Point of Beginning**.

Said parcel contains 6,514 square feet, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)

Basis of Bearings

North 02°00'50" East, being the bearing of the west line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada as per map recorded in Book 28, Page 89 of Plats in the Office of the Clark County, Nevada Recorder's.

End of description.

Terry L. Hamblet, PLS
Professional Land Surveyor
Nevada License No. 11828

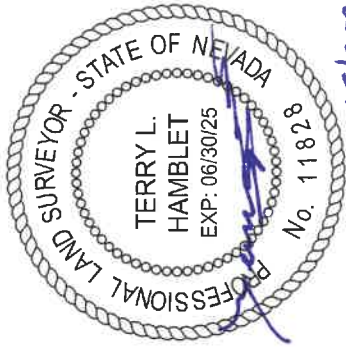


APN: 162-13-296-002 & 007

GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

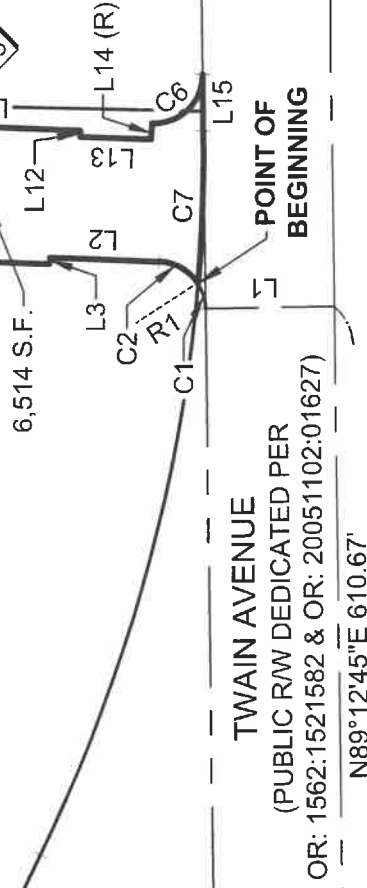
NOTES:

1. SEE SHEET 4 FOR LINE, CURVE AND RADIAL TABLES
2. SEE SHEET 5 FOR ADJOINING LOT INFORMATION



APN: 162-13-202-001
SIGNATURE LAND
HOLDINGS LLC
OR: 20211130:03595

APN: 162-13-296-002
BOOK 1562, INSTRUMENT
NUMBER 1521582 O.R.
FLOOD CHANNEL



(BASIS OF
BEARINGS)
N02°00'50"E

POINT OF
COMMENCEMENT

TWAIN AVENUE

(PUBLIC R/W DEDICATED PER
OR: 1562:1521582 & OR: 20051102:01627)

N89°12'45"E 610.67'

1/4

S14S13

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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NAME:
JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

L&M EXHIBIT 02 RV
SIG012005
EGA
162-13-296-002 & 007
SIGNATURE LAND HOLDINGS, LLC
3 OF 5

APN: 162-13-296-002 & 007

GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT

LINE TABLE

LINE #	BEARING	LENGTH
L1	N0°47'15"W	40.00'
L2	N2°26'23"E	34.19'
L3	N87°33'37"W	2.00'
L4	N2°26'23"E	58.62'
L5	S87°33'37"E	2.00'
L6	N2°26'23"E	9.35'
L7	N25°29'04"E	1.00'
L8	N64°30'56"W	48.90'

LINE TABLE

LINE #	BEARING	LENGTH
L9	S2°26'23"W	17.83'
L10	S87°33'37"E	2.00'
L11	S2°26'23"W	58.00'
L12	N87°33'37"W	2.00'
L13	S2°26'23"W	22.22'
L14	S87°33'37"E	5.00'
L15	S89°12'45"W	17.56'

CURVE TABLE

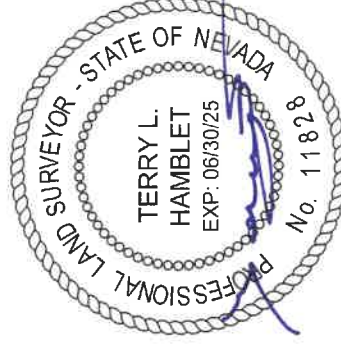
CURVE #	RADIUS	DELTA	LENGTH
C1	15.00'	32°20'53"	8.47'
C2	15.00'	54°25'29"	14.25'
C3	25.00'	66°57'19"	29.21'
C4	350.00'	14°18'48"	87.44'
C5	63.00'	34°16'35"	37.69'
C6	15.00'	93°13'38"	24.41'
C7	500.00'	5°27'19"	47.61'

RADIAL TABLE

RADIAL #	BEARING
R1	S33°08'08"E
R2	S14°35'12"W

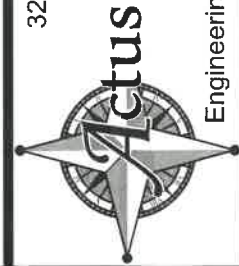
RADIAL TABLE

RADIAL #	BEARING
R3	S0°16'24"W
R4	N58°05'49"E



6/5/2025

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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JOB NO:
DRAWN BY:
APN NUMBER:
CLIENT:
SHEET

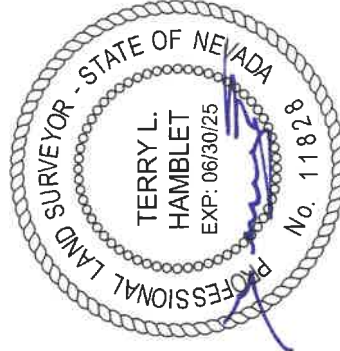
L&M EXHIBIT 02 RV
SIG012005
EGA
162-13-296-002 & 007
SIGNATURE LAND HOLDINGS, LLC
4 OF 5

APN: 162-13-296-002 & 007

GRANTOR: CLARK COUNTY FLOOD CONTROL DISTRICT


ADJOINING LOT INFORMATION

- 1 APN: 162-13-203-002
BOOK 19940526, INST. No. 00663 O.R.
K & J PARTNERSHIP
- 2 APN: 162-13-299-011
BOOK 2194, INST. No. 2153044 O.R.
PUBLIC RIGHT-OF-WAY
- 3 APN: 162-13-296-007
BOOK 20051102, INST. No. 01627 O.R.
FLOOD CHANNEL



6/5/2025

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



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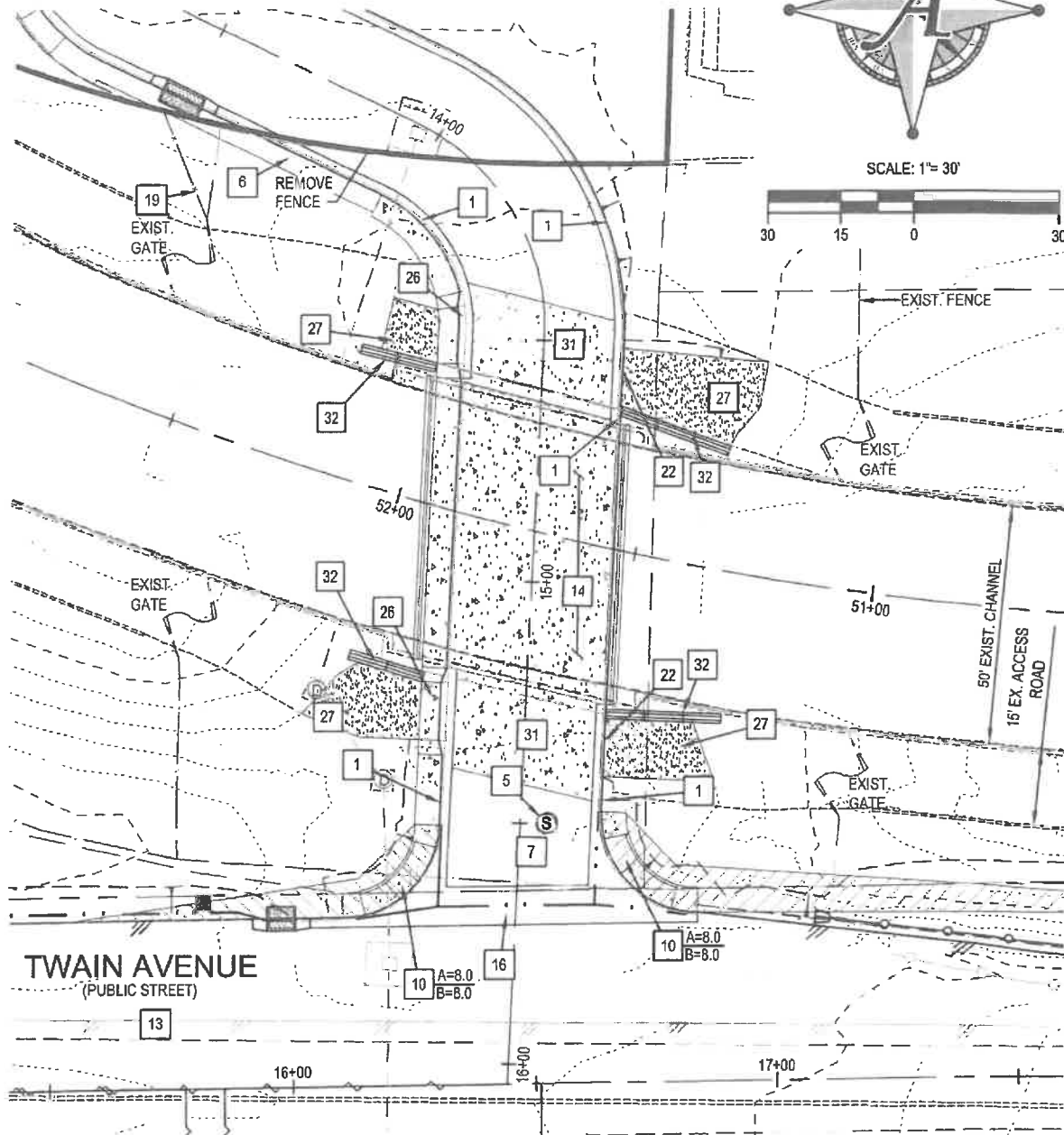
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JOB NO: SIG012005
DRAWN BY: EGA
APN NUMBER: 162-13-296-002 & 007
CLIENT: SIGNATURE LAND HOLDINGS, LLC
SHEET: 5 OF 5

EXHIBIT “C
DEPICTION AND DESCRIPTION OF IMPROVEMENTS

SEE SHEET 2 FOR CONSTRUCTION NOTES



SCALE: 1"= 30'



3293 E. Warm Springs Rd., Suite 300
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LMA - EXHIBIT 1 EASTERN & TWAIN

SIGNATURE HOMES
CLARK COUNTY, NEVADA

PROJECT NO. SIG012005
DATE: 10/24/2023
BY: BP
SCALE: 1"=30'
SHEET NO. 1 OF 2

GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT "L" TYPE CURB AND GUTTER PER USDCCA #216
- 2 CONSTRUCT "R" TYPE CURB PER USDCCA #217.3.S1
- 3 CONSTRUCT "A" TYPE CURB PER USDCCA #219
- 4 CONSTRUCT CURB TRANSITION PER DETAIL B, SHEET C7
- 5 ADJUST EXISTING MANHOLE TO GRADE PER DCSWCS SD-4 AND SD-5
- 6 CONSTRUCT 4" THICK SIDEWALK PER USDCCA # 234
- 7 INSTALL 2.5" AC OVER 6.5" TYPE II AGGREGATE BASE PER APPROVED GEOTECH. REPORT (PW23-15528)
- 8 INSTALL 4.5" AC OVER 13" TYPE II AGGREGATE BASE PER APPROVED GEOTECH. REPORT OR MATCH EXISTING (PW23-15528)
- 9 CONSTRUCT 5" THICK SIDEWALK PER USDCCA #234 AND 217.3.S1
- 10 INSTALL CASE I RAMP USING ARMOR TILE TRUNCATED DOMES OR EQUIV. PER CCAUSD #235.
- 11 3' VALLEY GUTTER PER DETAIL A, SHEET C6
- 12 REMOVE EXISTING AREA INLET
- 13 CONSTRUCT 48" TYPE 1 MANHOLE PER USDCCA #401 AND 403.1
- 14 BRIDGE STRUCTURE. SEE STRUCTURAL PLANS BY GCW SHEETS B100 - B115 TO BE PRIVATELY MAINTAINED BY H.O.A.
- 15 CONSTRUCT 12.5' TYPE CM2 DROP INLET WITH 3 GRATES PER CCAUSD #412.1, 402, AND 421
- 16 CONSTRUCT 8' CROSS GUTTER PER USDCCA #228
- 17 CONSTRUCT PAD PER DETAIL C, SHEET C7
- 18 CONSTRUCT SIDEWALK DRAIN PER USDCCA #236
- 19 INSTALL 6' CHAIN LINK FENCE. ATTACH TO EXISTING FENCE
- 20 SAWCUT EXISTING AC PAVEMENT
- 21 CONSTRUCT 3' CONCRETE FLUME PER DETAIL D, SHEET C7
- 22 CONSTRUCT DEPRESSED CURB PER DETAIL E, SHEET C7
- 23 INSTALL 24' GATE AND FENCE PER CCAUSD #425.S1 PER DETAIL "22" SHEET C6
- 24 EXISTING PAVEMENT TO BE REMOVED
- 25 CONSTRUCT TYPE "A" DROP INLET PER USDCCA #411, 402, AND 421
- 26 CONSTRUCT COMMERCIAL DRIVEWAY PER USDCCA #224 & SECTION C-C, SHEET B111
- 27 INSTALL 6" THICK TYPE II AGGREGATE BASE
- 28 CONSTRUCT DEPRESSED CURB PER DETAIL F, SHEET C7
- 29 CONSTRUCT BLOCK WALL OPENING PER DETAIL G, SHEET C7
- 30 INSTALL 2" THICK DECOMPOSED GRANITE OVER NATIVE SOIL COMPACTED TO 95%
- 31 20' CONCRETE APPROACH PER STRUCTURAL PLANS BY GCW, SHEETS B100 - B115
- 32 INSTALL NDOT BARRIER RAIL PER NDOT DETAIL NO. RB-47A & RB-47B, SEE DETAIL SHEET C8
- 33 CONSTRUCT 5x5' TURNAROUND
- 34 RELOCATE EXISTING GUARDRAIL PER RB-1 AND DETAIL SHEET C8. INSTALL SKT-SR-MGS TANGENT TERMINAL SYSTEM TL-3, OR FLEAT-SP-MGS FLARED TERMINAL SYSTEM TL-3, MANUFACTURED BY ROAD SYSTEMS, INC., OR APPROVED EQUAL.



3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.actus-nv.com
(702) 588-9296

Engineering - Surveying - Consulting - Planning

LMA EXHIBIT 2 EASTERN & TWAIN

SIGNATURE HOMES
CLARK COUNTY, NEVADA

PROJECT NO. SIG012005
DATE: 10/24/2023
BY: BP
SCALE: 1"=30'
SHEET NO. 2 OF 2

EXHIBIT “D”
INSURANCE CERTIFICATE



PLASDEV-01

BTAELOUR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER A and H Insurance, Inc. 3301 South Virginia St. Reno, NV 89502	CONTACT NAME: Brandy Taelour PHONE (A/C, No, Ext): (775) 829-2600 E-MAIL ADDRESS: btaelour@aandhins.com FAX (A/C, No): (775) 829-2607														
INSURED Plaster Development Co Inc. 801 S. Rancho Dr #E4 Las Vegas, NV 89196	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : United Specialty Insurance Co</td><td>12537</td></tr><tr><td>INSURER B : Insurance Company of the West</td><td>27847</td></tr><tr><td>INSURER C : Hanover Insurance Co</td><td>22292</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : United Specialty Insurance Co	12537	INSURER B : Insurance Company of the West	27847	INSURER C : Hanover Insurance Co	22292	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	ATN2459052	7/21/2024	7/21/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 0		BTN2451781	7/21/2024	7/21/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 OTH-ER \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N / A	WLV 5075266 00	1/1/2024	1/1/2025	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Builders Risk		IH4A36926910	7/21/2024	7/21/2025	Per Home 1,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Clark County Public Works is shown as additional insured as respects to the referenced project as required by written contract. Re: Eastern & Twain plus License and Maintenance Agreement for the Vehicular Bridge.

CERTIFICATE HOLDER

CANCELLATION

Clark County Public Works Maintenance Division
5825 East Flamingo Road
Las Vegas, NV 89122

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Th. Retman

EXHIBIT “E”
COPY OF SECURITY DEPOSIT

PLASTER DEVELOPMENT CO., INC.
801 S. RANCHO DR., STE. E4
LAS VEGAS, NV 89106
(702) 671-6000

BANK OF AMERICA
94-072/1224
122400724

MultiCHAX® # 30866DNS-08
38222

06/03/2025

PAY TO THE
ORDER OF Clark County

Fifty Thousand and 00/100*****

*50,000.00

Clark County

500 S. Grand Central Pkwy.
Las Vegas, NV 89155

VOID IF NOT CASHED WITHIN 90 DAYS


AUTHORIZED SIGNATURE

MEMO: Eastern/Twain License & Maint. Agreement

SECURITY FEATURES INCLUDED. DETAILS ON BACK