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**DEVELOPMENT AND FINANCING AGREEMENT**

**FOR**

**SPECIAL IMPROVEMENT DISTRICT NO. 818**

**(SUMMERLIN VILLAGE 27)**

**BETWEEN**

**CITY OF LAS VEGAS, NEVADA**

**AND**

**THE HOWARD HUGHES COMPANY, LLC**

## **DEVELOPMENT AND FINANCING AGREEMENT**

This **DEVELOPMENT AND FINANCING AGREEMENT** (this “Agreement”) dated as of October 2, 2024, is by and between the **CITY OF LAS VEGAS, NEVADA** (the “City”), a municipal corporation of the State of Nevada (the “State”), and **THE HOWARD HUGHES COMPANY, LLC**, a Delaware limited liability company (the “Developer”).

### **WITNESETH:**

**WHEREAS**, pursuant to Nevada Revised Statutes (“NRS”) 271.710, the City Council of the City (the “Council”) may enter into a written agreement with the owner of all assessable property within a proposed special improvement district containing the provisions stated herein; and

**WHEREAS**, the Developer represents and warrants that: (i) it is the legal owner of all property (the “Property”) to be assessed within the proposed City of Las Vegas, Nevada, Special Improvement District No. 818 (Summerlin Village 27) (the “District”); (ii) a true and correct legal description of the Property is attached hereto as Exhibit A; and (iii) there are no liens or encumbrances on the Property except as shown on Exhibit B attached hereto; and

**WHEREAS**, the Developer has filed a petition with the City to form the District; and

**WHEREAS**, the Council has authorized City staff to negotiate the form of this Agreement with representatives of the Developer; and

**WHEREAS**, the Developer proposes to construct and acquire certain improvements and to transfer those improvements to the City or other appropriate governments on the terms and conditions provided herein, a description of such improvements being attached hereto as Exhibit D (collectively, the “Improvements”); and

**WHEREAS**, a list of the plans and specifications for the Improvements is attached hereto as Exhibit C, and such plans and specification have been placed on file with the City Clerk; and

**WHEREAS**, the construction and acquisition of the Improvements is collectively referred to herein as the “Project;” and

**WHEREAS**, the parties hereto propose to finance the Project pursuant to Chapter 271 of the Nevada Revised Statutes (“NRS”), including NRS 271.710 through 271.730, through the issuance of bonds (the “Bonds”) payable from special assessments levied against the Property; and



**WHEREAS**, the Developer agrees that the City may create the District, levy assessments against the Property, and for all other purposes relating to the District, proceed pursuant to the provisions of NRS 271.710.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:**

**ARTICLE 1**  
**CONSTRUCTION**

**1.1 Project.**

A. Construction and Transfer of Project. The Developer agrees to construct the Project in accordance with the full and detailed plans and specifications therefor, which are listed on Exhibit C attached hereto and are on file with the City Clerk, in accordance with the schedule set forth on Exhibit D attached hereto, which sets forth the anticipated date for the commencement and completion of the construction of each individual segment of the Project and the estimated cost of the respective segment. The City shall not be required to accept or pay for any segment of the Project unless final construction drawings and specifications for that segment have been submitted to the City and the City, in its sole discretion, has approved such final construction drawings and specifications and any amendments and addenda thereto, and unless that segment is constructed in accordance with such approved final construction drawings and specifications and any approved amendments and addenda thereto. If the City disapproves any final construction drawings and specifications or amendments thereto, it shall provide the reason therefor to the Developer and the City and the Developer will meet to discuss changes that may be necessary to obtain City approval thereof. Within 10 days of the final inspection of and agreement to accept each segment of the Project by the City, the Developer shall transfer to the City or, if directed by the City, to another governmental entity (the "Applicable Government"), title in a form reasonably acceptable to the City or such other Applicable Government to that segment of the Project, except for those portions of the real property on which that segment of the Project is located that are already owned in fee by the City or such other Applicable Government.

B. Title. At the time of transfer of title to any segment of the Project, the Developer shall warrant that it has title thereto and that such segment of the Project is not subject to any mortgage, security interest, mechanic's lien or other encumbrance, except as shown on a preliminary title report with respect thereto that shall be delivered to the City or other Applicable Government for its review and approval at least 20 days prior to the transfer of title to the City or such other Applicable Government. In the event that the City or such other Applicable Government does not approve the preliminary title report, the City or such other Applicable Government shall not be obligated to accept title from the Developer and the City shall not be obligated to pay the Developer for such segment of the Project until the Developer has cured all objections to title to that segment of the Project to the satisfaction of the City or such other Applicable Government. The City or such other Applicable Government shall be entitled to disapprove the preliminary title report only if it reveals a matter which, in the

reasonable judgment of the City or such other Applicable Government, could materially affect the City's or such other Applicable Government's use and enjoyment of any part of the segment of the Project covered by the preliminary title report. The City or such other Applicable Government shall notify the Developer of any objections to the preliminary title report within 20 days of receipt thereof. At the time of transfer of title, the Developer shall provide written lien releases from any contractor, subcontractor or materialman, or any other person who might have the right to file a mechanic's lien on the property being transferred. The Developer agrees to defend the City's or such other Applicable Government's title to the property being transferred against any claim of encumbrance whatsoever arising by or through the Developer or any of its predecessors in title or that is caused or created by the Developer, including any mechanic's liens asserted in connection with the construction of the Project or the Developer's development of its property in the District.

C. Warranty of Workmanship and Materials. At the time of transfer of title, the Developer shall warrant that the respective segment of the Project being transferred has been constructed in accordance with the respective plans and specifications therefor listed on Exhibit C attached hereto, and all amendments and addenda thereto that have been approved by the City or another Applicable Government and the Developer and the specifications described in Section 1.1.D. hereof. The Developer shall remedy any defects in any segment of the Project and pay for any damage to other work resulting therefrom that shall appear within one year from the date of transfer of title of such segment of the Project to the City or another Applicable Government.

D. Construction Specifications. The construction work performed pursuant to this Agreement is subject to the following additional specifications:

(1) The current edition of the Uniform Standard Specifications for Public Works' Construction Off-Site Improvements, Clark County Area, Nevada, (the "Standard Specifications"), and the Uniform Standard Drawing for Public Works' Construction, Clark County Area, Nevada (the "Standard Drawings"). The Standard Specifications and the Standard Drawings are on file in the office of the City Engineer at City Hall, currently located at 495. S. Main St., Las Vegas, Nevada, and may be examined there without charge. The Standard Specifications may also be purchased from the Regional Transportation Commission, currently located at 600 South Grand Central Parkway, Suite 350, Las Vegas, Nevada 89106;

(2) The Summerlin Improvement Standards, Revised, September 15, 1999, on file with the City Department of Public Works, and any other revisions, additions or supplements thereto;

(3) The Supplemental General Conditions that are attached hereto as Exhibit E; and

(4) The special conditions that are attached hereto as Exhibit F.

E. Prevailing Wages. Pursuant to NRS 271.710(1), the Council need not comply with the provisions of any law requiring public bidding or otherwise imposing requirements on public contracts, projects, works or improvements, including, without limitation,

Chapters 332, 338 and 339 of the NRS, except that NRS 338.013 to 338.090, inclusive, shall apply to any construction work to be performed under any contract relating to the District. A copy of the prevailing wage act for public works currently in effect in the State of Nevada for Clark County is attached hereto as Exhibit G. The Developer agrees to attach a copy of the prevailing wage act for public works in effect on the date of execution of any contract entered into with a subcontractor with respect to the construction of all or any portion of a segment of the Project to its contract with such subcontractor. The Developer is responsible for providing the State Labor Commission with all information required by NRS 338.013 to 338.090, and otherwise responsible for all compliance requirements of those provisions of the NRS. For the avoidance of doubt, this provision prohibits the City from using Bond proceeds to pay for any portion of any segment of the Project if any portion of such segment of the Project was not constructed in accordance with NRS 338.013 to 338.090.

F. Cost Estimates. At the time of commencement of construction of any segment of the Project as outlined in Exhibit D attached hereto, the Developer shall furnish the City with an updated estimate of the cost of constructing that segment of the Project in a form and substance satisfactory to the City. In addition, at the time any contract or change order is executed in connection with the construction of any segment of the Project, if, as a result thereof, the estimate of the cost of such segment of the Project previously furnished increases, the Developer shall furnish the City with another updated estimate of such cost in a form and substance satisfactory to the City. If the updated estimated cost of that segment exceeds the price of that segment as shown on Exhibit D plus any allocation of Bond proceeds available therefor because of a cost underrun on another segment, the Developer shall furnish to the City a payment and performance bond in an amount equal to the amount of such excess at the time of commencement of construction on that segment of the Project. That bond shall remain in effect until acceptance of that segment of the Project by the City or another Applicable Government.

G. Payments for Project. Subject to the immediately succeeding sentence, the City shall pay to the Developer for each segment of the Project, the corresponding purchase price for that segment listed on Exhibit D attached hereto as soon as commercially practicable following the transfer of title to that segment of the Project to the City or another Applicable Government; provided, however, the City shall be obligated to pay such purchase price solely from available Bond proceeds, if any. At no time shall the aggregate amount paid by the City to the Developer pursuant to this Agreement exceed the reasonable actual costs to the Developer of the segments of the Project theretofore acquired and then being acquired, as reasonably determined by the City with reference to its prior experience with similar types of construction or otherwise. No payment shall be made for any segment of the Project that includes facilities to be transferred to an Applicable Government until those facilities are accepted by the Applicable Government. If the reasonable actual costs of a segment of the Project approved by the City exceeds the corresponding price therefor listed on Exhibit D attached hereto, the City shall be obligated to pay such difference only if and to the extent that Bond proceeds are available to pay such excess because the aggregate amount of the City Incidental Expenses (defined herein) and the Developer Incidental Expenses (defined herein) are less than the collective amount stated in Section 1.4 hereof, or the price paid for another segment of the Project that has already been completed and accepted by the City is less than the corresponding price listed for that segment of the Project on Exhibit D attached hereto, or any combination of such factors.

H. Failure to Construct. In the event that the Developer does not build a segment of the Project in accordance with the approved final construction drawings and specifications and any amendments and addenda thereto described in Section 1.1.A hereof, or is late in completing a segment of the Project, the City may, at its option, proceed to build, complete, or rebuild as necessary that segment of the Project so that when completed such segment will be constructed in accordance with the approved final construction drawings and specifications and any amendments or addenda thereto. If the City elects to proceed in the manner described in the immediately preceding sentence, the Developer agrees to promptly transfer to the City, upon demand of the City, any real property, easements, or other real property rights then owned by the Developer necessary for the City to build, complete, or rebuild as necessary such segment of the Project. (Also, if not then prepared, the City may proceed to prepare such final construction drawings and specifications in accordance with the plans and specifications listed on Exhibit C attached hereto.) The City may apply the proceeds of the Bonds and amounts derived from any payment and performance bond or guarantee bond applicable to such segment of the Project to the costs of such building, completing or rebuilding (and of preparing construction drawings and specifications, if necessary). The price to be paid to the Developer as listed on Exhibit D for any segment of the Project that is built, completed or rebuilt, or for which construction drawings and specifications are prepared, under this subsection shall be reduced by the amount applied by the City to such segment of the Project pursuant to this subsection. If these amounts are insufficient, the City shall make demand on the Developer to pay the amount of the insufficiency and the Developer shall immediately pay the City the amount of the insufficiency. The Developer will be treated as being late in completing any segment of the Project if: (i) such segment of the Project has not been completed within the earlier of twelve months after a lot is sold in the District to a person who intends to use the lot for his or her residence, which lot is dependent for issuance of a certificate of occupancy on the incomplete improvement, or eighteen months (or such longer period to which the parties hereto agree in writing) after a final subdivision map is recorded for any property in the District that requires the installation of any of the improvements that are contemplated to be installed in that segment of the Project; or (ii) such segment of the Project or any portion thereof has not been completed by the date on which completion thereof was required in any permit issued by any governmental agency (including the City) to the Developer or any other owner or developer of property in the District. Notwithstanding the foregoing, the Developer shall not be deemed to be late in completing any segment of the Project under clause (ii) above to the extent that construction thereof is delayed as a result of occurrences beyond the control and without the fault or negligence of the Developer, including, without limitation, fire, earthquake, floods and other out of the ordinary actions of the elements, enemy invasion, war, insurrection, sabotage, laws or orders of governmental, civil or military authorities, governmental restrictions and moratoria, riot, civil commotion and unavoidable casualty. In the event that the Developer is delayed by such occurrences, the time within which the Developer must complete such segment of the Project shall be extended by a reasonable period of time not less than the actual number of days that the Developer was delayed as a result of such occurrences, provided that the Developer recommences the construction of such segment at the earliest possible date following the cessation of such occurrence and proceeds with due diligence toward the completion thereof.

I. Cost Overruns. The Developer is responsible for the payment of, and agrees to pay, all costs of construction of the Project that exceed the amount available for

that purpose from the proceeds of Bonds. When the sum of the amounts paid to the Developer pursuant to Section 1.5 hereof, together with the amounts requested to be paid pursuant to Section 1.5 hereof, equals or exceeds ninety percent of the original principal amount of the Bonds, the Developer shall furnish to the City a payment and performance bond or, in the discretion of the Developer, cash in an amount equal to the amount of the excess of the estimated costs of constructing the remaining segments of the Project over the amount of Bond proceeds available for such purpose.

J. Completion of Project. In order to assist the City in complying with its obligations under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, the Developer hereby represents that it reasonably expects to submit reimbursable costs to the City pursuant to the provisions hereof in such time as will permit the City to expend not less than 85% of the net sale proceeds of any Bonds issued to finance the Project (or any portion thereof) within three years of the date of issuance of such Bonds.

**1.2 Excess Bond Proceeds.** In the event that all segments of the Project have been completed, accepted and paid in full by the City pursuant to Section 1.1 hereof, and all of the City's Incidental Expenses and the Developer's Incidental Expenses have been paid pursuant to Section 1.4 hereof, and there remain unexpended proceeds of the Bonds (including interest earned on such proceeds) that are not needed for any purpose related to the Project, the City and the Developer may, by agreement, amend the Project to include additional segments eligible for financing under Chapter 271 of NRS and the City's guidelines that benefit the property assessed in the District and such unexpended Bond proceeds may be expended on such additional segments. If no such amendment is made within one year following payment of the purchase price of the final segment of the original Project, all unexpended proceeds of the Bonds shall, at the City's discretion and at the time deemed appropriate by the City, either: (i) be deposited into any revenue fund created by the trust indenture that authorized the issuance of the Bonds for use in accordance with the flow of funds established in such trust indenture; (ii) be deposited into any applicable redemption fund created by the trust indenture for use in redeeming the principal of and interest on the Bonds.

**1.3 Oversizing.**

A. Water Line Oversizing. The City shall not pay for any oversizing of water lines the cost of which is to be reimbursed to the Developer by the Las Vegas Valley Water District (the "LVVWD") under any agreements between the LVVWD and the Developer. The Developer agrees to not include the costs of any such oversizing in its cost estimates or final costs for any segment of the Project.

B. Sewer Line Oversizing. The City shall not pay for any oversizing of sewer lines the cost of which is to be reimbursed to the Developer by the City under any other agreement with the Developer or otherwise. The Developer agrees to not include the costs of any such oversizing in its cost estimates or final costs for any segment of the Project.

**1.4 Incidental Expenses.** The Developer and the City shall be entitled to be reimbursed for their incidental expenses (for each, its "Incidental Expenses") as follows:



A. Developer Incidental Expenses. The Developer shall be entitled to be reimbursed from Bond proceeds for the actual costs of the following estimated Incidental Expenses incurred and paid by the Developer, up to an amount not exceeding \$252,000 (unless additional amounts are available from cost underruns on the Project or the City's Incidental Expenses): engineering expenses (estimated at \$30,000); legal expenses (estimated at \$18,000); cost of Phase I environmental site assessments (estimated at \$4,000); other non-construction costs associated with the formation of the District (estimated at \$50,000); and the deposit of \$150,000 made by the Developer for City's costs. The City will, upon presentation of evidence of payment of the foregoing expenses by the Developer and approval thereof by the City, pay to the Developer the cost incurred, but only from the available proceeds of the Bonds.

B. City Incidental Expenses. The City shall be entitled to pay the following Incidental Expenses directly from the proceeds of the Bonds and the deposit of \$150,000 made by the Developer for City costs, and any other monies provided to the City by the Developer for that purpose: (1) the cost of funding a reserve fund in the amount provided in the ordinance of the City authorizing the Bonds (the "Bond Ordinance"), up to the maximum amount permitted by the Tax Code (as hereinafter defined); (2) (a) the fees and expenses of the assessment engineer, (b) the cost of all internal or external construction inspection and testing, (c) the City's actual cost of issuing the bonds, which includes, without limitation, (i) the fees and expenses of bond counsel, the trustee, the assessment collection agent, and the financial consultant, (ii) the estimated cost of official statement printing and mailing, and (iii) the other costs listed in the purchase contract for the bonds to be paid by the City, including the estimated underwriter's discount, all such costs under this subsection (2) not to exceed \$750,000 in the aggregate; and (3) the costs of an appraisal and market study for the District (estimated at \$75,000). If the deposit made by the Developer for City costs and the available Bond proceeds are not sufficient to pay the City's Incidental Expenses, the Developer shall, at the request of the City, pay the amounts needed upon receipt of appropriate invoices with respect thereto.

**1.5 Method of Payment.** Payments made to the Developer, whether for the cost of a segment of the project or for reimbursement of the Developer's Incidental Expenses (as described in Section 1.4.A.), shall be made only on execution of a request for such payment signed by the Developer in the form attached as Exhibit L, by check or draft made out to the party designated in and mailed as provided in the form found at Exhibit L. The City shall not be obligated to make any payment if after such payment the amount of Bond proceeds remaining is less than ten percent of the original principal amount of the Bonds unless the Developer has complied with Section 1.1.I. hereof.

**1.6 City Authorized to Pay.** The City is authorized to directly pay all expenses listed in Section 1.4.B., without further authorization from the Developer, and shall provide to the Developer, at its request, with a copy of any invoice received with respect to those costs, or in the case of internal costs, other evidence of those costs.

## **ARTICLE 2**

### **ASSESSMENTS; BONDS**

**2.1 Procedure.** The Developer agrees that the City may proceed to order that the Project be acquired and improved, issue the Bonds and otherwise finance the cost of the Project, and levy assessments without complying with the provisions of NRS 271.305 to 271.320, inclusive, 271.330 to 271.345, inclusive, 271.380 and 271.385 and the provisions of any law requiring public bidding or otherwise imposing requirements on public contracts, projects, works or improvements, including without limitation, Chapters 332, 338, and 339 of the NRS, except as specifically provided in NRS 271.710. The Developer agrees that the Council may create the District, levy assessments and for all other purposes relating to the District proceed pursuant to the provisions of NRS 271.710.

**2.2 Financing.** The City agrees to proceed with the financing of the improvements by levying assessments against the Property and issuing the Bonds in the manner described herein, and in the proposed forms of the City documents, all of which are listed on Exhibit H and are on file with the City Treasurer (the "City Documents"). The City has not agreed to pay the Bonds from the sources named in NRS 271.495.

**2.3 Assessment Roll.** The City will levy assessments against all of the Property in the manner provided in the assessment ordinance, and the amount of the assessment against each parcel of Property will not exceed that listed in the assessment roll attached hereto as Exhibit I. The final amount of the assessment against each parcel of Property shall be determined in the sole discretion of the City, subject to the limitations set forth in Exhibit I.

**2.4 Assessment Installments.** Pursuant to NRS 271.405(2), the Developer hereby elects to pay the assessments against the Property in installments, with interest thereon as provided in the assessment ordinance. There will be up to sixty (60) substantially equal semiannual installments due, which substantially equal semiannual installments will include both principal and interest. The Developer waives the right to pay the whole assessment against each parcel of the Property within 30 days after the effective date of the assessment ordinance. The Developer agrees that the Property is benefitted by an amount at least equal to the assessments to be levied thereon from the construction of that portion of the Project that can be financed with the net proceeds of the Bonds.

**2.5 Interest Rate.**

A. Before the Bonds are issued, the Council shall by resolution fix the rate or rates of interest on the unpaid and deferred assessment installments or delegate such action to the City's Chief Financial Officer pursuant to NRS 271.415. The interest rate on the deferred assessment installments shall be set at 0% between the effective date of the assessment ordinance and the date of issuance of the Bonds.

B. Upon issuance of the Bonds, the Council shall by resolution fix the rate or rates of interest on the unpaid and deferred assessment installments or delegate such action to the City's Chief Financial Officer pursuant to NRS 271.415. The interest rate on the assessments will be a fixed interest rate that is not greater than one percentage point above the

highest interest rate on any of the Bonds unless a lesser amount is agreed to by the City in its sole discretion. Any interest received that is not used to pay the principal and interest on the Bonds may be used to pay the reasonable administrative and other expenses of the City in connection with the Bonds, the assessments, and the Project, and to the extent not so used shall be refunded to the property owners as required by NRS after the Bonds are paid in full. The interest rate on the Bonds shall not exceed by more than three percent the Index of Twenty Bonds that was most recently published before the bids on the Bonds are received or the negotiated offer on the Bonds is accepted.

**2.6 Installment Due Dates.** Assessment installments shall bear interest at the rate specified in Section 2.5 hereof from the date specified in the assessment ordinance, until paid in full. Up to sixty (60) substantially equal semiannual installments will be due on April 1 and October 1 of each year, commencing and ending on the dates set forth in the assessment ordinance to be hereafter adopted, which substantially equal semiannual installments will include both principal and interest. The assessments will otherwise be payable as provided in the assessment ordinance. The payment dates and amounts of the installments may be altered and other terms of payment on the assessment may be changed as provided in the assessment ordinance in the case of a refunding of the Bonds. The City and the Developer agree that the City may, in its sole discretion, terminate any assessment installments that remain unpaid after the City has received assessment revenue sufficient to fully pay and defease all remaining principal and interest due on the Bonds to the defeasance or redemption date selected by the City.

**2.7 Bond Reserve.** A reserve fund (the "Bond Reserve") in the amount specified in the Bond Ordinance to be hereafter adopted will be created with the proceeds of the Bonds. The Bond Reserve will be used as additional security for the Bonds to pay any principal and interest on the Bonds when due, if the payment of the assessment installments is insufficient for that purpose, and the Bond Reserve and any interest and investment thereon will otherwise be used as provided in such Bond Ordinance. The City may amend the City Documents to provide for other uses of the Bond Reserve in connection with a refunding of the Bonds and the owners of the property assessed in the District have no entitlement to any amounts in the Bond Reserve.

**2.8 Waiver.** The Developer agrees that all of the Property is benefited by the Improvements proposed to be acquired and constructed in the District by an amount at least equal to the maximum amount proposed to be assessed against such Property listed in the assessment roll attached as Exhibit I. The Developer further agrees to the City's assessing of the Property in the amounts listed in the assessment roll and waives any and all formalities required by the laws of the United States and of the State of Nevada in order to impose such assessments. The Developer consents and agrees to the assessments listed in the assessment roll for the District and agrees that those assessments may be made regardless of whether any or all of the Improvements proposed to be acquired and constructed as described herein are in fact acquired and constructed or any provisions of Article 3 hereof are followed and agrees that the City may proceed to collect and enforce the assessments in the manner described herein and in the City Documents regardless of whether it completes the acquisition or construction of the Improvements or complies with Article 3 hereof. The Developer waives all powers, privileges, immunities and rights as against the City or the District arising from or following from



irregularities or defects, if any, occurring in connection with or ensuing from the actions, proceedings, matters and things heretofore taken or hereafter to be taken had and done by the City, the Council and the officers of the City (including, without limitation, the proper description of all property that the Developer may own within the District and the giving of proper notices of the proceedings relating to the District) concerning the creation of the District and the levying of assessments to defray the cost and expenses of the Improvements in the District. The Developer consents and agrees to be bound and consents and agrees that all its Property be bound and be subject to such assessment liens as thoroughly and effectively as if all actions, proceedings, notices, matters and things had been taken and done free from irregularities. The Developer also represents and warrants that in the Developer's reasonable opinion the market value of each parcel of Property owned by it in the District exceeds the amount of the maximum assessment proposed to be made against each such parcel of Property. The Developer agrees that its Property is benefited by at least the amounts listed in the assessment roll by the installation of the Project without regard to the availability of water, sewage treatment capacity, other utilities, or any combination thereof.

### **ARTICLE 3** **MISCELLANEOUS**

**3.1 Federal Tax Covenant.** The Developer covenants that it will not take any action or omit to take any action with respect to the Bonds, the proceeds thereof, any other funds of the Developer or any facilities financed with the proceeds of the Bonds if such action or omission (i) would cause the interest on the Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Tax Code"); or (ii) would cause interest on the Bonds to lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code. The Developer, however, makes no covenant with respect to taxation of interest on the Bonds as a result of the inclusion of that interest in the "adjusted financial statement income" of "applicable corporations" (as defined in Sections 56A and 55(k), respectively, of the Code). The foregoing covenant shall remain in full force and effect until the date on which all obligations of the City in fulfilling the tax covenant contained in the Bond Ordinance have been met.

#### **3.2 City Documents; Continuing Disclosure.**

A. City Documents. The Developer agrees to all of the provisions of the City Documents listed in Exhibit H in the form thereof on file with the City Clerk with such changes therein as are approved by the City and the Developer. Any City Documents not now on file and changes to or additions to the City Documents must be approved by the City and the Developer. The City may amend the City Documents without obtaining the approval of the Developer whenever the outstanding assessments on property owned by the Developer in the District represent less than 40% of the aggregate outstanding assessments on property in the District, but the City may not increase an assessment against the Developer's property without the Developer's consent.

B. Continuing Disclosure. The City and the Developer agree to execute a continuing disclosure agreement or certificate in a mutually acceptable form prior to

the issuance of the Bonds obligating each party to make certain disclosures on an ongoing basis as required under Rule 15c2-12 of the United States Securities Exchange Commission. If the parties are unable to agree on a form of agreement or certificate, the Bonds will not be issued unless they qualify for an exemption from Rule 15c2-12.

**3.3 No Guarantee of Water or Sewer Capacity.** Nothing in this Agreement or any other document involving the District, nor the installation by way of the District of, or the assessment of the Property within the District for, the water and sewage facilities shall be taken as a guarantee, promise or representation that water or sewage treatment capacity will be made available to the property in the District.

**3.4 Permits.** The Developer hereby represents and warrants to the best of its knowledge after reasonable investigation that it has or will timely obtain all governmental or other permits required to proceed with development of its Property and the Project and it has or will timely pay all fees relating thereto and any other fees owing with respect to the Project. The Developer covenants that it will obtain those permits it does not now have when needed, promptly upon its obtaining knowledge that such permits are needed and pay all fees due. There is no impediment, to the Developer's knowledge, to proceeding with the Project to completion and proceeding with the development of the land owned by the Developer in the District.

**3.5 Permitted Investments.** Any funds invested by the City under this Agreement may be invested in any investment that would be lawful for the City under the provisions of Chapters 355 and 356 of NRS.

**3.6 Indemnification and Defense of Suits.**

A. **Indemnification.** The Developer agrees to protect and indemnify and hold the City, its officers or employees and agents and each of them harmless from and against any and all claims, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees, and court costs which the City, its officers, employees or agents or any combination thereof may suffer or which may be sought against or recovered or obtained from the City, its officers, employees or agents or any combination thereof as a result of or by reason of or arising out of or in consequence of (i) the acquisition, construction or financing of the Project by the City pursuant to this Agreement, (ii) any environmental or hazardous waste conditions (a) which existed on any property which is part of the Project at any time prior to final acceptance of the Project by the City or an Applicable Government or which was caused by the Developer or (b) which existed on any of the property which is assessed at any time while the Developer owned the property or which was caused by the Developer, provided said condition was not caused by the deliberate action of the City; or (iii) any act or omission negligent or otherwise of the Developer or any of its subcontractors, agents or anyone who is directly employed by or acting in concert with the Developer or any of its subcontractors, or agents, in connection with the Project or the District. This Section 3.6 is not intended and shall not be construed to be a warranty of the construction, workmanship or of the materials or equipment incorporated in the Project; it being agreed that the Developer's only warranty of such matters to the City is as stated in Section 1.1. It is further agreed that the indemnity of the Developer to the City shall not

extend to any claims that result from acts or omissions of the City, its officers, employees, agents or contractors in connection with the operation, maintenance and repair of the Project.

B. Defense of Suits. The Developer agrees that it shall at its sole cost and expense defend (including, without limitation, by paying the cost of attorneys selected by the City to assist in such defense) the City, its officers, employees and agents and each of them in any suit or action that may be brought against it or any of them by reason of the City's involvement in the Project and the financing thereof or any act or omission negligent or otherwise against the consequences of which the Developer has agreed to indemnify the City, its officers, employees or agents. If the Developer fails to do so, the City shall have the right but not the obligation to defend the same and charge all of the direct or incidental costs of such defense including any attorneys' fees or court costs to and recover the same from the Developer.

C. No Indemnification in Certain Circumstances. No indemnification is required to be paid by the Developer for any claim, loss or expense arising from the willful misconduct or gross negligence of the City or its officers or employees.

D. Survival of Indemnification. The provisions of this Section shall survive the termination of this Agreement. It is not intended by the parties hereto that this indemnification provision revive any claim of or extend any statute of limitations which has run against, any third party.

### **3.7 Insurance.**

A. The Developer shall procure and maintain, during the course of this Agreement, general liability, auto liability, property, and professional insurance as necessary to meet the financial obligations and liability of the Developer assumed in this Section. Said policies shall include coverage limits of not less than \$2,000,000 per occurrence. The City shall be added as an additional insured on all policies and certificates of insurance and endorsements for each insurance policy signed by a person authorized by the insured to bind coverage and shall be provided to the City prior to any work occurring after the execution of this Agreement.

B. The Developer shall also procure and maintain workers compensation insurance on each of its employees in accordance with the laws of the State and shall require that all persons with whom they contract to perform any work in connection with the Project also procure and maintain that insurance for each person employed to perform work on or services for the Project.

C. All contracts entered into by the Developer for the completion of work or professional services required pursuant to this Agreement shall contain indemnification and insurance clauses to protect the City's interest. Said coverages shall meet or exceed City "Minimum Standards" as required in the design and construction agreements as if contracts were entered into directly with City. A copy of such City "Minimum Standards" may be obtained from the Regional Transportation Commission.

**3.8 No Third Party Beneficiary.** None of the provisions of this Agreement is intended to constitute the owners of property assessed, the general public, or any member

thereof, a third party beneficiary hereunder or to authorize anyone who is not a party to this Agreement to maintain any suit for personal injuries or project damage pursuant to this Agreement.

**3.9 Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the City and the Developer and their respective successors and assigns. No assignment of this Agreement or any right or obligation hereunder by either party hereto shall be valid unless the other party hereto consents to such assignment in writing.

**3.10 Inspection of Books.** The City will permit the Developer to inspect its books and records pertaining to the District, including but not limited to information relating to bond principal outstanding, interest disbursements, administrative costs and fund balances.

**3.11 Entire Agreement.** This Agreement, including the exhibits hereto, constitutes the entire agreement of the parties hereto. This Agreement may be modified by the parties hereto but only by a written instrument signed and acknowledged by each party and recorded with the County Recorder of Clark County.

**3.12 Further Assurances.** The Developer and the City agree to do such further acts and things and to execute and deliver to the other such additional certificates, documents and instruments as the other may reasonably require or deem advisable to carry into effect the purposes of this Agreement or to better assure and confirm unto the other its rights, powers, and remedies hereunder. The Developer shall execute all consents, certificates and other documents which the City or bond underwriter reasonably request in connection with the sale of the bonds.

**3.13 Obligations of the Developer; Guarantee.** The obligations of the Developer under Articles 1 and 3 hereof are obligations of the Developer upon which the Developer is personally liable and which are also secured by the guarantee attached hereto as Exhibit M. The obligations to pay assessments in Article 2 pertain only to the land owned by the Developer in the District and are not personal obligations of the Developer.

**3.14 Notices.** All notices, demands, instructions and other communications required or permitted to be given to or made upon any party hereto shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepared, addressed as follows:

If to the City:

City of Las Vegas, Nevada  
c/o City Manager  
495. S. Main St.  
Las Vegas, Nevada 89101

If to the Developer:

The Howard Hughes Company, LLC  
c/o President, Summerlin  
1700 South Pavilion Center Drive, Suite 250  
Las Vegas, Nevada 89135

If any notice hereunder is given to the City, a copy shall be forwarded by first class mail, postage prepaid, to the City's Director of Public Works, Treasurer, and City Attorney at:

Director of Public Works  
City Hall  
495 S. Main St.  
Las Vegas, Nevada 89101

City Treasurer  
City Hall  
495 S. Main St.  
Las Vegas, Nevada 89101

and

City Attorney  
City Hall  
495 S. Main St.  
Las Vegas, Nevada 89101

If notice hereunder is given to the Developer, a copy should be forwarded by first-class mail, postage prepaid, to the Developer's general counsel at:

The Howard Hughes Corporation  
Attn: General Counsel  
9950 Woodloch Forest Drive, Suite 1100  
The Woodlands, Texas 77380

**3.15 No Waivers.** No failure or delay on the part of either party in enforcing any provision shall operate as a waiver thereof, nor shall any single or partial enforcement of any provision hereof preclude any other or further enforcement or the exercise of the same or any other right, power or remedy the either party may have.

**3.16 Attorney Fees.** If the City incurs attorneys' fees or expenses or any other fees and expenses in connection with the actual or overtly threatened breach by the Developer of any provision hereof or in enforcing the provisions hereof, the City shall be entitled to recover such fees and expenses from the Developer.

**3.17 Severability.** If any provision of this Agreement is deemed to be invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining provisions

hereof that can be given effect without the invalid or unenforceable provision and the City and the Developer agree to replace such invalid or unenforceable provision with a valid provision which has, as nearly as possible, the same effect.

**3.18 Construction; Time.** The language of this Agreement shall be construed as a whole according to its fair meaning and intent and not strictly for or against any party. Both parties were represented by counsel in the negotiation of this Agreement, and this Agreement shall be deemed to have been drafted by both of the parties. Time is of the essence of this Agreement and all terms, provisions, covenants, and conditions hereof.

**3.19 Governing Law; Venue.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Nevada. The City and the Developer agree to be bound to the nonexclusive jurisdiction of any court of the State located in Clark County or the United States District Court for the State for the purpose of any suit, action or other proceeding arising out of this Agreement, or any of the agreements or transactions contemplated hereby, at the election of the party initiating any such suit, action or other proceeding, which is brought by or against the Developer or the County and the parties each hereby irrevocably agree that all claims in respect of any such suit, action or proceeding may be heard and determined by such court.

**3.20 No City Obligation.** Nothing herein obligates the City to expend any money other than funds derived from the sale of the Bonds and amounts received from the investment thereof and receipts from the assessments made against the property in the District. Nothing herein obligates the City to issue the Bonds, however, the obligations of the Developer hereunder (except as provided in the following sentence) are contingent on the issuance of the Bonds by the City. If the Bonds are not issued by December 31, 2024 for any reason, this Agreement may be terminated by either party, but the Developer shall be responsible for payment of all of the costs incurred by the Developer and by the City prior to that date. The amount of such costs incurred by the City shall not be contestable or appealable, absent fraud or gross abuse of discretion. The Developer shall pay to the City the costs submitted in the City's statement within thirty (30) days after receiving notice of the amount of the costs.

**3.21 Term of Agreement.** Except as otherwise provided in Sections 3.1 and 3.6 hereof, this Agreement shall be in effect from the date and year first mentioned above until the later of (i) the date all of the Bonds (including through a series of refundings) have been retired or (ii) the date on which all of the assessments against property in the District have been paid in full.

**3.22 Counterparts.** This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement.

**3.23 Conveyance Restriction; Recording.** The Developer agrees not to convey any parcel, lot or real property interest in any of the Property in the District to any party until after this Agreement has been recorded in the office of the County Recorder. The City agrees to record this Agreement within 5 days of its execution by all parties. Recording shall

have the effect provided in Subsection 2 of NRS 271.720 and shall make Article 2 of this Agreement binding on all persons or entities who acquire any of the property in the District before the assessments and Bonds are paid in full.

**3.24 Disclosure to Transferees.** The Developer agrees to inform any transferee of property in the District who acquires title from the Developer of the existence of the assessments and to obtain from any such transferee of any property in the District, which can be legally subdivided into smaller parcels, a covenant to give to each homebuyer transferee a disclosure statement in substantially the form attached hereto as Exhibit K, and to use its best efforts to obtain the homebuyer's signature on that statement and return a copy of it to the City.

*[The remainder of this page intentionally left blank.]*



IN WITNESS WHEREOF the City and the Developer have caused this Development and Financing Agreement to be executed as of the day and year first mentioned above.

**CITY OF LAS VEGAS, NEVADA**

\_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

(SEAL)

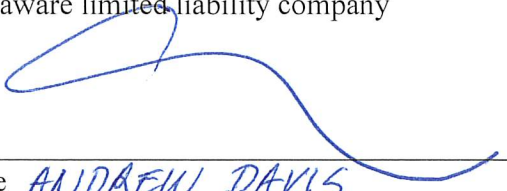
\_\_\_\_\_  
DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

CAO  
CAI  
APPROVED

 8/16/24  
\_\_\_\_\_  
CRISLOVE IGEELEKE, Deputy City Attorney

**THE HOWARD HUGHES COMPANY, LLC,**  
a Delaware limited liability company

By   
Name ANDREW DAVIS  
Title VICE PRESIDENT



STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK         )

This instrument was acknowledged before me on October \_\_\_, 2024, by Carolyn G. Goodman as Mayor of the City of Las Vegas.

(SEAL)

\_\_\_\_\_  
Notary Public

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK         )

This instrument was acknowledged before me on October \_\_\_, 2024 by Dr. LuAnn D. Holmes, MMC, as City Clerk of the City of Las Vegas.

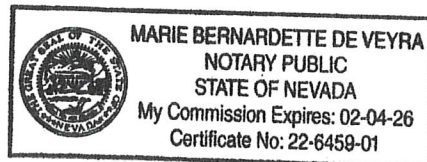
(SEAL)

\_\_\_\_\_  
Notary Public

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK         )

This instrument was acknowledged before me on September 3, 2024 by ANDREW DAVIS, as VICE PRESIDENT of The Howard Hughes Company, LLC, a Delaware limited liability company.

(SEAL)



Sharon H. Williams  
\_\_\_\_\_  
Notary Public

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 173 OF PLATS, PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 169 OF PLATS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 PARCEL M PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 172 OF PLATS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 172 OF PLATS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 PARCEL M PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 172 OF PLATS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 126 OF PARCEL MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM FROM PARCEL 4 THE FOLLOWING:

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 173 OF PLATS, PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 169 OF PLATS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 UNIT 2  
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 172 OF PLATS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

ALL OF THE REAL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF THE FINAL MAP OF SUMMERLIN WEST VILLAGE 27 PARCEL M PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 172 OF PLATS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**EXHIBIT B**  
**TITLE EXCEPTIONS**



**First American**

## **Schedule BI & BII (Cont.)**

### **ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1012056-HHLV

Commitment No.: NCS-1012056-HHLV

### **SCHEDULE B, PART II**

#### **Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and that are not shown by the Public Records.
5. Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or Title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

#### **Exceptions 1-6 will be omitted on extended coverage policies**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Water rights, claims or title to water, whether or not shown by the public records.

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9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
10. Any taxes that may be due as provided under NRS 361.4725.
11. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.

APNS:

137-15-401-007, 137-21-101-008, 137-22-101-009  
 137-21-110-001 thru 003  
 137-21-510-002  
 137-21-610-001, 002  
 137-22-110-001  
 137-22-210-006 thru 010  
 137-16-810-001 thru 011  
 137-21-511-001 thru 047  
 137-15-210-001  
 137-15-310-001 thru 010  
 137-15-410-001 thru 006  
 137-15-710-001 thru 004  
 137-15-817-001 thru 009  
 137-16-811-001, 002  
 137-21-512-001  
 137-21-611-001  
 137-22-211-001  
 137-22-516-001 thru 005  
 137-15-411-001 thru 006  
 137-21-513-001  
 137-22-111-001 thru 021  
 137-22-212-001, 002

12. Reservations and provisions as contained in Patent from the United States of America, recorded September 15, 1955, in Book 67 of Official Records, as Instrument No. 56940 and recorded March 27, 1956 in Book 88 of Official Records, as Instrument No. 73769, Clark County, Nevada.
13. Reservations and provisions as contained in Patent from the United States of America, recorded September 15, 1955, in Book 67 of Official Records, as Instrument No. 56941 and recorded March 27, 1956 in Book 88 of Official Records, as Instrument No. 73768, Clark County, Nevada Records.
14. An easement for public utilities and incidental purposes in the document recorded December 1, 1993 in Book 931201 as Instrument No. 01270 of Official Records.
15. A document entitled "Easement Agreement" recorded October 9, 1995 in Book 951009 as Instrument No. 00023 of Official Records.
16. A document entitled "Grant of Easement for Drainage Facilities" recorded April 2, 1996 in Book 960402 as Instrument No. 01120 of Official Records.

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17. A document entitled "Easement Agreement" recorded October 1, 1996 in Book 961001 as Instrument No. 00671 of Official Records.
18. A document entitled "Development Agreement", executed by and between Howard Hughes Properties, Limited Partnership and The City of Las Vegas recorded November 21, 1997 in Book 971121, as Instrument No. 00839 of Official Records.
  - A document entitled "Development and Financing Agreement" recorded December 13, 2000 in Book 20001213 as Instrument No. 00364 of Official Records.
19. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded December 17, 1997, in Book 971217 as Instrument No. 00748 of Official Records, over a portion of the land.
20. A document entitled "Easement Agreement" recorded March 10, 1999 in Book 990310 as Instrument NO. 01072 of Official Records.
21. Easements as shown and/or dedicated upon the parcel map, recorded in File 91, Page 28 of Parcel Maps.
22. An easement for public utilities and incidental purposes in the document recorded November 3, 1999 in Book 991103 as Instrument No. 00824 of Official Records.
23. Covenants, conditions, easements and restrictions in a permanent easement recorded April 5, 2000, in Book 20000405 as Instrument No. 00607 of Official Records.
24. An easement for Beltway Channel Flood Control Facilities and incidental purposes in the document recorded April 5, 2000 in Book 20000405 as Instrument No. 00611 of Official Records.
25. Covenants, conditions, and restrictions in a Declaration of Special Land Use Restrictions recorded June 15, 2000, in Book 20000615 as Instrument No. 00714 of Official Records.
26. An easement for Flood Control Facilities and incidental purposes in the document recorded August 15, 2000 in Book 20000815 as Instrument No. 00821 of Official Records.
27. An easement for Flood Control Facilities and incidental purposes in the document recorded August 16, 2000 in Book 20000816 as Instrument No. 00525 of Official Records.
28. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded January 23, 2001 in Book 20010123 as Instrument No. 01409 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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- **The right to levy certain charges or assessments against the land which shall become a lien if not paid as set forth in the above declaration of restrictions, and is conferred upon Summerlin West Community Association.**

Said document allows for annexation of the land described herein

29. An easement for public utilities and incidental purposes in the document recorded April 17, 2001 in Book 20010417 as Instrument No. 01977 of Official Records.
  30. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded January 17, 2002, in Book 20020117 as Instrument No. 01522 of Official Records, over a portion of the land.
  31. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded March 7, 2002, in Book 20020307 as Instrument No. 01856 of Official Records, over a portion of the land.
  32. An easement for public utilities and incidental purposes in the document recorded September 19, 2002 in Book 20020919 as Instrument No. 01856 of Official Records.
  33. An easement for Nevada Power and incidental purposes in the document recorded April 4, 2003 in Book 20030404 as Instrument No. 00086 of Official Records.
- A Partial Relinquishment of Grant of Easement by Nevada Power Company, June 1, 2007 in Book 20070601, as Document No. 03210, of Official Records.
34. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 6, 2004, in Book 20040206 as Instrument No. 01300 of Official Records, over a portion of the land.
  35. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2004, in Book 20040220 as Instrument No. 01664 of Official Records, over a portion of the land.
  36. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 6, 2004, in Book 20040506 as Instrument No. 01223 of Official Records, over a portion of the land.
  37. An easement for public utilities and incidental purposes in the document recorded August 2, 2004 in Book 20040802 as Instrument No. 04556 of Official Records.

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38. Easements as shown and/or dedicated upon the final map of Summerlin Village 21 Fire Station 47, on file in Book 120 of plats, Page 17, of Official Records.
39. An easement for public utilities and incidental purposes in the document recorded April 27, 2006 in Book 20060427 as Instrument No. 04171 of Official Records.
40. An easement for public utilities and incidental purposes in the document recorded August 4, 2006 in Book 20060804 as Instrument No. 04986 of Official Records.
41. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded October 4, 2006, in Book 20061004 as Instrument No. 01716 of Official Records, over a portion of the land.
42. Easements as shown and/or dedicated upon the parcel map, recorded in File 112, Page 94 of Parcel Maps.
43. An easement for public utilities and incidental purposes in the document recorded January 5, 2007 in Book 20070105 as Instrument No. 01581 of Official Records.
44. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 29, 2007, in Book 20070529 as Instrument No. 01401 of Official Records, over a portion of the land.
- A document entitled "Las Vegas Valley Water District Partial Relinquishment of Easement and Rights-of-Way" recorded July 21, 2016 in Book 20160721 as Instrument No. 01582 of Official Records.
45. A temporary easement for construction and incidental purposes in the document recorded June 1, 2007 in Book 20070601 as Instrument No. 02031 of Official Records.
46. Covenants, conditions, and restrictions in a Development and Financing Agreement recorded June 26, 2007, in Book 20070626 as Instrument No. 01865 of Official Records.
47. An easement for public utilities and incidental purposes in the document recorded September 5, 2007 in Book 20070905 as Instrument No. 02664 of Official Records.
48. An easement for public utilities and incidental purposes in the document recorded November 19, 2007 in Book 20071119 as Instrument No. 02005 of Official Records.
49. A document entitled "City of Las Vegas Notice of Zoning Action" recorded January 4, 2008 in Book 20080104 as Instrument No. 04220 of Official Records.
50. Covenants, conditions, easement and restrictions in a Grant of Easement for Interim Debris Basin Facilities recorded May 27, 2008, in Book 20080527 as Instrument No. 05039 of Official Records.
51. Covenants, conditions, easement and restrictions in a Permanent Drainage Easement recorded May 27, 2008, in Book 20080527 as Instrument No. 05040 of Official Records.

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52. Covenants, conditions, easement and restrictions in a Perpetual Easement for Pedestrian Trail Purposes recorded May 27, 2008, in Book 20080527 as Instrument No. 05041 of Official Records.
53. An easement for public utilities and incidental purposes in the document recorded October 6, 2008 in Book 20081006 as Document No. 03844 of Official Records.
54. An easement for public utilities and incidental purposes in the document recorded October 6, 2008 in Book 20081006 as Document No. 03845 of Official Records.
55. Covenants, conditions, and restrictions in a Declaration of Conditional Transfer Fee Covenants recorded May 10, 2011, in Book 20110510 as Instrument No. 01590 of Official Records.
56. Covenants, conditions, and restrictions in a Notice of Private Transfer Fee Obligation recorded May 30, 2012, in Book 20120530 as Instrument No. 04731 of Official Records.
57. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded March 6, 2013, in Book 20130306 as Instrument No. 01541 of Official Records, over a portion of the land.
58. Easements as shown and/or dedicated upon the parcel map, recorded in File 118, Page 100 of Parcel Maps.
59. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded October 22, 2013, in Book 20131022 as Instrument No. 2145 of Official Records, over a portion of the land.
60. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded June 19, 2014, in Book 20140619 as Instrument No. 03353 of Official Records, over a portion of the land.
61. An easement for underground cables and related facilities or structures and incidental purposes in the document recorded June 22, 2014 in Book 20140722 as Instrument No. 01011 of Official Records.
62. An easement for sewer lines and appurtenances thereto and incidental purposes in the document recorded September 22, 2014 in Book 20140922 as Instrument No. 04152 of Official Records.
63. An easement for sewer lines and appurtenances thereto and incidental purposes in the document recorded September 22, 2014 in Book 20140922 as Instrument No. 04153 of Official Records.
64. An easement for drainage channels, pipes, conduits and attached appurtenances and incidental purposes in the document recorded September 22, 2014 in Book 20140922 as Instrument No. 04154 of Official Records.

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65. An easement for drainage facilities, sewer lines and appurtenances and incidental purposes in the document recorded September 22, 2014 in Book 20140922 as Instrument No. 04155 of Official Records.
66. A document entitled "Right of Entry" recorded May 11, 2016 in Book 20160511 as Instrument No. 00699 of Official Records.
67. Easements as shown and/or dedicated upon the parcel map, recorded in File 122, Page 22 of Parcel Maps.
68. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 13, 2017, in Book 20171113 as Instrument No. 0002029 of Official Records, over a portion of the land.
69. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 16, 2017, in Book 20171116 as Instrument No. 0001220 of Official Records, over a portion of the land.
70. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 16, 2017, in Book 20171116 as Instrument No. 0001221 of Official Records, over a portion of the land.
71. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 16, 2017, in Book 20171116 as Instrument No. 0001222 of Official Records, over a portion of the land.
72. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 16, 2017, in Book 20171116 as Instrument No. 0001223 of Official Records, over a portion of the land.
73. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 16, 2017, in Book 20171116 as Instrument No. 0001224 of Official Records, over a portion of the land.
74. An easement for Drainage and incidental purposes in the document recorded January 31, 2018 in Book 20180131 as Instrument No. 04862 of Official Records.
75. Easements as shown and/or dedicated upon the parcel map, recorded in File 123, Page 8 of Parcel Maps.

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76. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded April 30, 2018, in Book 20180430 as Instrument No. 005037 of Official Records, over a portion of the land.
77. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded April 30, 2018, in Book 20180430 as Instrument No. 0005038 of Official Records, over a portion of the land.
78. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 1, 2018, in Book 20180501 as Instrument No. 0001656 of Official Records, over a portion of the land.
79. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 1, 2018, in Book 20180501 as Instrument No. 0001659 of Official Records, over a portion of the land.
80. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 1, 2018, in Book 20180501 as Instrument No. 0001662 of Official Records, over a portion of the land.
81. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 1, 2018, in Book 20180501 as Instrument No. 0001664 of Official Records, over a portion of the land.
82. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 1, 2018, in Book 20180501 as Instrument No. 0001665 of Official Records, over a portion of the land.
83. Easements as shown and/or dedicated upon the parcel map, recorded in File 123, Page 36 of Parcel Maps.
84. A document entitled "City of Las Vegas Notice of Zoning Action" recorded August 29, 2018 in Book 20180829 as Instrument No. 000298 of Official Records.
85. An easement for distribution and transmission of electricity and communication facilities and incidental purposes in the document recorded October 15, 2018 in Book 20181015 as Instrument No. 02758 of Official Records.

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86. Easements as shown and/or dedicated upon the parcel map, recorded in File 124, Page 51 of Parcel Maps.
- A document entitled "Order of City of Las Vegas Utility Easement Vacatgion" recorded September 25, 2019 as Instrument No. 20190925-0002374 of Official Records.
87. A document entitled "City of Las Vegas Notice of Zoning Action" recorded April 18, 2019 as Instrument No. 20190418-0000239 of Official Records.
88. A document entitled "City of Las Vegas Notice of Zoning Action" recorded April 18, 2019 as Instrument No. 20190418-0000341 of Official Records.
89. An easement for public utilities and incidental purposes in the document recorded May 6, 2019 as Instrument No. 20190506-0002749 of Official Records.
90. An easement for public utilities and incidental purposes in the document recorded April 26, 2019 as Instrument No. 20190426-0001765 of Official Records.
91. An easement for public utilities and incidental purposes in the document recorded July 31, 2019 as Instrument No. 20190731-0000807 of Official Records.
92. An easement for Private Access Easement and incidental purposes in the document recorded August 27, 2019 as Instrument No. 20190827-0000039 of Official Records.
93. An easement for public utilities and incidental purposes in the document recorded May 28, 2019 as Instrument No. 20190528-0000903 of Official Records.
94. A document entitled "City of Las Vegas Notice of Zoning Action" recorded June 25, 2019 as Instrument No. 20190625-0001394 of Official Records.
95. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2019, in Book 20190725 as Instrument No. 0003717 of Official Records, over a portion of the land.
96. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2019, in Book 20190725 as Instrument No. 0003720 of Official Records, over a portion of the land.
97. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2019, in Book 20190725 as Instrument No. 0003721 of Official Records, over a portion of the land.

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98. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2019, in Book 20190725 as Instrument No. 0003722 of Official Records, over a portion of the land.
99. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2019, in Book 20190725 as Instrument No. 0003723 of Official Records, over a portion of the land.
100. Easements as shown and/or dedicated upon the parcel map, recorded in File 125, Page 15 of Parcel Maps.
101. The terms, provisions and easement(s) contained in the document entitled "Private Access Easement" recorded January 30, 2020 in Book 20200130 as Instrument No. 0000643 of Official Records.
102. The terms, provisions and easement(s) contained in the document entitled "Grant of Access Easement" recorded February 14, 2020 in Book 20200214 as Instrument No. 0002232 of Official Records.
103. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded April 22, 2020 in Book 20200422 as Instrument No. 0001668 of Official Records.
104. Easements as shown and/or dedicated upon the parcel map, recorded in File 126, Page 16 of Parcel Maps.
105. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 11, 2021, in Book 20210211 as Instrument No. 0001478 of Official Records, over a portion of the land.
106. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 5, 2021, in Book 20210805 as Instrument No. 000526 of Official Records, over a portion of the land.
107. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 5, 2021, in Book 20210805 as Instrument No. 000527 of Official Records, over a portion of the land.
108. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 5, 2021, in Book 20210805 as Instrument No. 000530 of Official Records, over a portion of the land.

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109. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 5, 2021, in Book 20210805 as Instrument No. 000532 of Official Records, over a portion of the land.
110. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 30, 2021, in Book 20210830 as Instrument No. 0001778 of Official Records, over a portion of the land.
111. This item has been intentionally deleted.
112. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 30, 2021, in Book 20210830 as Instrument No. 0001788 of Official Records, over a portion of the land.
113. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 30, 2021, in Book 20210830 as Instrument No. 0001797 of Official Records, over a portion of the land.
114. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded August 30, 2021, in Book 20210830 as Instrument No. 0001798 of Official Records, over a portion of the land.
115. This item has been intentionally deleted.
116. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded May 2, 2022, in Book 20220502 as Instrument No. 000661 of Official Records, over a portion of the land.
117. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded October 25, 2022, in Book 20221025 as Instrument No. 000878 of Official Records, over a portion of the land.
118. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 13, 2023, in Book 20230713 as Instrument No. 0000636 of Official Records, over a portion of the land.

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119. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 0000372 of Official Records, over a portion of the land.
120. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000373 of Official Records, over a portion of the land.
121. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000374 of Official Records, over a portion of the land.
122. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000375 of Official Records, over a portion of the land.
123. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000376 of Official Records, over a portion of the land.
124. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000377 of Official Records, over a portion of the land.
125. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 31, 2023, in Book 20230731 as Instrument No. 000378 of Official Records, over a portion of the land.
126. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023, in Book 20231109 as Instrument No. 0000234 of Official Records, over a portion of the land.

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127. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000235 of Official Records, over a portion of the land.
128. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000236 of Official Records, over a portion of the land.
129. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000237 of Official Records, over a portion of the land.
130. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000238 of Official Records, over a portion of the land.
131. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000239 of Official Records, over a portion of the land.
132. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000240 of Official Records, over a portion of the land.
133. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000241 of Official Records, over a portion of the land.
134. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000242 of Official Records, over a portion of the land.

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135. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000243 of Official Records, over a portion of the land.
136. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000244 of Official Records, over a portion of the land.
137. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000245 of Official Records, over a portion of the land.
138. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000246 of Official Records, over a portion of the land.
139. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000247 of Official Records, over a portion of the land.
140. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000248 of Official Records, over a portion of the land.
141. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000249 of Official Records, over a portion of the land.
142. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000250 of Official Records, over a portion of the land.

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143. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000251 of Official Records, over a portion of the land.
144. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000252 of Official Records, over a portion of the land.
145. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000253 of Official Records, over a portion of the land.
146. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000254 of Official Records, over a portion of the land.
147. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000255 of Official Records, over a portion of the land.
148. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 000256 of Official Records, over a portion of the land.
149. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004098 of Official Records, over a portion of the land.
150. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004099 of Official Records, over a portion of the land.

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151. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004100 of Official Records, over a portion of the land.
152. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004101 of Official Records, over a portion of the land.
153. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004102 of Official Records, over a portion of the land.
154. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004103 of Official Records, over a portion of the land.
155. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004104 of Official Records, over a portion of the land.
156. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004105 of Official Records, over a portion of the land.
157. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004106 of Official Records, over a portion of the land.
158. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004107 of Official Records, over a portion of the land.

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159. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004108 of Official Records, over a portion of the land.
160. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004109 of Official Records, over a portion of the land.
161. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004110 of Official Records, over a portion of the land.
162. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004111 of Official Records, over a portion of the land.
163. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 0004112 of Official Records, over a portion of the land.
164. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004113 of Official Records, over a portion of the land.
165. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004114 of Official Records, over a portion of the land.
166. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004115 of Official Records, over a portion of the land.

Document(s) declaring modifications thereof recorded July 11, 2024 in Book 20240711 as Instrument No. 0001714 of Official Records.

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167. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004116 of Official Records, over a portion of the land.

168. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231009 as Instrument No. 004117 of Official Records, over a portion of the land.

Document(s) declaring modifications thereof recorded July 11, 2024 in Book 20240711 as Instrument No. 0001715 of Official Records.

169. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 0004118 of Official Records, over a portion of the land.

170. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded November 9, 2023 , in Book 20231109 as Instrument No. 004119 of Official Records, over a portion of the land.

171. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 14, 2024, in Book 20240214 as Instrument No. 000931 of Official Records, over a portion of the land.

172. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 14, 2024, in Book 20240214 as Instrument No. 000937 of Official Records, over a portion of the land.

173. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 14, 2024, in Book 20240214 as Instrument No. 000938 of Official Records, over a portion of the land.

174. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001811 of Official Records, over a portion of the land.

Affects Lots 41 and 42 of Book 172, page 9

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175. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001812 of Official Records, over a portion of the land.

Affects Lots 33 and 44 of Book 172, page 9

176. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001813 of Official Records, over a portion of the land.

Affects Lots 28 and 29 of Book 172 page 9

177. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001814 of Official Records, over a portion of the land.

Affects Lots 3 and 5 Book 172 page 9

178. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001815 of Official Records, over a portion of the land.

Affects Lots 3 and 4 Book 172 page 9

179. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001816 of Official Records, over a portion of the land.

Affects Lots 26 and 27 Book 172, page 9

180. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001817 of Official Records, over a portion of the land.

Affects Lots 32 and 33 of Book 172, page 9

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181. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001818 of Official Records, over a portion of the land.

Affects Lots 39 and 40 of Book 172 page 9

182. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001819 of Official Records, over a portion of the land.

Affects Lot I Book 172 page 9

183. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001820 of Official Records, over a portion of the land.

Affects lots 30 and 31 of Book 172 page 9

184. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001821 of Official Records, over a portion of the land.

Affects Lot P Book 172 page 9

185. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001822 of Official Records, over a portion of the land.

Affects Lot F Book 172 page 9

186. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001823 of Official Records, over a portion of the land.

Affects Lot D Book 172 Page 9

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187. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001824 of Official Records, over a portion of the land.

Affects Lot F Book 172 Page 9

188. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001825 of Official Records, over a portion of the land.

Affects Lot L Book 172 page 9

189. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001826 of Official Records, over a portion of the land.

Affects Lot G Book 172 Page 9

190. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded February 20, 2024, in Book 20240220 as Instrument No. 001827 of Official Records, over a portion of the land.

Affects Lot G Book 172 Page 9

191. An easement for Sewer and incidental purposes in the document recorded March 7, 2024 in Book 20240307 as Instrument No. 000968 of Official Records.

192. An easement for Drainage and incidental purposes in the document recorded March 7, 2024 in Book 20240307 as Instrument No. 000969 of Official Records.

193. Easements as shown and/or dedicated upon the final map of Summerlin West Village 27 Unit 1, on file in Book 169 of plats, Page 38, of Official Records.

194. Easements as shown and/or dedicated upon the final map of Summerlin West Village 27 Parcel M Phase 1, on file in Book 172 of plats, Page 9, of Official Records.

195. Easements as shown and/or dedicated upon the final map of Summerlin West Village 27 Unit 2, on file in Book 172 of plats, Page 70, of Official Records.

196. Easements as shown and/or dedicated upon the final map of Summerlin West Village 27 Unit 3, on file in Book 173 of plats, Page 2, of Official Records.

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197. Easements as shown and/or dedicated upon the parcel map, recorded in File 126, Page 16 of Parcel Maps.
198. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 16, 2024, in Book 20240716 as Instrument No. Instrument No. 0001250 of Official Records, over a portion of the land.

Affects Common Element D Book 172 page 9

199. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 16, 2024, in Book 20240716 as Instrument No. Instrument No. 0001251 of Official Records, over a portion of the land.

Affects Common Element G Book 172 page 9

200. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 16, 2024, in Book 20240716 as Instrument No. Instrument No. 0001252 of Official Records, over a portion of the land.

Affects Common Element A Book 172 page 9

201. An easement for public utilities and incidental purposes in the document recorded July 16, 2024 in Book 20240716 as Instrument No. 0001602 of Official Records.

Affects Lot 4 of Parcel Map 126 page 16 and Common element of Book 169 Page 38

202. An easement for public utilities and incidental purposes in the document recorded July 16, 2024 in Book 20240716 as Instrument No. 0001604 of Official Records.

Affects Lot N Book 169 page 38

203. An easement for public utilities and incidental purposes in the document recorded July 16, 2024 in Book 20240716 as Instrument No. 0001605 of Official Records.

Affects Lot 4 of Parcel Map 126 page 16

204. An Easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction, and removal of pipelines for conducting water with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded July 25, 2024, in Book 20240725 as Instrument No. Instrument No. 0003007 of Official Records, over a portion of the land.

Affects Common Area F Book 169 page 38

205. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

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206. Rights of parties in possession.
207. Any violations of the Subdivision or Parcel Map Acts pursuant to the Nevada Revised Statutes as defined under Code Section 278.010-278.630.

**NOTE:** We find no open deeds of trust. Escrow please confirm before closing.

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## **EXHIBIT C**

### **LIST OF PROJECT PLANS**

1. Regional V27 Parcel E Boundary Drainage Channel, Full improvements
2. Regional V27 Debris Basin and Outlet, Full improvements
3. Regional V27 COS-1 RCB Dissipator, Full improvements
4. Village 27 Park Drift - Sunset Run\_ Calico Bend, Full improvements
5. Village 27 Park Drift Trail - Sunset Run to Lake Mead, Full Improvements



## EXHIBIT D

### PROJECT PHASES WITH ESTIMATED COMMENCEMENT AND COMPLETION DATES AND COST



Project #	Project Description	Construction Costs	Incidentals <sup>(1)</sup>	Total Cost	Estimated Start Date	Estimated Completion Date
1	Regional Village 27 Parcel E Boundary Drainage Channel - Rough Grading and Storm Drain Improvements	\$5,755,331	\$863,300	\$6,618,631	September 2024	November 2025
2	Regional Village 27 Debris Basin and Outlet - Rough Grading and Storm Drain Improvements	\$7,030,541	\$1,054,581	\$8,085,122	November 2024	November 2025
3	Regional Village 27 COS-1 RCB Dissipator - Rough Grading and Storm Drain Improvements	\$13,631,966	\$2,044,795	\$15,676,761	August 2025	November 2026
4A	Village 27 Park Drift - Sunset Run_ Calico Bend - Road Grading, Water, Sewer, Storm Drain and Pavement Improvements	\$3,913,500	\$587,025	\$4,500,525	June 2024	September 2025
4B	Village 27 Park Drift - Sunset Run_ Calico Bend - Street Lights Improvements	\$1,000,636	\$150,095	\$1,150,731	February 2025	May 2025
5A	Village 27 Park Drift Trail - Sunset Run to Lake Mead - Road Grading, Water, Sewer, Storm Drain and Pavement Improvements	\$10,852,136	\$1,627,820	\$12,479,956	April 2024	July 2025
5B	Village 27 Park Drift Trail - Sunset Run to Lake Mead East - Street Lights Improvements	\$1,257,874	\$188,681	\$1,446,555	December 2024	February 2026
<b>Total:</b>		<b>\$43,441,984</b>	<b>\$6,516,298</b>	<b>\$49,958,282</b>		

<sup>(1)</sup> 15% Soft Costs (Fees, Insp., Permits, Mgmt. & Contingency)



## EXHIBIT E

### SUPPLEMENTAL GENERAL CONDITIONS - CONSTRUCTION

#### CONSTRUCTION CONTRACT DOCUMENTS

##### 1. REFERENCE SPECIFICATIONS AND DEFINITIONS

It is understood that The Howard Hughes Company, LLC, a Delaware limited liability company (the "Developer"), will be acting as the general contractor for the Project (as defined in the Development and Financing Agreement to which this Exhibit E is attached, the "Agreement") through the Developer's affiliated development management entity, Summerlin Development, LLC, a Delaware limited liability company (the "Contractor"). To the extent applicable, the Developer expressly warrants and acknowledges that all provisions of this Exhibit E and the following Exhibit F pertaining to the Developer will be incorporated into any and all contracts executed by the Developer with the Contractor (the "Contractor Agreements," as applicable to either the Developer or the Contractor) or will otherwise be complied with by the Contractor to the same extent as if the Contractor were a party to the Agreement. Capitalized terms used in this Exhibit E and not otherwise defined have the meanings given to such terms in the Agreement.

The standards and codes listed below are an integral part of the Agreement and are incorporated herein by reference. The Developer and the Contractor are advised to become familiar with the content of the following documents, as they shall govern the construction of the Project. Work on any public utility shall be performed in accordance with the Uniform Standard Specifications and Drawings except where modified by the utilities' own standards.

- A. **Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada** (the "Standard Specifications");
- B. **Uniform Standard Drawings for Public Works Construction, Clark County Area, Nevada, Volume I and Volume II** (the "Standard Drawings");
- C. **Summerlin Area Standard Drawings**;
- D. **Manual On Uniform Traffic Control Devices** (the "M.U.T.C.D.");
- E. **State of Nevada Standard Specifications for Road and Bridge Construction** (the "NDOT Standard Specifications" or the "State of Nevada Standard Specifications");
- F. **State of Nevada Standard Plans for Road and Bridge Construction** (the "NDOT Standard Drawings" or the "State of Nevada Standard Plans");

- G. Nevada Work Zone Traffic Control Handbook (the "Work Zone Handbook");
- H. American Society for Testing and Materials (the "ASTM");
- I. Uniform Design and Construction Standards for Water Distribution Systems (the "Water District Standards");
- J. Southern Nevada Design and Construction Standards for Wastewater Collection Systems (the "Sewer Specifications"); and
- K. City of Las Vegas Municipal Code (the "City Code").

## 2. LICENSING OF CONTRACTOR

As of the date of this Agreement, the Developer represents that the Contractor is duly licensed for this particular work. Should the Contractor intend to sub-let portions of the work, the Developer shall insure that all subcontractors be licensed in accordance with the Nevada State laws and the City Code.

## 3. CONTRACT DRAWINGS

The plans used by the Contractor (the "CONTRACT DRAWINGS") do not purport to show all the detail of the work. They are intended to illustrate the character and extent of the performed desires under the contract. Therefore, they may be supplemented or revised from time to time, as the work progresses, by Developer's engineer (the "ENGINEER") or by the Contractor.) Drawing revisions and/or additional drawings or sketches will be made and furnished to the Contractor if they are deemed necessary to adequately illustrate the work.

## 4. ADDENDA AND INTERPRETATIONS

No interpretation of the meaning of the plans, specifications or other contract agreements shall be orally made to any subcontractor during the bidding process. Bidders shall take no advantage of any apparent error or omission in the bidding documents. In the event the Bidders discover such an error or omission, they shall immediately notify the ENGINEER. Every request for an interpretation should be in writing addressed to the ENGINEER.

## 5. CONFLICTING CONDITIONS

Any provisions in the Contractor DRAWINGS which may be in conflict or inconsistent shall be void to the extent of such conflict or inconsistency. The order of precedence of the documents shall be as follows:

- A. Addenda;
- B. Change Orders;

- C. Special Conditions;
- D. Supplemental General Conditions;
- E. General Conditions;
- F. Standard Specifications;
- G. Standard Drawings; and
- H. Contract Drawings.

6. **PROVISIONS REQUIRED BY LAW DEEMED INSERTED**

Each and every provision of Chapter 338.013 through 338.090 of N.R.S. and other laws required to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though they were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party the contract shall be physically amended to make such insertion or correction. Questions involving the Prevailing Wage Rates – Clark County should be referred to the Labor Commissioner, State of Nevada, at (702) 486-2650.

7. **INDEMNITY**

The Developer will expressly acknowledge and will agree to protect, indemnify and hold the City, its officers, employees, agents, consulting engineers and other retained consultants, harmless from and against any and all claims, damages, losses, suits, actions, decrees judgments, attorney's fees, court costs and other expenses of any kind or character which the City, its officers, employees, agents, consulting engineers or other retained consultants may suffer, or which may be sought against, recovered from or obtainable against the City, its officers employees, agents, consulting engineers or other retained consultants; (i) as a result of, or by reason of, or arising out of, or on account of, or in consequence of the operations of the Contractor, its subcontractors or agents, or anyone directly or indirectly employed by any sub-contractor or agent, in the fulfillment or performance of the terms, conditions or covenants of this agreement, or (ii) as a result of, or by reason, or arising out of or in account of, or in consequence of, any neglect in safeguarding the work; or (iii) through the use of unacceptable materials in construction of the work; or (iv) because of any claim or amount recovered under the Nevada Industrial Insurance Act, or any other law, ordinance, order or decree. The Developer will defend, at its own expense, the City, its officers, employees, agents, consulting engineers and other retained consultants, against any and all claims, suits or actions which may be brought against them, or any of them, as a result of, or by reason of, or on account of, or in consequences of any act or omission against which the Developer has indemnified the City. If the Developer shall fail to do so, the City shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs of such defense to the Developer, including attorney's fee and court costs.

The Developer shall guarantee the payment of all just claims for materials, supplies and labor, and all other just claims against it or any subcontractor, in connection with this Agreement.

**8. CLARK COUNTY POLLUTION CONTROL**

Prior to starting construction, the Contractor shall obtain a Dust Control Permit for Construction Activities from the Clark County Department of Air Quality, and shall pay all costs therefore and conform to all rules and regulations thereof.

The Contractor shall so perform its work as not to discharge into the atmosphere from any source whatever smoke, dust, or other air contaminants in violation of the laws, rules and regulations of all federal, state and local air and water pollution requirements including but not limited to:

- A. Nevada Revised Statute 445: Air Quality Regulation;
- B. Registering with the Clark County Health Department, Air Pollution Board, any equipment requiring operating permits by said Board;
- C. Adhering to all Clark County Air Pollution Board regulations; and
- D. No time extensions shall be granted for time lost due to violations of Clark County Pollution Regulations.

**9. NATIONAL POLLUTION DISCHARGE PERMIT**

If the construction activity will disturb one or more acre of land, a General National Pollutant Discharge Elimination System (NPDES) Permit *may* be required. It will be the Developer's responsibility to determine if this permit is required.

**10. EQUAL EMPLOYMENT OPPORTUNITY**

The Developer acknowledges the following provisions:

- A. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin.
- B. The Contractor will take action to ensure that the applicants are considered for employment, and that employees are treated during employment without regard to their race, sex, creed, color, or national origin. Such action shall include, but not be limited to the following; employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training; including apprenticeship.

- C. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this non-discrimination clause.
- D. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.

**11. COMPLIANCE WITH COPELAND ANTI-KICKBACK ACT AND REGULATIONS**

The Contractor shall comply with the Copeland Anti-Kick Back Act (19 U.S.C. 874) as supplemented in the Department of Labor Regulations (29 CFR Part 3). This act provides that each Contractor or subcontractor shall be prohibited from inducing by any means, any person employed in the construction, completion or repair of public work, to give up any part of the compensation to which he is otherwise entitled.

**12. PROHIBITED INTERESTS**

No official of the City, who is authorized in such capacity and on behalf of the City to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving any architectural, engineering, inspection, construction or material supply contract or any sub-contract in connection with the construction of the Project, shall become directly or indirectly interested personally in this contract or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of or for the City to exercise any legislative, executive, supervisory or other similar functions in connection with the construction of the Project, shall become directly or indirectly interested personally in this contract or in any part hereof, any material supply contract sub-contract, insurance contract, or any other contract pertaining to the project.

**13. GENERAL GUARANTY**

Neither the final certificate of payment nor any provision in the Contractor Agreements, nor partial or entire occupancy of the premises by the City, shall constitute an acceptance of work not done in accordance with this Agreement, or relieve the Contractor of liability in respect to any express warranties, or responsibility for faulty materials or workmanship. The Developer shall remedy any defects in the work and pay for any damage to other work resulting therefrom which shall appear within a period of one (1) year from the date of final acceptance of the work by the City unless a longer period is specified. The City will give notice to the Developer of observed defects with reasonable promptness.

**14. PROSECUTION AND PROGRESS**

If applicable, any subcontractor agreements will bind subcontractors and the Contractor by the terms of the General Conditions insofar as applicable to the work of subcontractors and to give the Contractor the same power as regards to terminating any



subcontract that the City may exercise over the Developer under any provisions of the Contractor Agreements.

**15. CITY'S RIGHT TO WITHHOLD APPROVAL**

The Developer agrees to indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, material men, and furnishes of machinery and parts thereof, equipment, power tools and all supplies, including commissary, incurred in the furtherance of the performance of the Contractor, (ii) the Developer shall, at the City's request, furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged, or waived, and (iii) if the Developer fails to perform, the construction project will not be approved for acquisition until the Developer furnished satisfactory evidence that all obligations have been discharged.

**16. WARRANTIES**

The Developer shall provide that warranties for equipment, products, material and supplies required by the Standard Specifications, Standard Drawings, and Contract Drawings shall commence at the date of filing of the Notice of Completion.

## EXHIBIT F

### LIST OF SPECIAL CONDITIONS AND SPECIFICATIONS

The acquisition process for Special Improvement District No. 818 (Summerlin Village 27) (the "District") will be administered by the City of Las Vegas (the "City"), in accordance with the Engineer's Report and the articles outlined in the Development and Financing Agreement (the "Agreement") to which this Exhibit F is attached. This Exhibit F and Exhibit E, which is also attached to the Agreement ("Exhibit E"), constitute the entire set of requirements that The Howard Hughes Company, LLC, a Delaware limited liability company (the "Developer"), must adhere to in order for the City to systematically acquire each segment of the Project (as defined in the Agreement). Exhibit E establishes additional criteria that will be required to provide an orderly and systematic method for the Developer to construct the Project and for the City to acquire the Project. Where this Exhibit F contradicts any item in the Contractor Agreements (as defined in Exhibit E), the methodology set forth in this Exhibit F shall be used to change, amend, alter or modify the Contractor Agreements, as required, to provide for the completion and acquisition of the Project.

#### 1. DEVELOPER DRIVEN SPECIAL IMPROVEMENT DISTRICT DEFINITIONS

A special improvement district is a legal device by which the City can permit a developer to utilize the state laws pertaining to assessment districts (NRS 271) in a format that permits the City to use municipal bond fund proceeds to acquire the infrastructure improvements necessary for the District. The municipal bond fund proceeds are used to acquire those infrastructure improvements the district needs to accomplish its intended purpose. The District is a residential community. The infrastructure improvements are those public improvements required to provide necessary services normally provided by the City to projects of similar scope.

As a developer-driven special improvement district, the Developer will build the Project and the City will acquire segments of the Project on behalf of the future property owners using the bond fund proceeds. The future property owners will be assessed on a benefits basis for the amount of the bond proceeds. It is understood that the Contractor (as defined in Exhibit E) will develop the Project on the Developer's behalf. The procedures for this contracting arrangement are normal and usual for the industry. In order to permit this to occur and simultaneously adhere to the requirements of NRS 338.013 through 338.090 inclusive, the following items are hereby made a part of the Agreement.

- A. **Project and Construction Projects Defined.** As specified in the Agreement, the infrastructure improvements that will be built with the proceeds of the sale of municipal bonds are in aggregate referred to as the Project.
- B. **Bidding and Award of Construction Projects.** The general conditions set forth in Exhibit E establish the requirements that are applicable to the bidding and award of each segment of the Project. Such general conditions are modified by these special conditions to

provide for the special nature of the Developer-driven special improvement district. The modifications include the requirements as follows:

- i. **Bidding.** The requirement to publicly notice the bid is waived in order to provide the Developer the latitude to work with qualified contractors that understand the unique nature of the land development business and will work with the Developer to achieve his goals.
- ii. **Bid Review.** There will be an opening of all bids, if bidding is selected to obtain the most cost effective contractor.
- iii. **Award.** The Developer will proceed to award the Project.
- iv. **Bid Tabulations.** If the Project is bid, bid tabulations will be prepared by the Developer listing the contractors and their price breakdown for each of the bid items. Where alternate bid items have been permitted the tabulation shall reflect the alternate bid as well.
- v. **Combining of Construction Projects.** If the Developer awards two or more segments of the Project, the payment items in the related construction contract will clearly define the pay items associated with each segment of the Project. If this is not possible then the applicable segments of the Project will be acquired at the same time.
- vi. **Notices.** The Developer shall provide copies of the following immediately to the City for each segment of the Project at the time of request for reimbursement for the costs of such segment of the Project:
  - a. **Notice of Award**
  - b. **Notice to Proceed**
  - c. **Notice of Acceptance**

## 2. SUBMISSION FOR AUDIT/ACQUISITION OF EACH SEGMENT OF THE PROJECT

The following includes a series of documents necessary to have a formal acquisition reviewed. These documents will be submitted along with a statement attesting to their authenticity signed by the Developer. The Developer will submit the applicable segment of the Project for acquisition after receipt of written acceptance by the City. A description or explanation of each item to be included with the payment request is as follows:

- A. **Cost Tabulation.** Provide an itemized breakdown of all costs associated with the acquisition. It will include, in a summary format, construction costs certified by the Developer's or the Contractor's engineer, including the determination of the final pay quantities, surveying costs, geotechnical costs, engineering costs, fees and other applicable costs provided for in the Agreement to be considered as part of the payment request.
- B. **Contract.** The construction agreement with the Contractor must accompany the payment request for each segment of the Project.
- C. **Invoices.** Depending upon the nature of the construction contract between the Developer and the Contractor, it is assumed that on a monthly basis the Contractor will submit to the Developer with its progress payment request a statement of work completed and an invoice for payment of services. This and any subcontractor's requests for payment are to be submitted.
- D. **Disbursement Records.** Disbursement records, including proof of payment, must be kept and accompany any payment request for Developer funds which are used to pay for each segment of the Project and other costs as provided in A above.
- E. **Prevailing Wage; Certified Payroll.** All contracts for the construction of each segment of the Project are required to have the employees of the Contractor compensated with the then prevailing wage. A copy of the certified payroll for the Contractor and any subcontractors must be submitted with each and every payment request.
- F. **Change Orders.** In the event a change order is required in order to have the Contractor complete items beyond the scope of the agreement with the Contractor, the change order documents must accompany the request. The actual procedure for having a change order approved and authorized is established during the startup of any construction activity. Change orders will be reviewed at the time they occur and in the period for which payment is necessary. Change orders will not be paid to the Developer until the final acquisition of the segment of the Project is reviewed and only if the segment of the Project contains excess funds and the change order is determined to be legitimate.
- G. **Discrepancies/Resolutions.** In the event there are contractual items between the Developer and the Contractor that bear upon the payment request, these items must be submitted, in writing, as part of the request. The City will review the documents and determine if they have any bearing upon the payment request.

- H. **Evidence of Acceptance.** For each segment of the Project, evidence of acceptance from the applicable utility or government must accompany the submittal.
- I. **Permitting Information** – It is understood that construction permits will be obtained from several agencies in order for each segment of the Project to move forward. Any payments made to obtain permits related to any segment of the Project must be submitted for such segment of the Project. The City also reserves the right to request a copy of each applicable permit.
- J. **Liens** – Preliminary Notices and Final Lien Releases will be submitted for all subcontractors and suppliers involved with each segment of the Project.

**EXHIBIT G**  
**PREVAILING WAGES**



# STATE OF NEVADA

9

JOE LOMBARDO  
GOVERNOR

TERRY REYNOLDS  
DIRECTOR

BRETT HARRIS  
LABOR COMMISSIONER



OFFICE OF THE LABOR COMMISSIONER  
3340 WEST SAHARA AVENUE  
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## 2024 PREVAILING WAGE RATES CLARK COUNTY

**DATE OF DETERMINATION: October 1, 2023**

**APPLICABLE FOR PUBLIC WORKS PROJECTS OVER \$100,000 BID/AWARDED  
OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024**

Pursuant to Nevada Revised Statutes (NRS) section 338.030(9)(a), "If the contract for a public work: (a) Is to be awarded pursuant to a competitive bidding process, the prevailing wages in effect at the time of the opening of the bids for a contract for a public work must be paid until the completion or termination of the contract or for the 36 months immediately following the date on which the bids were opened, whichever is earlier." For contracts not awarded pursuant to competitive bidding, please see NRS section 338.030(9)(b). However, if a project exceeds 36 months new wage rates may apply pursuant to NRS section 338.030(9)(10). Prevailing Wage Rates may be adjusted based on Collective Bargaining Agreements (CBA's) and adjustments to those agreements. (See NRS 338.030)

**PREVAILING WAGE DETERMINATIONS** - NRS 338.030 subsection 7, the wages so determined must be:

- (a) Issued by the Labor Commissioner on October 1 of the odd-numbered year in which the survey was conducted and, except as otherwise provided in subsection 8, remain effective for 2 years after that date; and (b) Made available by the Labor Commissioner to any public body which awards a contract for any public work.

Senate Bill 243 passed during the 80th Nevada Legislative Session (2019) and set forth in NRS section 338.025, now requires the Labor Commissioner to calculate the Prevailing Wage Rates by region. NRS section 338.025 Prevailing wage regions. For the purpose of determining the prevailing rate of wages pursuant to NRS section 338.030, four prevailing wage regions are hereby established in this State as follows:

1. The Washoe Prevailing Wage Region consisting of Washoe County;
2. The Northern Rural Prevailing Wage Region consisting of Carson City and the counties of Churchill, Douglas, Elko, Eureka, Humboldt, Lander, Lyon, Mineral, Storey, Pershing and White Pine;
3. The Clark Prevailing Wage Region consisting of Clark County; and
4. The Southern Rural Prevailing Wage Region consisting of the counties of Esmeralda, Lincoln and Nye.

**OBJECTIONS TO PREVAILING WAGE DETERMINATIONS** – NRS section 338.030 subsection 2. Objections to the Prevailing Wage Determinations must be submitted within 30 days after the Prevailing Wage Determinations are issued.

Pursuant to NRS section 338.030 subsection 8, the Labor Commissioner will review the prevailing wage rates in each even-numbered year to determine if adjustments should be made.

**As Amendments/Revisions are made to the wage rates, they will be posted on the website for each respective Region. Please review regularly for any Amendments/Revisions that are posted or contact our offices directly for further assistance.**



Air Balance Technician .....	4
Alarm Installer.....	5
Boilermaker .....	7
Bricklayer.....	8
Carpenter.....	10
Cement Mason .....	15
Electrician – Communication Technician .....	18
Electrician - Lineman .....	20
Electrician – Neon Sign .....	22
Electrician - Wireman.....	23
Elevator Constructor .....	25
Fence Erector.....	27
Field Soils and Material Tester .....	28
Flagperson.....	29
Floorcoverer .....	30
Glazier .....	32
Highway Striper .....	34
Hod Carrier-Brick Mason .....	35
Hod Carrier – Plasterer Tender .....	36
Ironworker.....	38
Laborer .....	41
Mechanical Insulator.....	44
Millwright.....	46
Operating Engineer .....	49
Operating Engineer – Cranes, Piledriving and Hoisting Equipment.....	50
Operating Engineer – Surveyor .....	51
Operating Engineer – Tunnel.....	51
Painter .....	54
Piledriver (Non-Equipment) .....	56
Plasterer.....	58
Plumber/Pipefitter .....	60
Refrigeration .....	62
Roofer.....	64
Sheet Metal Worker .....	67
Sprinkler Fitter .....	68
Taper .....	69
Tile/Terrazzo Worker/Marble Mason .....	71
Traffic Barrier Erector .....	78
Truck Driver .....	74
Well Driller .....	75
<b>Group Classification</b>	
Labor Group Classifications.....	76
Operating Engineers Classifications .....	79
Truck Driver Group Classifications .....	92

**NRS section 338.010 subsection (25) “Wages” means:**

- a) The basic hourly rate of pay; and
- b) The amount of pension, health and welfare, vacation and holiday pay, the cost of apprenticeship training or other similar programs or other bona fide fringe benefits which are a benefit to the worker.

**NRS section 338.035 Bona Fide Fringe Benefits** - Discharge of part of obligation of contractor or subcontractor engaged on public work to pay wages by making certain contributions in name of workman. “Bona fide fringe benefit” means a benefit in the form of a contribution that is made not less frequently than monthly to an independent third party pursuant to a fund, plan or program: (a) Which is established for the sole and exclusive benefit of a worker and his or her family and dependents; and (b) For which none of the assets will revert to, or otherwise be credited to, any contributing employer or sponsor of the fund, plan or program. The term includes, without limitation, benefits for a worker that are determined pursuant to a collective bargaining agreement and included in the determination of the prevailing wage by the Labor Commissioner pursuant to NRS section 338.030.

Please see NRS sections 338.010, 338.020, and 338.035 and Nevada Administrative Code (NAC) sections 338.0097 and 338.092 through 338.100 for further details on “Bona fide fringe benefits” and reporting requirements and exceptions.

**Job Descriptions for Recognized Classes of Workers**

Regarding job descriptions for public works projects, please take notice of the following:

1. The job description links have been redacted to include ONLY the scope of work for the craft.
2. Pursuant to NAC section 338.0095(1)(a) - A worker employed on a public work must be paid the applicable prevailing rate of wage for the type of work that the worker actually performs on the public work and in accordance with the recognized class of the worker.
3. The work description for a particular class is not intended to be jurisdictional in scope.
4. Any person who believes that a type of work is not classified, or who otherwise needs clarification pertaining to the recognized classes or job descriptions, shall contact the Labor Commissioner in writing for a determination of the applicable classification and pay rate for a particular type of work.
5. The job descriptions set forth or referenced herein supersede any, and all descriptions previously agreed upon by the Labor Commissioner in any settlement agreements or stipulations arising out of contested matters.
6. The following specific provisions, where applicable, shall prevail over any general provisions of the job descriptions:
  - Amendments to the prevailing wage determinations.
  - Group Classifications and/or descriptions recognized by the Labor Commissioner and included with wage determinations for a particular type of work in a particular county.

**Zone Rates**

The zone rate has been added to each applicable craft.

**Premium Pay** Premium pay for hours worked in excess of a shift of 8 hours or 12 hours, or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.

Craft: AIR BALANCE TECHNICIAN (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Air Balance Technician Journeyman.....	86.36
Air Balance Technician-Foreman.....	91.77
Air Balance Technician-General Foreman.....	97.18

**ADD ZONE RATE**

In addition to SHEET METAL WORKER rates add the applicable amounts per hour, calculated on a radius from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 30 miles	\$0.00
Zone 2	31 to 50 miles	\$2.50
Zone 3	51 to 100 miles	\$3.50 (including Laughlin)
Zone 4	Over 100 miles	\$5.00

**ADD PREMIUM PAY**

All work performed outside the regular working hours and performed during the regular work week shall be at one and one-half (1½) times the straight time rate of pay. Sunday and Holidays shall be paid at double (2) times the straight time of pay.

**RECOGNIZED HOLIDAYS**

New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday following Thanksgiving Day, Christmas Eve Day, Christmas Day, or days locally observed as such, and Sunday shall be recognized as holidays.

**JOB DESCRIPTION:** Excerpt from Sheet Metal Local 88 Collective Bargaining Agreement

(a) Manufacture, fabrication, assembling, handling, erection, installation, dismantling, conditioning, adjustment, alteration, repairing and servicing of all ferrous or nonferrous metal work and all other materials used in lieu thereof and of all HVAC systems, air veyor systems, exhaust systems, and air-handling systems regardless of material used including the setting of all equipment and all reinforcements in connection therewith; (b) all lagging over insulation and all duct lining; (c) testing and balancing of all air handling equipment and duct work; (d) the preparation of all shop and field sketches whether manually drawn or computer assisted used in fabrication and erection, including those taken from original architectural and engineering drawings or sketches; (e) metal exterior wall systems, metal roofing and underlayment regardless of material used; (f) any and all auditing, commissioning and testing, of all HVAC in connection with a building rating methods; detailing, shop fabrication, field installation and performance oriented tasks and (g) all other work included in the jurisdictional claims of International Association of Sheet Metal, Air, Rail and Transportation Workers.



## Craft: ALARM INSTALLER (Union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Alarm Installer.....	77.51
Alarm Installer-Foreman.....	83.57
Alarm Installer-General Foreman.....	89.63

### **ADD ZONE RATE**

In addition to Alarm Installer rates add the applicable amounts per hour, based on a radius from the intersection of Main and Fremont in Las Vegas:

Zone 1	0 to 25 miles	\$0.00
Zone 2	25 to 55 miles	\$2.50
Zone 3	56 to 85 miles	\$3.50
Zone 4	86 miles and over	\$4.50

### **ADD PREMIUM PAY**

One and one half (1 and 1/2) times the regular straight time rate of pay and one and one half (1 and 1/2) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over eight (8) hours worked in a single day or a shift.

Double (2x) the regular straight time hourly rate and double (2x) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over twelve (12) hours in a single day or shift.
2. For any hours worked on a Saturday, Sunday, or Holidays from midnight to midnight.
3. For all hours worked by an employee in a week in which the employer has not established a regular five-day work week daily shift.

### **SHIFT DIFFERENTIAL**

1. Second Shift (Swing) will be paid a premium of 15% for all hours worked.
2. Third Shift (Graveyard) will be paid a premium of 30% for all hours worked.

### **HIGH TIME**

All employees working within 5 feet of a direct fall of sixty (60) feet or more shall be paid an additional one-half (1/2) the straight time hourly rate.

### **FULL PROTECTIVE GEAR**

Employees required to wear both full protective clothing (coveralls, bootees, gloves, caps, etc.) and full face respirator shall receive ten percent (10%) above their rate of pay.

### **RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Friday following Thanksgiving Day, Christmas Day

**JOB DESCRIPTION:** Excerpt from Agreement between NECA and Local Union 357, IBEW

Installation, maintenance, service and testing of all apparatus, fire alarm systems and interconnection cables, including fiber optics and/or ethereal aid associated with systems utilizing the transmission including ultra-high frequencies, video, and digital for the commercial, education, security and entertainment purposes

for the following: TV monitoring and surveillance, background music, intercom and telephone interconnect, inventory control systems, microwave transmission, Halon systems, C02, FM200, intergen, also all other suppression systems, multi-media, multiplex, PCM (Pulse Code Modulation), SCADA (Supervisory Control and Data Acquisition), nurse call system, radio page, school intercom and sound, burglar alarms and low voltage master clock systems, and data systems that transmit or receive information and control and all other systems which are intrinsic to the above listed systems.

Installations of raceway systems are not covered under the terms of this Agreement (excluding Ladder Rack for the purpose of the above listed systems). Chases and/or nipples (not to exceed 10 ft.) may be installed on open wiring systems. Removal and discarding of all packaging and waste materials related to the above scope of work, excluding demolition waste.

#### **Senior Technician**

Pull cable, install and trim devices, terminate loops, circuits or other data gathering points. Terminate energized main control panels, racks or other head end equipment as well as test all circuits from the field to the main control panels and/or equipment. A senior technician will supervise and coordinate all work under this Agreement.

#### **Installer Technician / Installer Technician**

Pull cable, trim devices, terminate loops, circuits or other data gathering points. Terminate non-energized main control panels, racks, or other head end equipment, as well as test all circuits from the field device to the non-energized panels and / or equipment. The Installer Technicians and Installer Technician Apprentices shall not energize, or work on any energized circuits, loops or equipment, except under the direction of the onsite Senior Technician.



Craft: BOILERMAKER (Union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Boilermaker.....	72.01
Boilermaker Foreman.....	74.51

**ADD PREMIUM PAY**

Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday.

**BOILERMAKER**, includes but is not limited to:

1. Constructing, assembling, maintaining and repairing stationary steam boilers and boiler house auxiliaries;
2. Aligning structures or plate sections to assemble boiler frame tanks or vats;
3. Assisting in the testing of assembled vessels, directing cleaning of boilers and boiler furnaces;
4. Inspecting and repairing boiler fittings, including, without limitation, safety valves, regulators, automatic-control mechanisms, water columns and auxiliary machines.

Craft: BRICKLAYER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Bricklayer.....67.53

**ADD ZONE PAY**

In addition to BRICKLAYER rates add the applicable amounts per hour, calculated based on a road of over fifty (50) miles from the City Hall of Las Vegas, Nevada:

Zone 1	0-40 Miles	\$0.00
Zone 2	41-50 Miles	\$2.50
Zone 3	51-70 Miles	\$5.00
Zone 4	Over 70 Miles	\$7.50
The area within the city limits of Boulder City and Primm, Nevada shall be considered free zones.		

**ADD PREMIUM PAY**

**Section A.**

Hours. The standard workday shall consist of eight (8) continuous hours of work between the hours of 5:30 a.m. and 4:30 p.m.

**Section B.**

Overtime All work in excess forty (40) hours during the established work week shall be paid at the rate of one and one half (1-1/2) times the hourly base wage rate in effect. Employees will be paid one and one-half (1-1/2) times the hourly wage rate for all hours worked over eight (8) in a single day, and double time (2x) after ten (10) hours in a single day.

1. Employees will be paid double time for hours worked on Union recognized Holidays.
2. Employees will be paid double time on Sundays.
3. Work performed on Saturday will be paid at one and one-half (1-1/2) times the regular wage rate, in accordance with Article XVII, Section D. Work performed on Saturdays in excess of eight (8) hours shall be paid at double the applicable hourly rate.

**Section C.**

1. The first shift shall be the regular day shift insofar as computing wage payments is concerned, and the first day shift shall work a regular eight-hour shift, with a one half-hour unpaid lunch period midway through the shift. The normal starting time for the first shift shall be between 5:30-10:00 a.m.
2. If two work shifts are established, the second shift shall consist of eight (8) hours of continuous work, with a one half-hour unpaid lunch period midway through the shift. Employees working on the second shift shall receive eight hours times the basic straight time rate plus an additional fifty cents (\$.50) per hour for each of those eight hours.
3. If three work shifts are established, the third shift shall consist of seven hours of continuous work, plus one half-hour unpaid lunch period midway through the shift. Employees working on the third shift shall receive the basic straight time rate plus three dollars and twenty-five cents (\$3.25) for each of those seven hours.

4. Time worked in excess of seven hours on the third shift shall be paid at the appropriate overtime rate.

### **RECOGNIZED HOLIDAYS**

Holidays. The Employer agrees to recognize the following holidays: New Year's Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Veterans' Day, Thanksgiving Day, Friday following Thanksgiving Day, and Christmas Day. Any holiday falling on a Sunday will be observed on the Monday following, and any holiday falling on a Saturday will be observed on the preceding Friday.

### **JOB DESCRIPTIONS** Excerpt from Bricklayer and Allied Craftworkers Local Union No. 13 Collective Bargaining Agreement

Brick Masonry shall consist of, but not be limited to, the following work procedures and installation of the following materials:

A. The laying of brick made from any material in, under or upon any structure or form of work where bricks are used, whether in the ground, or over its surface, or beneath water; in commercial and residential buildings, rolling mills, iron works, blast or smelter furnaces, lime or brick kilns; in mines or fortifications, and in all underground work, such as sewers, telegraph, electric and telephone conduits; including the installation of substitutes for brick such as all carbon materials, Karbate, Impervite or mixtures, all acid resistant materials, all terra cotta and porcelain materials, except where the foregoing materials are manufactured to substitute for tile as provided for under the category of Section 8, C, of this Code.

B. All cutting of joints, pointing, cleaning and cutting of brick walls, fireproofing, block-arching, terra cotta cutting and setting, the laying and cutting of all tile plaster, mineral-wool, cork blocks and glass masonry, or any substitute for above materials, the laying of all pipe sewers or water mains and the filling of all joints on the same when such sewers or conduits are of any vitreous material, burnt clay or cement, or any substitute material used for the above purpose, the cutting, rubbing and grinding of all kinds of brick and the setting of all cut stone trimmings on brick buildings, and the preparation and erection of plastic, castables or any refractory materials.

C. Cleaning, grouting, pointing, and other work necessary to achieve and complete the work under the foregoing categories; all waterproofing and black mastic waterproofing, silicone and/or substitutes sandwiched between masonry units in the interior of the wall.

D. All terra cotta called unit tile in sizes over 6"x12" regardless of method of installation; all quarry tile over 9"x9"x1 1/4" in size; split brick or quarry tile or similar material if bedded and jointed with one operation. The bedding, jointing, and pointing of the above materials shall be the work of the craft installing same.

E. All burnt clay extruded cellular products regardless of trade name or method of installation when used as a veneer on structures; all clay products known as terra cotta tile, unit tile, ceramic veneer and machine-made terra cotta and like materials in sizes larger than 6"x12", regardless of the method of installation. Where the preponderance of material to be installed is of the above size, and when material of lesser sizes is to be used in connection therewith, the bricklayers shall install all such materials. Brick paving comes under bricklayers' trade classification.

F. The preparation, setup, calibration, operation, cleaning, and routine maintenance of any mechanical devices or robotics used to install masonry units and materials.

Craft: CARPENTER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Carpenter Journeyman.....	73.02
Carpenter Welder .....	74.02
Carpenter Foreman.....	77.67
Carpenter General Foreman.....	82.79

**ADD ZONE RATE**

In addition to CARPENTER rates add the applicable amounts per hour, calculated from Maryland Parkway and Charleston Boulevard, Las Vegas:

Zone 1	0 to 50 Miles	\$0.00
Zone 2	Over 50 Miles	\$5.00

**ADD PREMIUM PAY**

First two (2) hours outside the regular constituted shift shall be at the rate of time and one-half (1½X).

Saturdays up to the first ten (10) hours shall be at the rate of time and one-half (1½X). All additional hours and Sundays and holidays shall be the rate of double time (2X).

**RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, 4th of July, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, Christmas Day.

**JOB DESCRIPTION** Excerpt from Southwest Regional Council of Carpenters and Affiliated Local Unions Master Labor Agreement

201. Building, heavy highway, and engineering construction, including the construction of, in whole or in part, or improvement or modification thereof, including any structure or operations which are incidental thereto, the assembly, operation, maintenance and repair of equipment, and facilities, used in connection with the performance of the aforementioned work and services and including without limitation the following types or classes of work.

202. Street and highway work, elevated highways, viaducts, bridges, abutments, retaining walls, subways, water supply, water development, reclamation, irrigation, draining and flood control projects, water mains, pipelines, sanitation and sewer projects, dams, aqueducts, canals, reservoirs, intakes, channels, levees, dikes, revetments, foundations, pile driving, piers, locks, dikes rivers and harbor projects, breakwaters, jetties, dredging, tunnels and building inspection. The handling, cleaning, erection, installation and dismantling of machinery, equipment and all work on robotics, included but not limited to rigging, handling, installation, maintenance, programming and the use of all stationary and/or portable robots. This shall include the use of all robots used in any industry, including the nuclear field.

203. The construction, erection, alteration, repair, modification, demolition, addition or improvement, in whole or in part, of any building structure, including oil or gas refineries and incidental structures, solar energy installations and appurtenances which are incidental thereto, or the installation, operation, maintenance and repair equipment, and other facilities used in connection with the performance of such building construction except where such structures are an incidental or supplemental part of highway and engineering construction, as defined in this Section.

204. The Contractor shall construct all wood panel forms, and frame walls to be used on the jobsite for a specific project and such work shall be performed only by carpenters under the terms of this Agreement.

205. Any wood panel forms that are constructed by the carpenters under the provisions of this Agreement may be reused on any jobsite by any Contractor.

206. Any modifications of wood panel forms shall be performed only under the provisions of this Agreement.

207. The provisions of this Agreement shall apply to all standard manufactured commercial brand forms for the placement of concrete where field assembly and disassembly is required. The installation, stripping, and disassembly of forms, which may be reused on any jobsite by any contractor and shoring, will be in accordance with the provisions of this Agreement.

208. This Agreement shall cover all work in connection with Hico and similar type beams including, but not limited to the unloading, carrying, spotting and stacking the initial delivery, the installation, and stripping and removing of Hico shores.

209. This Agreement shall cover all work in connection with Plywood Decking including, but not limited to, the carrying, stacking, installation, and removal.

210. This Agreement shall cover all work in connection with Beam Sides and Beam Soffits, including, but not limited to the cutting, setting, removal, relocation and stacking of Beam Sides and Soffits, bracing and pads.

211. This Agreement shall cover all concrete form work, including, but not limited to, the fabrication, constructing, placing, erection, rigging and hoisting, stripping and removing of all forms and the operation of the fork lift, Leod, Pettibone or mobile equipment to perform all of the above work. This agreement also covers concrete floor polishing.

212. This Agreement shall cover all work in connection with precast, prestressed concrete stone or fabricated units, including, but not limited to, lightweight precast, GFRC, Stone Panels (excluding solid Marble and Granite), Dryvit Exterior Insulating Finish Systems, (EFIS) or any other system of panels that is attached to the interior or exterior of any building or structure; any pre-fabricated concrete stone or imitation stone included as part of the exterior wall system; and any prestressed or precast structural framing members, columns, lintels, and beams and metal studs in reference to all the above work. This Agreement shall include theming work utilizing the materials mentioned above. This Agreement shall cover all types of exhibit work traditionally performed by carpenters.

213. The laying out of all work and operation of all tools and equipment for cutting, handling, assembling and fabrication whether performed at the jobsite or a panelization compound of any and all structural members, including but not limited to those required for pre-fabricated flat curtain wall panels and continuous aesthetic trims or "pop-outs", i.e., cornice work and/or horizontal and vertical banding of any type where such metal framing must be added (to the flat panel) to minimize overall EFIS foam thicknesses and thereby comply with local codes for EFIS curtain walls.

214. Pre-fabrication of materials outside this agreement is permissible under the following situations:

214.1 Custom or specialty non-linear trims, such as ornate column bases, capitals, medallions, and so forth may be all or partially framed outside this agreement if the framing itself is required to affect the assembly of applicable profiled elements thereon for the purpose of shipment to the jobsite; and also, where EPS (foam) profiles or elements are desirable to compete with more costly exterior elements such as GFRC and FRP.

214.2 Where contractors are bidding against non-union contractors who have access to prefabricated products and such products would make unionized contractors noncompetitive and endanger their prospects of successfully competing for a job. In such cases, this waiver shall be processed by the Work Preservation Committee.

215. This Agreement shall cover all work in connection with tilt-up slabs, including but not limited to, benchmarks, lay out, setting of all forms, block outs, metal door and window jambs, templates for bolts, lift points, knee braces, all stripping of forms (whether or not to be reused), rigging, setting, plumbing, and lining, welding, drilling, cleaning, ledger bolts, setting ledgers, setting of expansion joints and caulking. Also, to include forms for stairs and loading docks (setting and stripping), installation of all doors including roll-up, installation of laminated beams or precast structures, and operation of the forklift to perform all of the above work.

216. This Agreement shall cover all work in connection with the hoisting of materials, which are to be used by the carpenters including but not limited to the rigging, guiding, and handling.

217. This Agreement shall cover all work in connection with self-supporting scaffolds over fourteen (14) feet in height or scaffold built for special purposes including, but not limited to, handling, building, erecting and disassembling. Building, erecting and dismantling of any and all motorized or mechanical mast climbing and swinging stage type scaffolds for multi-craft use. Scaffolds erected and dismantled by the scaffold contractors, shall be the work of the carpenters.

218. This Agreement shall cover all work in connection with office modular furniture systems including, but not limited to the unloading by any means, stockpiling, distribution to point of, erection, carrying, handling, transportation, uncrating, installation, cleaning and/or staging of all office, commercial, industrial, institutional, and hotel furniture, furniture systems, furnishing, etc., including (regardless of their materials or method or manner of installation, attachment or connection). Also included will be layout work including the use of level, transit and any other instrument or tool (or adaptable tool) required for the work herein described.

219. This Agreement shall cover asbestos abatement and other work involving the removal of hazardous materials. In the event this work is subcontracted by the Contractor, (Section III shall not apply as stated below). Section III shall not apply but the Contractor agrees to utilize his best efforts to ensure that the work is done by a contractor signatory to an agreement with the Union, provided suitable and competitive signatory contractors are available.

221. The carpenters claim installation of metal studs, metal frames, including siding attached thereto, architectural metal and decorative metal panels, shingles, roofing, and plastics used in the performance of carpentry work, operation of the Pettibone and forklift incidental to carpentry work and the use of survey instruments, either optical or electronic. Carpenters assigned to using survey instruments shall receive not less than the rate of pay for his regular classification.

222. The carpenters claim the layout, rigging, tagging, signaling, cutting, burning, welding, chain sawing, driving, setting and pulling of all soldier piles and soldier beams together with all necessary waling, shoring, underpinning, struts, bracing, capping and lagging necessary for construction of subterranean structures of all types to include, but not limited to subways, subway stations, buildings, storm drains, sewers, pipe lines and all open cut and cover construction projects. The carpenters further claim construction of all covers and access mats to include all necessary rigging for setting and removing, whether intermittently or regularly, and installation and removal of timber decking.

223. Fences constructed of wood, insulation installation, drywall and lathing work is covered in this Agreement and is considered as bargaining unit work, performed under all the terms and conditions of this Agreement.



224. Drywall work, as defined in the Nevada Drywall Master Agreement, and which is covered in this Agreement and is considered as bargaining unit work, shall be performed under all the terms and conditions of the Nevada Drywall Master Agreement between the Southwest Mountain States Regional Council of Carpenters and the Western Wall and Ceiling Contractors Association or the Painting and Decorating Contractors of America. Provided, however, that a Contractor may perform minor and incidental drywall work under the terms and conditions of this Agreement. As of July 1, 2007, the Contractor or his Drywall subcontractor will pay fringe benefits to the Carpenters Trust Funds detailed in this Agreement and, additionally, to any other Drywall Trust Funds that may be negotiated.

225. All drywall work including, but not limited to: The installation, carrying, transportation, handling, stocking, scrapping of all materials and component parts of all types of ceilings regardless of their material or composition or method or manner of installation, attachment or connection, including but not limited to all hangers, carrying channels, cross furring, stiffeners, braces, all bars regardless of material or method of attachment, all integrated gypsum wallboard ceiling heat panels, all radiant heat ceiling backing, all main tees, all cross tees, all splines, all wall and ceiling angles or moldings, all backing board and all finish ceilings materials regardless of method or manner of installation.

226. All work in connection with the installation, erection and/or application, carrying, transportation, handling, stocking and scrapping of all materials and component parts of wall and partitions regardless of their material composition or method or manner of their installation, attachment or connection, including but not limited to all floor and ceiling runners, studs, stiffeners, cross bracing, fire blocking, resilient channels, furring channels, doors and windows, including frames, casing, molding, base accessory trim items, gypsum drywall materials, laminated gypsum systems, backing board for all systems, including but not limited to thin coat and other finished systems, plastic and/or paint finished bases, finish board, fireproofing of beams and columns, fire proofing of chase, sound and thermal insulation materials, fixture attachments including all, layout work, preparation of all openings for lighting, air vents or other purposes, and all other necessary or related work in connection therewith. Carpenters shall manage all scrap materials associated with their work.

227. No limitation shall be placed on the work covered by this Section by reason of the surface or texture or purpose for which the materials described herein are used, designed, or intended.

228. It is further specifically understood that the installation, tying and connection of all types of light iron and metal studs and all types of light iron furring erected to receive the materials specified in this article, including but not limited to gypsum wallboard, walls, partitions, ceiling heat panels, backing boards, plastic or acoustical materials or any material attached to the above described light iron construction is specifically included in the work covered by this Section. This agreement also covers the installation of decorative metal and any type of metal panel.

229. The installation, erection, and construction to include the work of fabrication of all materials to receive a plaster finish, to also include the completing of all light iron construction, furring, making, and erecting of brackets, clips and hangers; metal lath, corner beads and arches erected for the purpose of holding gypsum plaster, cement plaster and all other plaster bases.

230. All carrying bars, purlins, and furring, regardless of size, light iron and metal furring of all descriptions such as rods, channel flat iron and other ceiling systems for the receipt of metal lath, or rock lath, and all other plaster bases which are to receive plaster on one or both sides, to include any and all plastering accessories.

231. The nailing, tying, cutting, welding, and fastening, regardless of method, of the above and all wire and metallic lath of all descriptions connected therewith.

232. The placing, handling, moving and erection of all materials, which fall within the description of work, set forth in this Section. The erecting and moving of all scaffolds and the moving and handling of all materials to be used in the erection of scaffolds or other patented scaffolding.

233. The work covered by this Agreement shall include all types of wood flooring of any size, shape, or pattern in all its branches and phases, such as nailing, filling, laying, striping, tongue and groove, underlayment, blocks-mastic work, sanding, edging, staining, finishing, basing, application of shellac, varnishes, sealers, waxing and all maintenance and related work. Computer floors, and/or raised access floors in all its branches and phases, such as material handling, layout, fabrication, maintenance, installation, cutting, fitting, and fastening of all materials and components, such as pedestal stanchions, stringer systems, seismic bracing, unistrut systems, x-ray supports, light supports, cable vault supports, racks, shelving, ceiling grids, clean room wall framing, ceiling supports, utility screen supports, unistrut metal framing systems of all lightweight standardized components which can be bolted together to form roofs, decks and special structural elements of varying modular configurations and all other necessary structural support assemblies. Installation of ramps, steps, fascia assemblies, plenum dividers, air grills, cable cut-outs, ledge extrusion, handrail assemblies, cove base at perimeter walls, lamination of coverings onto floor panels, and any other operation relative to computer floor installations. In addition to wood flooring, this Agreement shall also cover all types of floor coverings and treatments, including the application of terrazzo and concrete polishing.

234. This Agreement shall cover all work necessary to repair, adjust, or modify Carpenter scopework including any precision demolition associated with such work.

Craft: CEMENT MASON (Union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Cement Mason.....	65.78
Cement Mason – Foreman.....	70.53
Cement Mason – General Foreman .....	72.90

**ADD ZONE RATE**

In addition to CEMENT MASON rates add the applicable amounts per hour, calculated based on a radius from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 Miles	\$0.00
Zone 2	Over 50 Miles	\$4.00

**ADD PREMIUM PAY**

OVERTIME – The first two (2) hours worked outside the regularly constituted shift shall be at the rate of time and one-half (1 ½). All additional hours shall be at the rate of double time (2x). On Saturday work, the first ten (10) hours shall be at time and one-half (1 ½) and all additional hours at double time (2x). Sundays and Holidays shall be at double time (2x). All hours worked after ten (10) hours are at the rate of double time (2x) Monday through Saturday.

For employees on a second shift, all hours worked in excess of seven and one-half (7 ½) hours shall be paid for at the appropriate overtime rate as described above. For employees on a third shift, all hours worked in excess of seven (7) hours shall be paid for at the appropriate overtime rate as described above.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and the Friday following Thanksgiving Day, and Christmas Day.

**JOB DESCRIPTIONS**

1. All building construction, including but not limited to the construction, erection, alteration, repair, modification, demolition, addition, or improvement in whole or in part of any building structure.
2. All heavy, highway and engineering construction, including but not limited to construction, improvement, modification, demolition, of all or any part of streets and highways (including sidewalks, curbs and gutters), bridges, viaducts, rail roads, tunnels, airports, water supply, irrigation, flood control and drainage systems, sewers and sanitation projects, dams, power houses, refineries, aqueducts, canals, river and harbor projects, wharves, docks, breakwaters, jetties, quarrying of breakwater or rip-rap stone, or operation incidental to such heavy construction work.
3. All concrete construction such as buildings, bridges, silos, elevators, smoke stacks, curbs and gutters, sidewalks, streets and roads, paving, alleys and roofs, of mass or reinforced concrete slabs and all flat surfaces of cement, rock asphalt, the placing, pouring and spreading and finishing of all types of bituminous concrete including all types of asphalt floors and pavements, the operation and control of all types of Vacuum Mats used in the drying of cement floors in preparing same for finish, the operations

of laser screeds, roller screeds and any other mechanical screeds, all power driven floats and troweling machines shall be that of the Cement Mason. Cement Masons shall perform all mastic flooring work, whether laid free handed or in pre-cast form on the job; otherwise known as asphalt or mastic, tile, and all other types of resilient floor covering.

4. Cement Masons shall perform the placing with material hose or chute or other device, screeding and finishing of all concrete and pervious concrete surfaces (including gunite, shotcrete and the handling of the cement gun or nozzle), underlayment, overlayments, the stamping, coloring, sealing, curing, waxing, broadcasting of colored stone chips, powdered steel, or coloring powder on concrete, including decorative finishes such as stenciling, staining, dyeing, densification, concrete polishing, sand blasting, grinding and the washing of all concrete construction. The forming and construction involved with any concrete countertop work (including additives and mosaics such as but not limited to glass and specialty aggregates and exposed aggregate). The use of any color pigment when mixed with cement base material including all specialty finishes such as acids staining, alcohol stain, etc., in any other form; mosaic and nail coat whether done by brush, broom, trowel, float, or any other process including operation of machine for scoring floors, or any purpose they may be used for in connection with Cement Masons' trade. All custom and specialty imitation finishes, including but not limited to all ceramic materials, custom rock, brick and block veneer, limitation marble, stone, wood and any other limitation theme. All concrete repair, restoration and inspection work whether architectural or structural, including but not limited to coatings of cement and epoxy coatings of cement based, epoxy and urethanes, injections of epoxies and other repair materials and the use of fiber wrap and other materials used for the structural repair and renovation. Caulking of any type will be the work of the cement mason. Cement Masons shall have jurisdiction over the setting, building, fabricating and installation of all forms, perimeter forms, screeds, bulkheads, batter boards, pour strips, camfer strips for the purpose of containing, shaping or molding concrete, grout, epoxy grout, or any exotic or cement based material on a given line, shape or grade regardless of the composition of the form material. Formwork shall include but not be limited to foundations, sidewalks, curbs and gutters, steps, catch basin and drain inlets, walks, decks, stoops, approaches, etc. and shall include the preparation and setting of all screeds or lines and the use of the level, laser level, transit and builders level in connection with the forming, placement and finishing of all concrete and cement based surfaces or any other method used to determine grade elevation or line. Setting lines for concrete road machines and curb & gutter machines.

5. The mixing, placing, rodding, spreading and finishing of all top materials, sills, coping, steps, stairs, and risers and running all cement, epoxies, and plastic material shall be the work of Cement Masons, all preparatory work on concrete construction to be finished, rubbed, such as sand blasting, cutting of nails, wires, wall ties, etc. All concrete repair processes including below grade and underground including the repair or modification in horizontal or vertical pipe, all vault pouring, pipe banding and shafting, patching, brushing, chipping and bush-hammering, rubbing or grinding if done by machine or hand, diamond or carborundum stone of all concrete construction, setting of all strips, screeds, stakes and grades and curb forms and all glass set in cement. The pointing and patching and caulking around all steel or metal window frames that touch concrete and all concrete segments such as tilt wall and pre-cast. The laying and finishing of Gypsum Material Roof. All dry packing, damp packing, pouring of grout, grouting and the pouring, mixing, handling, placing and pumping of all liquid grouts, epoxy grouts, damming or backer rod, caulking including all prep work for caulking, forming and operation of pressure pots in connection with all grouting operations as well as any finishing where required, and finishing in connection with setting all machinery such as engines, pumps, generators, air compressors, tanks, base plates, column plates, pipe restraints and so forth, which is set on concrete foundations. Grouting of window and door frames shall be the work of the Cement Mason. The saw cutting, scoring of joints, architectural cuts, the use of soft cut machines for construction joints, expansion or control or the cutting of any line that will be finished back to in old or new concrete shall continue to be the work of the Cement Mason.

6. All prefabricated and prestressed concrete construction on the job site and in the shop, including the supervision of same, such as sidewalks, steps, floor slabs, beams, joists, walls and columns, also the screeding, finishing, rubbing, grouting, pointing, patching and paint prep of same. The finishing of all concrete surfaces by sandblasting, the washout method, bush hammering or any other method and the sealing of these same surfaces shall be the work of the Cement Mason.
7. The curing of finished concrete, pervious concrete and grouting, wherever necessary, whether by chemical compounds or otherwise, shall be part of the jurisdiction of the Cement Mason.
8. All scarifying of concrete and underlayment/overlayments, for any purpose including but not limited to bush hammering, needle grinding, water blasting, air blasting, bead blasting and sanding.
9. The placing, spreading, screeding, darbying, trowel finishing of all types of magnesium oxychloride cement composition floors, shall be the work of the Cement Mason: including all types of oxychloride granolithic, resinous, epoxy, m m a (or similar product) and terrazzo composition floors, hand grinding or machine grinding; the preparation of all sub-floor surfaces; the mixing, handling and application of any and all bonding agents by any means or methods; bonding; the preparation and all installation of ground or base courses, steps and cove base. All magnesite composition installation work of the OPCMIA shall be done under the supervision of a competent and qualified Cement Mason.
10. Cement Masons claim the waterproofing of all work included in their jurisdiction, such as Thoroseal, Ironite, Plaster weld and any similar products, regard less of the tools used or the method of application, or color of materials used, and regard less of the type of base these materials may be applied to.
11. Cement Masons shall also have jurisdiction over all work or processes which represent technological change, replacement, modification or substitution for the work described above. In addition, Cement Masons shall perform any and all work and use any and all new materials or techniques involved in cement construction including but not limited to what is known as green or sustainable construction technology.



Craft: ELECTRICIAN COMMUNICATION TECHNICIAN (Union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Installer/Technician.....	55.73
Senior Technician.....	77.51
Senior Technician Foreman.....	83.57
Senior Technician General Foreman.....	89.63

**ADD ZONE RATE**

In addition to ELECTRICIAN-Communication Technician, rates, add the applicable amounts per hour, calculated based on a radius from City Hall of Las Vegas:

Zone 1	0 to 25 miles	\$0.00
Zone 2	25 to 55 miles	\$2.50
Zone 3	56 to 85 miles	\$3.50
Zone 4	86 miles and over	\$4.50

**ADD PREMIUM PAY**

One and one half (1 and 1/2) times the regular straight time rate of pay and one and one half (1 and ½) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over eight (8) hours worked in a single day or a shift.

Double (2x) the regular straight time hourly rate and double (2x) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over twelve (12) hours in a single day or shift.
2. For any hours worked on a Saturday, Sunday, or Holidays from midnight to midnight.
3. For all hours worked by an employee in a week in which the employer has not established a regular five-day work week daily shift.

**SHIFT DIFFERENTIAL**

1. Second Shift (Swing) will be paid a premium of 15% for all hours worked.
2. Third Shift (Graveyard) will be paid a premium of 30% for all hours worked.

**HIGH TIME**

1. All employees working within 5 feet of a direct fall of sixty (60) feet or more shall be paid an additional one-half (1/2) the straight time hourly rate.

**FULL PROTECTIVE GEAR**

1. Employees required to wear both full protective clothing (coveralls, bootees, gloves, caps, etc.) and full face respirator shall receive ten percent (10%) above their rate of pay.

**RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Friday following Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between NECA and Local Union 357, IBEW

Installation, maintenance, service and testing of all apparatus, fire alarm systems and interconnection cables, including fiber optics and/or ethereal aid associated with systems utilizing the transmission including ultra-



high frequencies, video, and digital for the commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background music, intercom and telephone interconnect, inventory control systems, microwave transmission, Halon systems, C02, FM200, intergen, also all other suppression systems, multi-media, multiplex, PCM (Pulse Code Modulation), SCADA (Supervisory Control and Data Acquisition), nurse call system, radio page, school intercom and sound, burglar alarms and low voltage master clock systems, and data systems that transmit or receive information and control and all other systems which are intrinsic to the above listed systems.

Installations of raceway systems are not covered under the terms of this Agreement (excluding Ladder Rack for the purpose of the above listed systems). Chases and/or nipples (not to exceed 10 ft.) may be installed on open wiring systems. Removal and discarding of all packaging and waste materials related to the above scope of work, excluding demolition waste.

#### **Senior Technician**

Pull cable, install and trim devices, terminate loops, circuits or other data gathering points. Terminate energized main control panels, racks or other head end equipment as well as test all circuits from the field to the main control panels and/or equipment. A senior technician will supervise and coordinate all work under this Agreement.

#### **Installer Technician / Installer Technician**

Pull cable, trim devices, terminate loops, circuits or other data gathering points. Terminate non-energized main control panels, racks, or other head end equipment, as well as test all circuits from the field device to the non-energized panels and / or equipment. The Installer Technicians and Installer Technician Apprentices shall not energize, or work on any energized circuits, loops or equipment, except under the direction of the onsite Senior Technician.

Craft: ELECTRICIAN LINEMAN/GROUNDMAN/HEAVY EQUIPMENT OPERATOR  
(Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Groundman.....	48.94
Lineman.....	67.41
Foreman.....	74.45
General Foreman.....	81.75
Heavy Equipment Operator.....	53.91

**ADD PREMIUM PAY**

Beginning June 1, 2023, the parties hereto agree that all overtime will be paid at double the straight time rate (2x) of pay and all affected Sections of the Agreement will be revised accordingly. See Article VI, Section 6.3 for details.

**RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between Western Line Contractors NECA and Local Union 396, IBEW

Outside, overhead and underground construction and maintenance work on electrical transmission lines, switch yards, substations and distribution systems which shall include:

1. Pole line work (whether built of wood, metal or other material): the digging and back-filling of holes for poles or anchors (by hand or mechanical equipment); the loading or unloading, handling, sorting and moving of materials; the assembly or erection of all materials including the guying, stringing of conductors and fiber optics or other work necessary on through to the ultimate completion of such pole work.
2. Steel or metal structures used for the purpose of carrying electrical wire, conductors, or equipment (this includes transmission towers, outdoor substations, switch racks, or similar electrical structures); the moving of men, tools or equipment; the loading or unloading, handling, sorting and moving of materials; the assembly and erection of all materials used on the job site, including the assembly of the grillage and foundations, on through to the ultimate completion of such structures. Work covered shall include the grounding of all such structures except the bonding of stub-angle to rebar cage; the stringing and installation of wires, cables and insulators or other electrical equipment suspended from structure; also the handling and placing of transformers or O.C.B.'s and other related electrical equipment.

The moving of men, tools or equipment; the loading or unloading, handling, sorting and moving of materials; the assembly of all electrical materials on race-ways such as ducts, shall be performed by workmen under the Agreement. This shall also include CIC (cable in conduit), CC (coilable conduit), the placing of fish wire, the pulling of cables or wires through such race-ways, installing and making up of termination and the splicing of such conductors.

Street lighting systems where such work properly comes under the outside jurisdiction shall be handled in the same manner as pole line construction.

Installing and maintaining the catenary and trolley work and bonding of rails shall be handled in the same manner as pole line, and steel construction.

In connection with all of the above items, it is understood the scope of this Agreement shall include not only new installation work but shall also govern the repair, maintenance or dismantling of such structures, lines or equipment; the handling and operating of all equipment used to transport men, tools and/or materials on the job site as well as the equipment used to move, raise or place materials used in the Outside Branch of the Electrical Industry shall be performed by workmen under this Agreement unless otherwise excluded herein.

## Craft: ELECTRICIAN – NEON SIGN (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Electrician Neon Sign Journeyman.....	63.15
Electrician Neon Sign Foreman.....	65.15
Electrician Neon Sign Truck Foreman supervising (4) or more.....	67.65

### **ADD PREMIUM PAY**

One and one half (1 ½X) the regular straight time hourly rate shall be paid:

1. For all hours worked over eight (8) hours in one day or shift, either before or after the shift.
2. For up to 8 hours worked on Saturday from midnight to midnight.

Double (2X) the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over eleven (11) hours in one day or shift, Monday thru Friday.
2. For all hours worked in excess of 8 hours on Saturday, Sundays or Holidays.

### **SHIFT DIFFERENTIAL**

Second Shift (Swing) will be an additional \$1.25 cents per hour.

Third Shift (Graveyard) will be an additional \$1.50 per hour.

HIGH TIME (Working at heights)

1. All employees working at height of 65 feet and subject to a direct fall shall be paid an additional \$2.75 per hour in addition to their normal rate for a minimum of 2 hours.
2. All employees working at height of 125 feet or when repelling below 65 feet shall be paid an additional \$4.00 per hour in addition to their normal rate for a minimum of 4 hours.

### **FOREMAN/TRUCK FOREMAN**

1. First employee on the job (TRUCK FOREMAN) must have a CDL and Welder certification and shall be paid \$2.00 per hour in addition to their normal rate of pay.
2. When the first employee on the job (FOREMAN) is supervising (4) or more workers, he or she shall be paid an additional \$2.50 per hour. In addition to their normal rate of pay.
3. When the first employee on the job (TRUCK FOREMAN and FOREMAN) has a CDL and Welder certification and is supervising (4) or more workers, he or she shall be paid an additional \$4.50 per hour. In addition to their normal rate of pay.

### **RECOGNIZED HOLIDAYS**

New Year's Day, Martin Luther King Day, President's Day unpaid holiday; double time for any hours worked, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Eve ½ day (4 hours) unpaid holiday; straight time for first four hours worked and double time for hours worked after four hours, Christmas Day.

**JOB DESCRIPTION** Includes but is not limited to:

1. Installing, servicing and repairing plastic, neon and illuminated signs.
2. Ascending ladders or operating hydraulic or electric hoist to install, service, or examine sign to determine cause of malfunction.
3. Wiring, rewiring or removing defective parts and installing new parts using electrician's tools.
4. Removing sign or part of sign for repairs, such as structural fabrication, scroll repair, or transformer repair.

## Craft: ELECTRICIAN WIREMAN (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Wireman.....	77.87
Wireman-Cable Splicer.....	78.38
Wireman Foreman.....	83.97
Wireman General Foreman.....	90.07

### **ADD ZONE RATE**

In addition to ELECTRICIAN-Wireman, rates, add the applicable amounts per hour, calculated based on a radius from City Hall of Las Vegas:

Zone 1	0 to 25 miles	\$0.00
Zone 2	25 to 55 miles	\$2.50
Zone 3	56 to 85 miles	\$3.50
Zone 4	86 miles and over	\$4.50

### **ADD PREMIUM PAY**

One and one half (1 and 1/2) times the regular straight time rate of pay and one and one half (1 and 1/2) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over eight (8) hours worked in a single day or a shift.

Double (2x) the regular straight time hourly rate and double (2x) the hourly amount of the fringe benefit rate shall be paid:

1. For all hours worked over twelve (12) hours in a single day or shift.
2. For any hours worked on a Saturday, Sunday, or Holidays from midnight to midnight.
3. For all hours worked by an employee in a week in which the employer has not established a regular five-day work week daily shift.

### **SHIFT DIFFERENTIAL**

1. Second Shift (Swing) will be paid a premium of 15% for all hours worked.
2. Third Shift (Graveyard) will be paid a premium of 30% for all hours worked.

### **HIGH TIME**

1. All employees working within 5 feet of a direct fall of sixty (60) feet or more shall be paid an additional one-half (1/2) the straight time hourly rate.

### **FULL PROTECTIVE GEAR**

1. Employees required to wear both full protective clothing (coveralls, bootees, gloves, caps, etc.) and full face respirator shall receive ten percent (10%) above their rate of pay.

### **WELDERS**

1. Wiremen when welding shall be paid a premium of five percent 5% over their normal rate of pay.

### **RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Friday following Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between NECA and Local Union 357, IBEW

Workmen employed under the terms of this Agreement shall perform all electrical electronic construction, installation or erection work and all electrical-electronic maintenance thereon, including the final running tests.

This shall include the installation and maintenance of temporary wiring and the installation of all electrical lighting, heating and power equipment.

This agreement covers the installation, construction and maintenance of any electrical system that is covered by the National Electrical Code. The contractor and the workers employed under the terms of this agreement shall perform the following work: Blueprint reading, layout, the handling, moving and installation and/or removal of all electrical or electronic material, equipment or apparatus including rigging, forklift operations, movement and transport of all electrical equipment and material by any means; install all raceways, temporary or permanent whether inside, outdoors, underground, concealed, surface or overhead, and poles specifically used to support electrical fixtures or equipment. Raceways are to include any enclosed metallic or nonmetallic materials and their encasement, designed expressly for holding electrical wires, cables or bus bars and the support thereof. The installation of bonding and grounding systems, lightning protection, cathodic protection, current carrying conductors, fiberoptic conductors, cables, pull ropes or wires and the operation of equipment to install such; energized or de-energized systems; all electrical or electronic construction and erection work; installation and connecting of motors, controllers, generators, all lighting fixtures, supports and controllers. The work shall also include installing temporary lighting, landscape lighting, lighting systems and the adjusting, focusing or refocusing thereof. Installation of all electrical and electronic equipment, electronic systems, communication systems, photo-voltaic systems, solar and wind generating systems, fire alarm, voicedata-video systems, audio, security, CCTV, and surveillance with all related control wiring, terminations and devices, up to and including the final running test and any related instrumentation work. Such work as welding, heat stress for welds, burning, brazing, bending, drilling and shaping of all copper, channel iron, angle iron, I beams and brackets to be used in connection with the installation and erection of electrical wiring or equipment. The installation and maintenance of all temporary wiring and of all electrical lighting, heating, power equipment and generating systems. The cutting, threading, bending of all conduit whether metallic or non-metallic, by hand or machine and installation of such conduit.

The work also covers the installation of street lighting, traffic signals and intelligent transportation systems and all associated work. Removal and discarding of all packaging and waste materials related to the above scope of work, excluding demolition waste. All work, including medium voltage (15KV), of joining, splicing, and insulating, and the placing of flame proof covering where wiped lead joints are necessary, shall be performed by cable splicers. Journeymen only shall be used in assisting cable splicers. Cable splicers shall not be required to work on wires or cables where the difference in potential is over three hundred (300) volts between any two (2) conductors or between any conductor and ground, unless assisted by another journeyman. In no case shall cable splicers be required to work on energized cables carrying in excess of four hundred and forty (440) volts.

Craft: ELEVATOR CONSTRUCTOR (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Elevator Constructor-Journeyman Mechanic.....	102.29
Elevator Constructor-Journeyman Mechanic In Charge.....	110.28

**ADD PREMIUM PAY**

Work performed on Construction Work on Saturdays, Sundays and before and after 30 the regular working day on Monday to Friday, inclusive, shall be classed as overtime, and paid for at double the rate of single time.

**RECOGNIZED HOLIDAYS**

New Year's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Friday after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement of International Union of Elevator Constructors

Renewal of all ropes.  
Renewal of brake linings (except small machines).  
Shortening of all hoisting and counterweight cables.  
Replacement of any traveling cable exceeding 50 feet in length.  
Safety test where test weights are required.  
Replacement of crosshead, counterweight or deflector sheave bearings.  
Rescoring of sheaves or drums.  
Replacement of worm and gears.  
Rebabbitting of bearings.  
Hydraulic repair work except cleaning, oiling, greasing, belts, small valves, adjusting and one man pressure relief valve test performed.  
Adjusting or readjusting using test weights.  
Realigning guide rails.  
Replacing crossheads, stiles, safeties or equalizers.  
Hoistway door closers with hydraulic or pneumatic checks.  
Installing sound isolation.  
Replacement of door hangers (except for freight bi-parting doors).  
All door closer work (except for freight biparting doors).  
Rewiring car switches, governors and selectors or any other apparatus in the car.  
Refastening guide rails.  
Replacing or repairing car floor covering.  
Rewiring or reinstalling limit switches.  
Replacing automatic rail or track oilers.  
Armature repairs.  
Renewing of car shoes or roller guides.  
Repairs to cab or car gate. Renewal of motor bearings.  
Replacing thrust bearings.  
Rewiring controllers.  
Installation and/or replacement of the following (except when the completion of such work requires more than eight (8) hours, excluding travel time, it shall be performed by a team): Proximity devices (door protection only).  
Emergency lighting (battery chargers and lights).  
Braille Plates.



Telephones/Communication Devices (with existing wiring and box in place).

Fixture Cover Plates (no wiring).

Key switches/Security devices (with existing wiring, excluding full Fireman's Service Operation). Controller

Wiring Changes (minor changes).

Fixture Replacement (in existing locations only).

Replacement of relays, timers, or mechanical devices with solid state devices and circuitry.

The replacement of equipment on existing elevator installations.

When escalators are prepared and/or disassembled for cleaning, oiling, greasing, adjusting and minor replacement, (minor replacement meaning work requiring one (1) hour or less), the work shall not be classed as repair work. When escalators are prepared and/or disassembled for cleaning, etc., purposes as mentioned above, and any replacement and/or repairs requiring more than one (1) hour, only the replacement and/or repairs shall be classed as repair work. When escalators are prepared and/or disassembled primarily for replacement and/or repairs, all work shall be classed as repair work.

Craft: FENCE ERECTOR (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Fence Erector - Journeyman.....65.87  
Foreman Rate - 10% per hour above highest paid journeyman supervised.  
General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: Fence Erector rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays shall be at double time. If any of the below holidays should fall on a Sunday, the Monday following shall be considered a legal holiday.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day and Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between NCA/AGC and Labor Local 872

**FENCE ERECTOR**

Includes but is not limited to: erecting or repairing, Chain Link, wooden, metal, vinyl, steel, tortoise, wire/wire mesh or temporary fence. Mortarless, Barrier Wall and/or Retaining Walls; Digging post holes with spade. Post hole digger or power-driven auger; Aligning post through the use of lines or by sighting; verifying vertical alignment of post with a plumb bob or spirit level.

Craft: FIELD SOILS AND MATERIAL TESTER  
BUILDING/CONSTRUCTION INSPECTOR  
(Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Group 1.....	88.53
Group 2.....	90.31
Group 3.....	92.31

**ADD ZONE RATE**

In addition to: FIELD SOILS AND MATERIAL TESTER rates add the applicable amounts per hour calculated from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 45 miles	\$0.00
Zone 2	45 to 60 miles	\$4.00
Zone 3	60 miles and over	\$4.50

**ADD PREMIUM PAY**

All time worked before 6:00 A.M. and after 5:00 P.M., or all time worked in excess of eight (8) consecutive hours, exclusive of meal periods, and all work performed on Saturdays, Sundays and holidays, shall be paid at the applicable overtime rate.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**Operating Engineers JOB DESCRIPTION:**

Craft: FLAG PERSON (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Flag Person - Journeyman.....64.37

Foreman Rate - 10% per hour above highest paid journeyman supervised.

General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: FLAGPERSON rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays hall be at double time.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION**

**FLAG PERSON**, includes but is not limited to:

1. Directing movement of vehicular traffic through construction projects;
2. Distributirecing traffic control signs and markers along site in designated pattern;
3. Informing drivers of detour routes through construction sites;

Craft: FLOOR COVERER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Floor Coverer Journeyman.....	60.58
Floor Coverer Foreman.....	69.80

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For first three (3) hours worked over eight (8) on a regular five (5) day week.
2. For all hours worked on Saturday. Employees shall not work less than four (4) hours.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked beyond eleven (11) hours shall be paid at two (2 X) times the straight time rate.
2. For all hours worked on Saturday beyond 8 hours (2 X) times the straight time rate.
3. For hours worked Sunday and Recognized Holidays. Employees shall not be employed for less than four (4) hours. All hours worked shall be paid at the rate of two (2) times the straight time hourly rate.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

If a Holiday falls on a Sunday, it shall be observed the following Monday. If a Holiday falls on a Saturday, it shall be observed on the preceding Friday. No work under any circumstances shall be permitted on Labor Day. Any work performed on Holidays shall be on a voluntary basis and no worker shall be penalized for choosing not work said days. All work performed on Holidays, except Labor Day, shall be paid at double time rates as stipulated in this Agreement All work performed on Labor Day shall be paid at two and one half (2 ½) times the Taxable Net Wage.

**JOB DESCRIPTION:** Excerpt from Agreement between Painters and Allied Trades DC 16 and So NV PDCA

\*Shift Differential: To be paid for all work performed between the hours of 9 pm to 5 am and it will be compensated at \$2.00 per hour in addition to the applicable wages. Overtime that falls between these hours will still be paid at the appropriate overtime rate.

- a. The installation of resilient flooring, wall, ceiling and countertop materials commonly referred to as carpet, linoleum, vinyl, rubber, cork, asphalt, vinyl composites, synthetic grass, wood, epoxy, urethane, plastics, metal, and all similar materials in sheet, tile, or liquid form;
- b. Installation on floors, walls, ceilings, stairs, countertops, fixtures, furnishings, or exterior applications on structures, patios, pool perimeters, area ways, all other like or similar applications, whether permanent or temporary;
- c. Measuring, cutting, fabrication, packaging, pickup, delivery and handling of materials and tools that are used by the floorcovering industry;
- d. Preparatory removal of floorcovering, wallcovering, adhesive and underlayments. The sanding, patching, sealing, and priming of the installation surface;
- e. Installation of lining felt, carpet, pad, underlayment compositions, leveling compounds, or any material used as a base for the finished surface;

- f. Applications and fitting of fasteners, protective and decorative trim relating to the installation such as tackless strip, tape, nosing, top set or butt-to-base, cap, corner beads, edging, hinging, and all other accessories, and related sundries;
- g. Repair, finishing, coating, sculpturing, banding, insets, and such other processes relating to the industry;
- h. Installation of decorative moldings and accessories attached with adhesive such as those manufactured by Johnsonite and other manufacturers.

This Agreement shall also cover the loading, unloading and operation of work trucks utilized by employees classified herein. Such vehicles shall be defined to mean those that are driven from the shop to the job and from job-to-job and job-to-shop and which remain at the job site while the employees are engaged in the performance of work covered by the contract.

It shall further cover and apply to the stocking and handling of all material herein above listed after the first unloading by common carrier.



## Craft: GLAZIER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Glazier Journeyman.....	82.55
Glazier Foreman.....	87.97
Glazier Superintendent.....	90.68

### **ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For first two (2) hours worked over eight (8) on a regular five (5) day week.
2. For all hours worked on Saturday. Employees shall not work less than four (4) hours.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked beyond ten (10) hours shall be paid at two (2 X) times the straight time rate.
2. For all hours worked on Saturday beyond 8 hours (2 X) times the straight time rate.
3. For hours worked Sunday and Recognized Holidays. Employees shall not be employed for less than four (4) hours.

\*Also, if there is less than 10 hours between shifts, the 2nd shift becomes an extension of the 1st shift.

\*Shift Differential: To be paid for all work performed between the hours of 5:30 pm to 5 am and it will be compensated at 10% differential for all hours worked including overtime. Overtime that falls between these hours will still be paid at the appropriate overtime rate.

**20.1 High Pay** – work that is thirty (30) or more feet in height above grade on an elevated, mechanically operated platform (including but not limited to: swing stage, boatswain chair, crane basket, heck lift, boom lift), rappelling work, work at slab edge outside the perimeter safety cable or work at slab edge inside the perimeter safety cable if the work being performed puts the employee in a free fall situation because the perimeter safety cable is no longer at or near waist level shall be paid at the rate of one dollar (\$1.00) per hour above the straight time rate for actual hours worked. High time shall be paid in addition to all other premiums involved.

### **21.1 Holidays:**

- a) During the terms of this Agreement, the following recognized holidays will be observed: New Year's Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving, Christmas Day.
- b) If any of the above holidays fall on a Sunday, the Monday immediately following the holiday shall be observed; holidays falling on Saturday shall be observed on the prior Friday.
- c) No work shall be performed on Labor Day.

### **25.2 Foremen:**

**a)** The selection of the individual to act as foreman shall be at the discretion of the Employer. On outside jobs lasting three (3) days or more and which four (4) workers or more are employed, one (1) foreman will be designated and he shall be paid ten percent (10%) per hour over the highest journeyman Glazier supervised. Inside foreman shall receive ten percent (10%) per hour above the journeyman's wage scale.

**b)** When a glazier is requested to perform welding on the job site, he/she will be compensated one dollar (\$1.00) over his regular rate of pay. All equipment, including hoods, leather and gloves, will be supplied by the Employer.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between DC 16 and Glazing Contractors Associations of NV and Independent Contractors

General Glazing shall include the layout and setting by hand or with machines, cutting, preparing handling or removal of the following and incidental and supplemental to such work: setter of art glass, prism glass, beveled glass, leaded glass, automobile glass, window glass, mirrors of all types, wire glass, ribbed glass, ground glass, colored glass, figured glass, vitrolite glass, carrara glass, and all other types of opaque glass; glass chalk boards, structural glass, tempered and laminated glass, thiokal, neoprene and all other types of glass cements, all types of insulating glass units, solar heat collectors containing glass or glass substitutes, glass hand rail, electric glass, bathroom fixtures, all plastics when used in place of glass, all other similar materials when used in place of moldings, tubber, lead and all types of mastic in wood, iron, aluminum or sheet metal, sash skylights, doors, frames, stone, wall cases, show cases, books cases, sideboards, partitions, automatic doors, automatic sliding doors, revolving doors, luminous ceilings, gaskets, and plastic mirrors, the installation of the above materials, temporary or permanent, on or for any building in the course of repair, remodel, construction or alteration.

The installation of all glass framing or support systems for the same such as extruded, rolled or fabricated metals or any materials that replace the same, such as plastics, metal tubes, mullions, metal facing materials, muttins, facia trim moldings, porcelain panels, skylights, showcase doors and relative materials, including those in any or all of the buildings related to the store front and window wall, curtain wall, stop wall, skylight and dome construction. Glazing and installation of door and window frames, such as patio sliding or fixed doors, vented or fixed windows, shower doors, bath tub enclosures, screens storm stash where the glass becomes an integral part of the finished products, the tinting and coating of glass for the reflecting of heat and light, showcase tops, glass shelving of all types and table tops. In addition, such caulking, glass to glass, glass to metal, metal to concrete and panel to panels.

Production, maintenance, including all incidental and supplemental to, but not limited to Employees, and Employees who are engages int eh cutting, preparing, handling and selecting of glass and /or mirror, bevellers, silverers, blockers, scratch polishers, sand-blasters, flat glass wheel cutters, miters cutters, engraver, hole-drilling machine operations, belt sanding, automatic beveling, multi-grove edging machines, semi- and automatic-cutting machines, grinding, polishing unpacking ad racking or glass, glass packing, glass and mirror cleaning, mirror stripping, all operations in the manufacturing, framing and fabrication and assembling of all insulating units, assembling of all glass insulated solar heat collectors containing glass or glass substitutes, molding or mirrors, manufactured and assembly of sliding glass or mirror doors, the operating of all machines and equipment for these operations, oven operations, glass hangers, glass benders and operators, safety glass fabricators, inspectors, janitors, maintenance mechanics, loading and unloading or truck and railroad cars.

Craft: Highway Striper (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Highway Striper - Journeyman.....65.87

Foreman Rate - 10% per hour above highest paid journeyman supervised.

General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: FLAGPERSON rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays hall be at double time.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:**

**HIGHWAY STRIPER**, includes but is not limited to:

1. Painting highways, streets and parking surfaces by using manually propelled or mechanically propelled machines, brushes, rollers or spray guns;
2. Installing any device or application of any material used in lieu of paint for traffic direction, including, without limitation, buttons, tapes, plastics, rumble bars and other similar materials;

Craft: Hod Carrier-Brick Mason Tender (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Hod Carrier-Brick Mason Tender - Journeyman.....66.18

Foreman Rate - 10% per hour above highest paid journeyman supervised.

General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: HOD CARRIER-PLASTERER – BRICK MASON TENDER rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays shall be at double time.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:**

**HOD CARRIER-BRICK MASON TENDER**, includes but is not limited to:

1. Tending to or assisting brick masons, bricklayers and stonemasons;
2. Mixing, packing, wheeling and tempering mortar and fire clay;
3. Mixing, supplying and holding materials or tools;
4. Mixing, handling and conveying all other materials used by brick masons, bricklayers and stone masons;
5. Building scaffolds, trestles, boxes and swinging staging used exclusively by bricklayers and stone masons;
6. Hanging cables and placing putlogs;
7. Carrying bricks and mortar in a hod;
8. Cleaning work area and equipment of bricklayers and stone masons

Craft: Plasterer Tender (Union Rate)  
(Formerly known as Hod Carrier-Plasterer Tender)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Plasterer Tender - Journeyman.....67.27  
Foreman Rate - 10% per hour above highest paid journeyman supervised.  
General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: HOD CARRIER-PLASTERER – BRICK MASON TENDER rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays hall be at double time.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between NCA/AGC and Laborers Local 872

Plaster Tending shall consist of preparation of materials and the handling and conveying of materials to be used by mechanics of other crafts, whether such preparation is by hand or any other process. After the material has been prepared, tending shall include the supplying and conveying of said material and other materials, to such mechanic, whether by bucket, hod, wheelbarrow, buggy, or other motorized unit for such purpose, including forklifts. 2. Unloading, handling and distribution of all materials, fixtures, furnishings, and appliances from point of delivery to stockpiles and from stockpiles to approximate point of installation. 3. Drying of plaster, concrete, mortar, or other aggregate, when done by salamander heat or other drying process. 4. Cleaning and clearing of all debris, including all clean-up regardless of craft, construction clean-up including final construction clean-up before TCO is issued will be performed by Laborers. If clean-up composite crews are utilized, the work shall be performed by Laborers only. Wire brushing of windows, scraping of floor, removal of surplus material from all fixtures within confines of structure and cleaning of all debris in building and construction. The general clean up, including sweeping, cleaning, wash down and wiping of construction facility, equipment; and furnishing and removal and loading or burning of all debris including crates, boxes, and packaging waste material. Washing or cleaning of walls, partitions, ceilings, windows, bathrooms, kitchens, laboratories and all fixtures and facilities therein. Clean up, mopping, washing, waxing and polishing or dusting of all floors. Tool trailers and light tool repair. 5. The aging and curing of concrete, mortar, and other materials applied to walls, floors, ceilings, and foundations of buildings and structures, highways, airports, overpasses and underpasses, tunnels, bridges, approaches, viaducts, ramps or other similar surfaces by any mode or method. 6. Laborers will perform the erection, planking, and removal of all scaffolds for lathers, plasterers, bricklayers, and other construction trade crafts as well as the building, planking or installation and removal of all staging, swinging and hanging scaffolds, including maintenance thereof. Where self-supported scaffolds or specially designed scaffolds are built by Carpenters, Laborers shall tend Carpenters on erection thereof; the dismantling of said scaffolds as well as preparation for foundation or mud stills of said scaffolds and maintenance of same shall be done by Laborers. 7. Dust

control/single axle dump trucks and water trucks on intermittent use. 8. Street sweepers and vacuum trucks. 9. Contractor will supply all protective clothing for hazardous conditions, hardhat, safety glasses, hearing protection, concrete boots, rubber gloves, concrete shovels, asbestos suits, and respirators per OSHA (29 CFR Part 1926 Subpart E-P.P.E. and LifeSaving Devices). The Employer is not responsible for steel-toe boots unless mandated by awarding body or State law. No employee covered under this Agreement shall wear any company logo without the Laborers logo when required to wear a Company uniform.



## Craft: Ironworker (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Ironworker-Journeyman.....	81.01
Ironworker - Foreman.....	85.63
Ironworker -General Foreman.....	90.71

### **ADD ZONE RATE**

In addition to Iron Worker rates add the applicable amounts per day, calculated based on a road mile from the Reno City Hall or the Las Vegas City Hall.

Zone 1	60 – 75 miles	\$20.00
Zone 2	75 – 100 miles	\$25.00
Zone 3	100 miles and over	\$75.00

### **ADD PREMIUM PAY**

One and one half (1X) the regular straight time hourly rate shall be paid:

1. For the first two (2) hours worked in excess of eight (8) on a regular workday Monday-Friday
2. For the first eight (8) hours on Saturday

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked over ten (10) hours in one day or shift.
2. For any hours worked on Sunday.
3. For all hours worked over eight (8) on Saturday
4. For all hours worked on Holidays

#### Shift Pay

1. 2nd shift add 6% of hourly wage
2. 3rd shift add 13% of hourly wage
3. Dedicated shift add 6% of hourly wage

### **RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

### **JOB CLASSIFICATION:** Excerpt from Agreement between NV AGC and DC of Ironworkers

All work in connection with field fabrication and/or erection or deconstruction of structural, ornamental and reinforcing steel, including but not limited to the fabrication, rigging and signaling, erection and construction of all iron and steel, ornamental lead, bronze, brass, copper and aluminum, plastics and all other substitute materials, including, but not limited to, composites, carbon fiber and fiberglass, all barrier railings, handrail, aluminum, steel, glass and plastic, reinforced concrete structures or parts thereof; bridges, viaducts, inclines, dams, docks, dredges, vessels, locks, gates, guides, aqueducts, reservoirs, spillways, flumes, caissons, cofferdams, subways, tunnels, cableways, tramways, monorails, blast furnaces, stoves, kilns, coolers, crushers, agitators, pulverizers, mixers, concentrators, ovens, cupolas, roof decking such as but not limited to "Cofar", "Trusdeck", Mahon "M"; smoke conveyors, penstocks, flag poles, drums, shafting, shoring, fur and storage rooms, fans and hot rooms, stacks, bunkers, conveyors, dumpers, elevators, vats, tanks, enamel tanks, enamel vats, towers, pans, hoppers, plates, anchors, caps, corbels, lintels, Howe and combination trusses, grillage and foundation work, grating, bucks, partitions, hanging ceilings, hangers, clips, brackets, flooring, floor construction and domes, rolling shutters, curtains, frames; aluminum, rolling fire, won and iron

doors, including supports; cast tiling, air ducts, duct and trench frames and plates; wire work, railings, wire cable including pipe, guards, fencing, grill work, sidewalk and vault lights, skylights, roofs, canopies, light steel framing, marquees, awnings, the erection and installation of playground equipment to include bolting, fastening, welding of swings, slides, jungle gyms, footings and other related equipment elevator and dumb waiter enclosures, elevator cars, tracks, fascias, aprons, operating devices, steel and aluminum sash, hardware and screens, frames, fronts, lockers, racks, book stacks, tables, shelving, metal furniture, seats, chutes, escalators, stairways including pre-engineered stairs, ventilators, boxes, fire escapes, signs, jail and cell work, safes, vaults, vault doors, safe deposit boxes, corrugated sheets when attached to steel frames, including insulation; frames in support of boilers; materials altered in field such as framing, cutting, bending, drilling, burning and welding including by acetylene gas and electric machines; metal forms and false work pertaining to concrete construction; seismic isolation systems and dampening systems including base isolators, sectional water tube and tubular boilers and stokers; traveling sheaves, vertical hydraulic elevators, bulkheads, skip hoists, making and installation of articles made of wire and fibrous rope, rigging in connection with pumps, compressors, forced and induced draft fans, air meters, Bailey meters, agitators, oxygen converters, cinder machines, pelletizing machines, reactor vessels, reactor spheres, completed tanks and assembled sections of completed tanks, scroll cases, refineries, hydroelectric power houses and steam plants, cogeneration plants, vessels and government departments; false work, travelers, scaffolding, pile drivers, sheet piling, derricks and powered derrick swinger including the erection, installation, handling and operating. Cranes erection, installation, handling and operating of same on all forms and types of construction work. The operation of Valla and Spider type battery and/or propane powered portable floor cranes having no operator seat utilized to install ironworker scope of work and the same on all forms and types of construction work. Crane work at the ports, including hammer-head cranes, container cranes and rubber tire cranes. Offloading, relocations, and commissioning of all burning and removal of sea bracing track layout; erection of apex boom extensions, back reach extensions, and rail replacement. Includes all welding, containment and structural modifications of the aforementioned items; railroad bridge work including maintenance thereof; moving, hoisting and lowering of machinery, modules, skid modules and placing of same on foundation, including bridges, cranes, intermittent use forklifts, derricks, buildings, piers and vessels; loading, unloading, necessary maintenance, erection, installation, removal, wrecking and dismantling of all of the above and all reinforcing work and submarine diving in connection with or about same; erection of steel towers, chutes and spouts for concrete where attached to towers and handling and fastening of cables and guys for same; unloading, racking, sorting, cutting, bending, hoisting, placing and tying including the use of any and all mechanical tying devices, burning and welding including stud welding of all iron, steel and metal in reinforced concrete construction including mesh for floor arches and the making of hoops and stirrups, metal forms and metal supports thereof; jacking of slip forms, installation of all wire, cable, parabolic cans, steel and all other materials, including, but not limited to, composites, carbon fiber and fiberglass, used for the purposes of prestressing including grouting of ducts, post stressing concrete girders, beams, columns, etc.; loading, unloading, hoisting, handling, signaling, placing and erection of all prestressed, post stressed, precast materials, G.F.R.C., Dryvit System, including the securing by bolting and/or welding and the installation of steeltex and wire mesh of any type when used for reinforced concrete construction; erection of all curtain wall; glass handrail; stay in place deck; automated and/or mechanical parking structures; offloading, staging, hoisting and setting of modular structures and micro-units; curtain wall systems and associated sealants. Window wall and entrances, panels, insulated and non-insulated, factory and field assembled, porcelain enameled panels, ceramic, laminated spandrelite, louvers and sunscreens; application of thiokol, neoprene and other sealants used to seal materials installed by Iron Workers; installation and handling of phenolic panels, including but not limited to, Trespa products and all similarly related materials and/or systems; installation of metal window stools and sills; installation of aluminum, bronze and steel thresholds; erection and dismantling of all types of cranes and changing of booms; erection of rock, sand and gravel plants, dismantling and loading out conveyors, aggregate plants, batch plants, abseils, refrigeration plants, etc.; erection and dismantling of Monigan walking dragline, launchhammer bucket wheel excavator and other trenching equipment; signaling on highlines, whirley cranes and derricks, buck hoists, man hoists, fork lifts, material towers and scanning antennae; metal and steel supports of all types; fabrication, assembling and erection of offshore drilling platforms or similar installations; dust collectors, precipitators, multi-plate,

specialty welding processes, unloading, loading, hoisting, handling and rigging of all building materials delivered to the job site; hanging ceilings, tees, channels, beams, acoustical elements, sound barriers, computer floors, etc.; installation of stage rigging (including counterweights), curtains, draperies, traverse rods, tracks, cables, window cleaning equipment, powered work platforms, including and loading and unloading, erection installation and removal of powered chassis mounted elevating mast climbing work platforms, rigging in connection with display shows; ski lifts, etc.; wrecking of bridges, viaducts, elevated roads and structural steel and iron in buildings; all steel frames for openings, all porches, verandas, canopies and balconies; all overhead travelers, duo rails, tram rails; erection, setting, repairing of guard or collision rails on bridges and approaches, road ways or any other structures; handling and setting of all types of steel and metal joists, including metal box joists for truss lab and preformed keystone shaped metal joists; erection of steel and metal houses and packaged buildings; all translucent and plastic material on steel frame construction; the erection of solar energy systems, including but not limited to, photo voltaic, heliostat and parabolic systems, energy producing windmill type towers, wind turbine erection to included, but not limited to, prep work, boltup, tensioning or torque of bolts on base and all tower section turbine and blade assemblies; nuclear reactors, electromagnetic shielding plates and atomic vessels including all component parts; the plumbing, aligning and leveling of all materials and equipment through the use of optical instruments, LASER beams, etc., and the use of instruments to establish layout, installation and disposition of ironworker installed scope of work, excluding any independent 3rd party surveyor work; the unloading, distributing, stockpiling and handling of all materials coming under the jurisdictional claims of the UNION such as to rail heads, storage yards, loading and unloading, hoisting, handling, signaling of all fabricated material and equipment at the jobsite (except FOB deliveries) related to the Iron Workers jurisdiction that is within the individual employers' contractual scope of work including from and to barge and ships to a lay down yard or construction project, etc., shall be done by the Iron Workers.

All reinforcing work in connection with field fabrication, including but not limited to the pre-assembly of reinforcing cages, loading and unloading, handling, racking, sorting, cutting, bending, hoisting, intermittent use of forklifts, placing, burning, welding and tying of all material including the use of any and all mechanical tying devices, or substitute materials, including but not limited to, composites, carbon fiber and fiberglass, stainless steel, used to reinforce concrete construction shall be done by Iron Workers within the individual employers' scope of work at the jobsite, excluding FOB deliveries. A working Iron Worker shall be employed for maintenance on jobs of substantial size while concrete is being poured on reinforcing steel, wire mesh and paper back steeltex but will not be required as a stand-by man. All work in connection with the installation, alignment, repair & modification of panelized roofing systems, pre-engineered fabric structures, aluminum clarifier coverings, carports, ministorages, and dock planks. All work in connection with the installation, alignment, repair and modification of bleachers, planking and stadium seating. All work in connection of installation of amusement rides including, but not limited to, the erection and alignment of all track, machinery and related components.

## Craft: Laborer (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Group 1.....	65.87
Group 1A.....	64.37
Group 2.....	66.08
Group 3.....	66.18
Group 3A.....	66.68
Group 4.....	66.27
Group 5.....	66.37
Group 6A.....	69.03
Group 6B.....	68.53
Group 6C.....	68.28
Group 6D.....	68.89
Group 6E.....	68.53
Group 6F.....	74.99
Group 7.....	66.18

Foreman Rate – 10% per hour above highest paid journeyman supervised.

General Foreman Rate – 10% per hour above highest paid foreman supervised.

### **ADD ZONE RATE**

In addition to: Laborer rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

### **ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays shall be at double time. \$.50 per hour above base recognized group rates when wearing protective suit or respirator.

### **RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

### **JOB DESCRIPTION:** From Agreement between NCA/AGC and Labor Local 872

In addition to the foregoing, this Agreement covers all watchmen, flagmen (all crafts), fire watchmen, traffic control person, including the operation of appropriate vehicles, laborers, construction specialists, concrete specialists, foremen (general, grade, pipe, concrete, forms, seeding, asphalt, clearing and grubbing, clean-up stone-laying) in the performance of: the laying of all types of pipe and conduit; the spreading, and pouring and raking and tamping of all asphalt and concrete materials and the bull floating (strike off) of all concrete; the laying of all types of stone or manufactured curb, rip-rap, paving blocks, concrete blocks (paving), slope paving, Belgium Block; assembling and placing of Gabion and all similar types of baskets; the handling, loading and unloading and stringing of all materials, the handling, loading and stringing of all wood products by hand or power; the sharpening of all air tool bits and drills and bull points; laying, spreading and storing of all tarpaulins, the operation and maintenance of Bo Mag Rollers; (tending of all Crafts regardless of work



being performed in Southern Nevada by any and all methods; any and all types of heaters, fans, air conditioners, or other cooling devices to be tended, handled and fueled by laborers at all times; the handling, laying and placing of forms used for curbing, gutters, roads, and sidewalks and the stripping of same, the placing, setting and maintenance of all flares, blinker lights and reflectors; the cutting and chipping of all joints; the handling, loading, unloading, distributing and erecting of chain-link fence; handling and erecting of wire fence; overhead signs; handling and moving all furniture; handling and placing of wire mesh on roads and bridges; guard rails; the sandblasting and applying of sealers and hardeners and epoxy on concrete and asphalt work; asphalt striping and other asphalt painting; the nozzle operations on sandblasting and guniting operations; the signing of all materials, manufactured or otherwise, which are handled or put in place by laborers, the handling, the loading and unloading and distribution and installation of all guard rails, highway signs, and road markers; attending to, handling, and fueling single diaphragm pumps, insulation pumps, plasterer pumps, monocoat pumps, grout pumps, and pumps up to and including 2" pumps; laying out, moving, connecting, storing and handling all hoses for all pumps; the operating of all types of machines used to seal any type of joints; the operating and servicing of mortar mixers (including, but not limited to, maxi mixers and/or mega mixers) and conveyers used in laborers' and bricklayers work regardless of number; the operating and servicing of all rock drilling machines; the blasting and dynamiting of all rock; welding (excluding machinery, tools, structural steel); installation of manholes and catch basins; the placing of all pre-cast and pre-stressed materials, except when placed or installed by the manufacturer pursuant to its collective bargaining agreement; handling, unloading, loading, assembling and laying of all multiplate; the operating of all air, gas, electric, oil and other types of motor driving tools including all pusher type equipment; all walk behind saws, all concrete saws, drilling and coring equipment; all casings and augers on all drilling rigs; the handling, tending and maintaining of all generators; lasers when used for laborers work on grading, setting and leveling; landscape nurseries; sound barrier installation; demolition or dismantling for all purposes; hazardous waste work to include chemical cleanup, drum handlers, transformers, divers, infra-red destruction machines, plasma arc plants, warehouse storage loading and unloading, safety men, asbestos removal, video x-ray operation; the unloading, loading, handling, stringing, and tending of all brick, all block, all stone and all other masonry products; the paving of all stone and brick products; mason finisher; water proofing, IBC barrier, except on structures; the operating and maintaining of the hydraulic seeder, concrete curb machine, asphalt curb machine, snorkel, stump remover, self-propelled concrete saw, hydraulic motorized pin puller, scissor cars and all aerial man lifts. Bobcat incidental to trade and forklift. Installation and maintenance of all playground fixtures and equipment. The foregoing applies in the performance of all the aforementioned work and all other work coming under the jurisdiction of LIUNA unless state or local requirements dictate otherwise

This Agreement also covers all removal, abatement, encapsulation or decontamination of asbestos, lead and other toxic and hazardous waste or materials, which shall include but not be limited to: the erection, building, moving, servicing and dismantling of all enclosures, scaffolding, barricades, decontamination facilities, negative air machines for asbestos removal, etc.; the operation and servicing of all tools and equipment normally used in asbestos removal or abatement of such waste or materials, including, without limitation, negative air machines for asbestos removal; the sorting, labeling, bagging, cartoning, crating, packaging and movement of such waste or materials for disposal; the clean-up of work site and all other work and stand-by time incidental to the removal, abatement, encapsulation or decontamination of such waste or materials; and the performance of safety watch duties on job sites where work is performed under this Agreement. E.

This Agreement also covers the following, but is not limited to:

1. The preparation of trenches, and footings for above ground or underground lines or cables.
2. The handling of all rods, mesh and material for use in reinforcing concrete construction.
3. The rigging of pipe.
4. Trenches, Manholes-Cutting of streets and ways for laying of pipes, cables or conduits for all purposes; digging of trenches, ditches, manholes, etc.; handling and conveying all materials; concreting, backfilling, grading and resurfacing and all other labor connected therewith. Clearing and site preparation as described herein. Cutting or jack hammering of streets, roads, sidewalks or aprons by hand or the use of air or other

tools. Use and maintenance of all walk behind concrete saws, drilling and coring equipment, all augers and casings on drilling rigs. The leveling, grading and other preparation prior to laying pipe or conduit for any purpose. Loading, unloading, sorting, stockpiling, wrapping, coating, treating, handling, distribution, laying and making of joints of water mains, water pipes, gas mains and all pipe including placing, setting and removal of skids. Cribbing, driving of sheet piling, lagging and shoring of all ditches, trenches and manholes. Handling, mixing or pouring of concrete and handling and placing of other materials for saddles, beds, or foundations for the protection of pipes, wires, conduits, etc. Backfilling and compacting of all ditches, resurfacing of roads, streets, etc., and/or restoration of lawns and landscaping, welding, joining, underwater cable installation. Trench less technology and directional boring shall be the work of the Laborer.

**5. Sewers, Drains, Culverts and Multiplate** - Unloading, sorting, stockpiling, coating, treating, handling, distribution and lowering or raising of all pipe or multiplate. All digging, driving of sheet piling, lagging, bracing, shoring, and cribbing; breaking of concrete backfilling, tamping, resurfacing and paving of all ditches in preparation for the laying of all pipe. Pipe laying, leveling and making of the joint of any pipe used for main or side sewers and storm sewers. All of the laying of clay, terra-cotta, ironstone, vitrified concrete, ductile iron, or other pipe and the making of joints for main or side sewers and storm sewers and all the pipe for drainage. Unloading, handling, distribution, assembly in place, bolting and lining up of sectional metal or other pipe, including corrugated pipe. Laying of lateral sewer pipe from main sewer or side sewer to building or structure. Laying, leveling and making of the joint of all multicell conduit or multi-purpose pipe. Cutting of holes in walls, footings, piers or other obstructions for the passage of pipe or conduit for any purpose and the pouring of concrete to secure said holes. Digging under streets, roadways, aprons or other paved surfaces for the passage of pipe, by hand, earth auger or any other method and manual and hydraulic jacking of pipe under said surfaces. Installation of septic tanks, cesspools and drain fields. Oil, brine, chemical transmission lines and related work, fiber optics, communication lines and cathodic protection.

**6. Drilling and Blasting** - All work of drilling, jack hammering, and blasting. Operation of all rock and concrete drills, including handling, carrying, laying out of hoses, steel handling, installation of all temporary lines and handling and laying of all blasting mats. All work in connection with blasting, handling and storage of explosives, carrying to point of blasting, loading holes, setting fuses, making primers and exploding charges. All securing of surface with wire mesh and any other material and setting of necessary bolts and rods to anchor same. All high scaling and other rock breaking and removal after blast. Handling and laying of nets and other safety devices and signaling, flagging, road guarding.

**7. Signal Men** -Signal men on all construction work defined herein, including traffic control signal men or flagmen at construction sites.

**8. Use of Tools** -Operation of all hand, pneumatic, electric, motor combustion or air-driven tools or equipment necessary for the performance of work described herein.

**9. All clean-up**, including general, construction, janitorial, final, and micro cleaning; all cleaning and removal of debris, rubbish, and refuse of any type and kind for all trades on all jobs, and final cleaning operation on any project or part thereof before the project or any part thereof is turned over to the owner.

F. This Agreement shall also cover all work traditionally performed by Laborers within the jurisdiction of this Agreement.

#### ARTICLE X ADDENDUM A - TUNNEL WORK

1. This Addendum A shall cover the construction, alteration, or renovation of all tunnels, shafts, adits, silos, raises, ventilation raises, ducts, underground chambers and all. other work where miners are required to work below the surface of the earth and which falls within the jurisdiction of the Laborers International Union of North America.

2. Tunnel work shall be defined as the actual boring, driving, and concreting of tunnels. A shaft and/or silo shall be defined as sinking of any vertical, inclined or declined shaft (including stations) by using shaft sinking methods. Any mining performed off the completed shaft shall be considered tunnel work. Laborers Local 872 Job Description pg. 4 In the event a dispute arises in the differentiation between a tunnel or shaft, the Contractor and the Union shall meet to resolve the dispute.



## Craft: Mechanical Insulator (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Mechanical Insulator-Journeyman .....	78.53
Mechanical Insulator-Foreman.....	82.99
Mechanical Insulator-General Foreman .....	87.45

### **ADD ZONE RATE**

In addition to MECHANICAL INSULATOR rates add the applicable amounts per hour, calculated based on a road mile figured from Clark County Courthouse:

Zone 1	20-45 miles	\$4.00
Zone 2	45-75 miles	\$5.00
Zone 3	75-150 miles	\$7.00
Zone 4	150 miles and over	\$8.00

### **ADD PREMIUM PAY**

Premium pay for hours worked in excess of a shift of 8 hours or 12 hours or such other time increment set forth in the Collective Bargaining Agreement or on a weekend or holiday

Swing Shift 10% per hour \$4.98

Grave Shift 15% per hour \$7.46

### **RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION:** Excerpt from Agreement between Int' Assoc. of Heat & Frost Insulators and Allied Workers Local 135

This work includes the preparation, alteration, application, erection, assembling, molding, spraying, pouring, mixing, hanging, adjusting, repairing, dismantling, reconditioning, maintenance, finishing, and/or weatherproofing of cold or hot thermal insulation with such materials as may be specified when those materials are to be installed for thermal purposes and fire protection purposes in voids, or to create voids, or on piping, fittings, HVAC ductwork, grease ducts, valves, boilers, ducts, flues, tanks, vats, equipment, or on any hot or cold surfaces for the purpose of thermal control or to be installed for sound attenuation purposes on mechanical devices, equipment, piping, surfaces related in an integral way to the insulation of such mechanical devices, equipment and piping, Nanotechnology, energy audits, thermography, and thermal imaging. This work also includes all labor connected with the handling, truck driving and distribution of thermal insulation on the job premises. This article does not include pre-manufactured insulation or insulation accessories.

3. All duct lining, plenum lining and duct wrapping, done on the jobsite for acoustical or thermal purposes will be the work.

4. All asbestos abatement (removal), toxic waste cleanup, handling and/or the removal of hazardous waste materials from the aforementioned subsection (2) of this Article II, Section A, and the preparation therefore will be the work of this Local Union. Hazardous and toxic materials are any and all materials, which are defined by O.S.H.A. or E.P.A.

5. All thermal tape, pads, mitered fittings (insulation, metal or plastic), batts and lags shall be fabricated by the Employees covered by this Collective Bargaining Agreement when such fabricated items are to be installed by Asbestos Workers, regardless of the location the Employer chooses to have such items fabricated, within the territorial jurisdiction.

6. This Agreement covers the rates of pay, hours and other terms and conditions of employment with firestopping or fireproofing technicians, and apprentices engaged in the manufacture, fabrication, assembling, molding, handling, erection, spraying, pouring, mixing, hanging, preparation, application, adjusting, alteration, repairing, dismantling, reconditioning, testing, and maintenance of the following, when applied by a machine or other application methods of all firestopping materials including, but not limited to: intumescent firestop sealant, intumescent firestop blocks, elastomeric firestop sealant, self-leveling firestop sealant, trowelable firestop compound, firestop collars, composite sheets, putty pads, fire containment pillows, wrap strips, putty sticks, firestop mortar, firestop mastic, refractory ceramic fiber blanket for kitchen exhaust and fire rated duct systems, or other materials used in connection with labor, and to include other fire protection materials such as boots and cable coatings which are connected with the handling or distributing of the above insulating materials, or the repair and maintenance of all equipment, on the job premises. The types of work shall include, but not be limited to: top of wall, curtain wall, fire rated wall penetrations, grease ducts, stairwell pressurization systems, beam, column, and deck fireproofing. Application of materials or devices within or around penetrations and openings in all rated wall or floor assemblies, in order to prevent the passage of fire, smoke, or other gases. The application included all components involved in creating the rated barrier at perimeter slab edges and exterior cavities, the head of gypsum board or concrete walls, joints between rated wall or floor components, and sealing of penetrating items and blank openings.

## Craft: MILLWRIGHT (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Millwright Journeyman.....	73.97
Millwright Welder.....	76.97
Millwright Foreman.....	78.46
Millwright General Foreman.....	83.40

### **ADD ZONE RATE**

In addition to MILLWRIGHT rates add the applicable amounts per hour, calculated from Las Vegas, Nevada City Hall. The Employer agrees to provide each employee zone pay as established below if the project is further than forty-five (45) miles calculated via the "shortest route" filter using Google Maps from the address of city hall of respective dispatch points.

Zone 1	Up to 45 Miles	\$0.00
Zone 2	More than 45 miles but less than 101 Miles	\$4.00
Zone 3	101 or more Miles	\$6.00

### **ADD PREMIUM PAY**

Monday through Friday, the first four (4) hours of overtime after eight (8) hours of straight-time work shall be paid at one and one half (1½) times the straight-time rate of pay. All additional overtime will be paid at two (2) times the straight-time rate of pay.

All work performed on Sunday and Holidays shall be paid at two (2) times the straight-time rate of pay. Any work performed on Labor Day shall be paid at triple (3x) the regular straight time hourly wage rate.

Lodging: If the project is further than forty-five (45) miles calculated via the "shortest route" filter using Google Maps from the address of city hall of the respective dispatch points listed above, the Employer agrees to furnish acceptable single occupancy lodging to each employee. Employers are encouraged to use commercial facilities and lodges, however, when such facilities are not available, per diem in lieu of room and lodging shall be paid at the rate of one hundred ten dollars (\$110.00) per day, or part thereof, from the date of hire for the project to the date of termination of employment on the project.

### **RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, 4th of July, Labor Day, Veteran's Day, Thanksgiving Day, Friday after Thanksgiving, Christmas Day.

**JOB DESCRIPTION** Excerpt from Southwest Regional Council of Carpenters' Millwright Regional Master Construction Agreement.

#### Section 1.4 Millwright Jurisdiction.

The machinery, equipment, processes and associated components listed below which are identified for the purpose of description only, falls within the jurisdiction of the United Brotherhood of Carpenters and Joiners of America (Millwrights). Although some components of machinery and/or equipment may be described in one application or location and not in another, it shall not be excluded from our craft jurisdiction when, to avoid repetition, it is not described in other applications, and such jurisdiction shall be applied to the initial commissioning, maintenance, decommissioning, and recommissioning of all associated machinery and/or equipment.

#### Section 1.4.1

Millwright craft jurisdiction shall include the loading, unloading, hoisting, rigging by any means, transferring, moving, cleaning, disassembling, assembling, moving and setting and removal of skids, welding, burning, erecting, calibrating, precision grouting, supporting, aligning, starting-up and testing, adjusting, repairing, and the maintaining of all machinery and equipment, be it powered by, or receiving power from, steam, gas, gasoline, diesel, biodiesel, hydrogen, jet, electric,

pneumatic, magnetism, adiabatics, diabatics, isothermics, water, hydropneumatics, solar, thermal, mineral, atomic, rocket, nuclear, chemical, wind, waste product of any kind or any other source, regardless of whether or not such machinery or equipment is temporarily or permanently installed or located.

#### Section 1.4.2

Millwright craft jurisdiction shall include all activities necessary to: set all engines, motors, dynamos, generators, diesel generators, motor restraints and supports; install, measure and align with optical and/or electronic instruments when necessary the reactors, control, push and shut-down rods, rod pressure housing, drives, guide sleeves and other related equipment in reactors, turbines, castings, combustion chambers and all its related components; the attachment and final connection of the inlet manifolds and exhaust ducts, cylinders, diaphragms, gaskets, containment barriers, rotors, blade rings, blade or bucket assemblies, hydrogen coolers, blower assemblies, packing joints on hydrogen coolers, exciter or Alterex and all others, turning gear, extension box, welding of extension box, lagging, stretching of coupling bolts or others; perform oil flush; install turbine lube oil tank, pumps and related component skids, filters, thrust bearings, magnetic bearings, the sweating on and shrinking of bearings, couplings, shafts and others, sole plates and machine bases; perform all precision grouting using the following materials: epoxy, wet, non-shrink, dripacking or other types; perform demineralizing and hydromation; install mechanical dust systems, sensors, air compressors, super charges, coolers, boiler controls and linkage, thermal management systems, Bailey Meters or similar devices and their linkages; installation, maintenance and removal of all instrumentation, gauges, antennae and other communication devices, fluid drives, power drive trains, embedded guides for traveling screens, traveling screens, roller, slide, knife, lock and sluice gates, limit torques on mechanical valves, gates and others, tainter valves, limit switches, trips, triggers or switches, including the brackets that are attached to, stop logs, dam rollers, transfer cars and gear head motors.

#### Section 1.4.3

The setting of variable drives, fans, coal cranes, truck cranes or other types, including servicing and the adjusting and aligning of mechanical equipment within the cranes, crane rails and all other types of rails which would carry mechanically activated equipment, including their alignment, installation, removal, servicing, and alignment of hydraulic and pneumatic lifts and passenger boarding bridges, monorail (all sizes), magnetic propulsion systems, trolleys, pumps and their associated components, packaging equipment, refrigerating equipment, chillers, and related equipment, lantern rings, packing glands, packing for pumps, pollution equipment, carbon absorbers and filtration, heat exchanges, grain, ball, hammer, roller mills, pulverizers and others, crushers and beaters, hoppers, bins, chutes and spouts, turn tables, shears, casing machines, robots, air-veyors, conveyors of all sizes, types, and styles regardless of the materials they are constructed with, or mechanically powered conveyances of any type, including their supports, people movers, x-ray and imaging & scanning machines, elevator and platform lifts, dock levelers and locks, roll-up and sectional doors, operable partitions, retractable roofs, magnetic separators, hoists, feeding machinery, Z-loaders, S-loaders, palletizers, Triax equipment, mechanical equipment in scrubbers, pack towers, precipitators, cooling towers and air cooled condensers.

#### Section 1.4.4

Sewage, Brackish, Desalination, Water Treatment and Mineral Extraction Plants — the disassembly, fabricating, rigging, erecting and aligning of skimmers, rake mechanisms, feed wells, baffles, scum troughs, de-gritting equipment, bar screens, comminutors, mixers, pumps, aeration systems, blowers, membrane filtration systems, sequencing batch reaction systems, including related, filter presses, sand filtration systems, ultra violet rack systems, mechanical drive assemblies, conveyors, lines, piping, flanges, brackets, supports, mono rails, gates and setting odor control and detection equipment, (excluding heating, ventilating and air conditioning work). The setting of thru-clean bar, straight line bar, trash, tritor drum, and disc screens, straight line grit, circuline grit, circuline sludge, and circuline mixer collectors, straight line, flash, horizontal slow, vertical slow, and vibra flow feeder machines, pre-aeration and settling tanks, covers for tanks, bowls and basins including stationary or mechanical covers regardless of materials, thickeners, rotoline distributors, sludge bed and settling pond cleaners, digestion systems, heaters, dyna-grind sewage screening grinders, screw pumps, spiral classifier, agitators, junk remover, hydro pulper, cooling fans, lube systems, selectifier screens, hydrosensors, fuel blowers, grizzly screens, trommels, table feeders, dryers, optical sorters, high tension separators, grip dewatering screens, flash mixer, horizontal slow mixer, vertical slow mixer, filter, cone and rotary presses, comminutors, barminutors, degreasers, rotometers, dehumidifiers, benches, pressure cleaning systems & devices, washers for cars, trucks, buses, trains, planes unmanned and autonomous vehicles and other types, hydraulic, servo and pneumatic units, shroud boxes, silencers, scales, load cells, eddy current clutches, disintegrators, dehairing machines, grain handling devices, laboratory equipment, machine shop equipment, ladle cars, stunning pens and doors and gates, activation equipment, racks, material handling platforms, access & egress platforms, catwalks, transition pieces, the handling and installation, of pulleys, gears, fluid couplings, sheaves and fly wheels, air vacuum, worm, belt, friction, rope, magnetic, chain and gear drives that are directly or indirectly coupled to motors, belts, chains, shafts, or screws, installation of legs,

boots, guards and boot tanks, all bin and diverter valves, turn hands and indicators, shafting, bearing cable sprockets, cutting of all key seats in old and new work, troughs, chippers, calenders, rolls, winders, rewinders, slitters, cutters, wrapping machines, blowers, forging machines, pneumatic, electric and hydraulic rams, servo actuators, extractors, expellers and extruders, ball and dust collectors, splicing of ropes and cables.

Millwright craft jurisdiction on energy generation facilities shall include all loading, unloading, movement, hoisting, preparation, uncrating, preparation of nacelle units prior to installation or removal, installation, setting, removal, alignment, and final torquing and tensioning of any mechanical component used in the generation of power, including any incidental wiring or piping. This shall include all aspects of power trains, drive and tracking systems, elevation and azimuth drives, energy collection optimization systems, all rams, dampers and other stabilization devices, antennae, bearing housing assemblies and units, actuators, pulleys, gears, access points, rotational connections, mounting and alignment of tracks, axles, bearings, rotational joints, or any other device which allows for the automated or manual movement of equipment post-installation, all turbines, and wind, wave and tidal analysis equipment. It shall also include all work associated with energy collection and storage facilities, including the loading, unloading, movement, hoisting, preparation, installation, setting, and alignment of racking systems, torque tubes, modules, batteries, energy storage systems, cooling or control systems, inertia systems or other equipment or machinery, and all incidental wiring or piping thereof.

#### Section 1.4.5

The laying out, fabrication and installation of protecting equipment including: machinery guards; the making and setting of templates for machinery; the fabrication of bolts, nuts, pans; the drilling or creating of holes in machinery for any equipment which the Millwrights install, remove, service or inspect, regardless of material; installation of all methods of access and egress and safety devices whether temporary or permanent; all welding and burning regardless of type; the fabrication of all lines, hose or tubing used in the lubrication, operation, cooling or heating of machinery, including the installation of all fluids used to operate, lubricate, cool or heat equipment installed by Millwrights; the cleaning or pressure cleaning of machinery; the machining, grinding, milling, broaching, boring, threading, lapping, field machining, technical bolting and keying that may be necessary for any part of equipment, including the starting up, breaking in, trial running and operational or functional testing of any equipment or machinery installed or handled by the Millwrights, the initial programming of robotics for startup, and the incidental connection and disconnection of machinery and equipment from piping and electrical systems.

#### Section 1.4.6

Rock, sand and gravel plants, mineral processing plants and batch or aggregate plants: Installation, removal and maintenance of all recycling equipment, separators, centrifuges, classifiers, grates, crushers, conveyors, chutes or piping from one piece of mechanical equipment into another piece of mechanical equipment, or from a vessel into a conveyor, or into other places or mechanical equipment or other mechanical equipment used (for the purpose of description only) to excavate material from one area to another from highways, roadways, waterways or elsewhere.

#### Section 1.4.7

When optical instruments such as total stations or similar devices, automatic levels, builder's transits, precision jig transits, tilting levels, theodolites or other precision tools and instruments are used to locate, set, scan-to-BIM or as-Built measure and verify machines, these tools are considered a tool of the Millwright trade and are to be used by Millwrights to set the equipment or machinery.

#### Section 1.4.8

Incidental asbestos removal on equipment in which Millwrights normally remove during maintenance and repair work.

#### Section 1.4.9

Any new equipment or technology designed to replace any of the equipment described above shall remain in the craft jurisdiction of the Millwrights.



Craft: OPERATING ENGINEER (Union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Operating Engineers		(SEE GROUP CLASSIFICATIONS)
Group	1.....	87.58
Group	2.....	88.53
Group	3.....	88.82
Group	4.....	90.31
Group	5.....	91.41
Group	6.....	90.53
Group	7.....	91.63
Group	8.....	90.64
Group	9.....	91.74
Group	10.....	90.76
Group	11.....	91.86
Group	12.....	90.93
Group	13.....	91.03
Group	14.....	91.06
Group	15.....	91.14
Group	16.....	91.26
Group	17.....	91.43
Group	18.....	91.53
Group	19.....	91.64
Group	20.....	91.76
Group	21.....	91.93
Group	22.....	92.03
Group	23.....	92.14
Group	24.....	92.26
Group	25.....	92.43 Add
\$ .50 per hour for "Special" Shift.....		
Add \$1.00 per hour for "Multiple" Shift.....		

**Add Zone Rates See Below**

**Add Premium Pay**

**Operating Engineers JOB DESCRIPTION:** See Below



Craft: OPERATING ENGINEER (Union Rate)  
**CRANES, PILEDIVING, & HOISTING EQUIPMENT**

**Prevailing wage rates include the base rate as well as all applicable fringes**

Operating Engineers		(SEE GROUP CLASSIFICATIONS)
Group 1.....		90.17
Group 2.....		90.31
Group 3.....		90.53
Group 4.....		90.64
Group 5.....		90.76
Group 6.....		90.93
Group 7.....		91.10
Group 8.....		91.26
Group 9.....		91.94
Group 10.....		92.10
Group 11.....		92.40
Group 12.....		92.73
Group 13.....		93.10
Group 14.....		93.94
Group 15.....		94.10
Group 16.....		94.15
Group 17.....		94.65
Group 18.....		95.10
Group 19.....		96.68
Group 20.....		97.29
Group 21.....		97.90
Group 22.....		98.66
Group 23.....		99.12
Group 24.....		99.62 Add
\$ .50 per hour for "Special" Shift.....		
Add \$1.00 per hour for "Multiple" Shift.....		

**Add Zone Rates See Below**

**Add Premium Pay**

**Operating Engineers JOB DESCRIPTION:** See Below

Craft: OPERATING ENGINEER (Union Rate)  
**SURVEYOR**

Prevailing wage rates include the base rate as well as all applicable fringes

Operating Engineers		(SEE GROUP CLASSIFICATIONS)
Group 1.....		89.50
Group 2.....		90.31
Group 3.....		90.53
Group 4.....		90.81
Group 5.....		90.93
Group 6.....		91.03
Group 7.....		91.06
Group 8.....		91.43
Group 9.....		91.56
Group 10.....		92.06

Add Zone Rates See Below

Add Premium Pay

Operating Engineers JOB DESCRIPTION: See Below

Craft: OPERATING ENGINEER (Union Rate)  
**TUNNEL**

Prevailing wage rates include the base rate as well as all applicable fringes

Operating Engineers		(SEE GROUP CLASSIFICATIONS)
Group 1.....		89.43
Group 2.....		90.38
Group 3.....		90.67
Group 4.....		90.81
Group 5.....		91.03
Group 6.....		91.14
Group 7.....		91.26
Group 8.....		91.43
Group 9.....		91.56

**ADD ZONE RATE**

In addition to **OPERATING ENGINEER, CRANES, PILEDIVING, & HOISTING EQUIPMENT, SURVEYOR AND TUNNEL** rates add the applicable amounts per hour calculated from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 45 miles	\$0.00
Zone 2	45 to 60 miles	\$4.00
Zone 3	60 miles and over	\$4.50

### **ADD PREMIUM PAY**

All time worked before 6:00 A.M. and after 5:00 P.M., or all time worked in excess of eight (8) consecutive hours, exclusive of meal periods, and all work performed on Saturdays, Sundays and holidays, shall be paid at the applicable overtime rate.

3. Overtime: First four (4) hours outside the regularly constituted shift shall be at the rate of time and one-half (1½). All additional hours shall be at double (2) time.

On Saturday work, the first twelve (12) hours shall be at time and one-half (1 ½), and all additional hours at double (2) time. Sundays shall be double (2) time. Holidays shall be double (2) time.

### **RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

### **Operating Engineers JOB DESCRIPTION:** Excerpt from NCA and Operating Engineers Local 12

- a. It shall cover work on building, heavy highway and engineering construction, including the construction of, in whole or in part, or the improvement or modification thereof, including any structure or operations which are incidental thereto, the assembly, operation, maintenance and repair of all equipment, vehicles and other facilities, including helicopters used in connection with the performance of the aforementioned work and services and including without limitation the following types of classes of work:
- b. Street and highway work, grading and paving, excavation of earth and rock, grade separations, elevated highways, viaducts, bridges, abutments, retaining walls, subways, airport grading, surfacing and drainage, electric transmission line and conduit projects, water supply, water development, reclamation, irrigation, drainage and flood control projects, water mains, pipelines, sanitation and sewer projects, dams, aqueducts, canals, reservoirs, intakes, channels, levees, revetments, quarrying of breakwater or riprap stone, foundations, pile driving, piers, locks, dikes, river and harbor projects, breakwaters, jetties, dredging and tunnels, soil testing and building/construction inspection. The handling, cleaning, erection, installation and dismantling of machinery, equipment and all work on robotics, included but not limited to the rigging, handling, installation, maintenance, programming and the use of all stationary and/or portable robots. This shall include the use of all robots used in any industry, including the nuclear field.
- c. It shall cover all work including the initial setting, positioning and programming of the base station in conjunction with Global Positioning Systems/GPS on the jobsite.
- d. The construction, erection, alteration, repair, modification, demolition, addition or improvement, in whole or in part, of any building structure, including Power Plants, Mines, Solar Energy installations and appurtenances, oil or gas refineries and incidental structures, also including any grading, excavation, or similar operations which are incidental thereto, or the installation, operation, maintenance and repair of equipment, and other facilities used in connection with the performance of such building construction, except where such structures are an incidental or supplemental part of highway and engineering construction, as defined in this Article.
- e. All concrete form work, including but not limited to, the fabrication, construction, placing, erection, rigging and hoisting, stripping and removing of all forms and operation of the forklift, loader, pettibone or mobile equipment in reference to all of the above work.
- f. All work in connection with tiltup slabs, including but not limited to benchmarks, layout, setting of all forms, blockouts, metal door and window jambs, templates for bolts, lift points, knee braces, all stripping of forms (whether or not to be reused) rigging, setting, plumbing and lining, welding, drilling, ledger bolts, setting of expansion joints and caulking. Also to include forms for stairs and loading docks (setting and stripping),

installation of all doors including roll-up, installation of laminated beams or precast structures, and operation of the forklift in reference to all of the above work.

- g. All work in connection with the hoisting of materials which are to be used by the Carpenters or Building Tradesmen will be rigged, guided and handled by employees covered by this agreement.
- h. The layout, rigging, tagging, signaling, cutting, burning, welding, chain sawing, driving, setting and pulling of all soldier piles, sheet piles, soldier beams and casings, together with all necessary walling, shoring, underpinning, struts, bracing, capping and lagging necessary for construction of subterranean structures of all types to include, but not limited to subways, subway stations, buildings, storm drains, sewers, pipelines and all open cut and cover construction projects. Fabrication, construction, removal and stripping of all forms both inside and outside the tunnels and drains to include form liners and membranes, whether they be spray on, glue on, tack on, composed of any and all building materials to include plastic, neoprene, high density polyethylene, vinyl cork or any other natural or artificial material. Construction of all covers and access mats to include all necessary rigging for setting and removing, whether intermittently or regularly. Installation and removal of all timber decking.
- i. All office modular furniture systems including, but not limited to: the unloading by any means, stockpiling, distribution to point of erection, carrying, handling, transportation, uncrating, installation, cleaning, and/or staging of all office, commercial, industrial, institutional, and hotel furniture systems, furnishings, etc., including (but not limited to) all component parts (regardless of their materials or method or manner of installation, attachment or connection). Also included will be layout work including the use of level, transit and any other instrument or tool (or adaptable tool) required for the work herein described.
- j. The placing, handling, moving and erection of all materials which fall within the description of work set forth in the Agreement from the site of delivery on the job to the point of the job where the work is to be performed. The erecting and moving of all scaffolds and the moving and handling of all materials to be used in erection of scaffolding.
- k. Lubricates moving parts of heavy equipment throughout the project or on the project. Check and fill miscellaneous equipment fluids. Changes oil in machine reservoirs; cleans and replaces oil filters. Remove and replace air and fuel filters. Ensures that automatic lubrication equipment operates correctly, replacing empty drums or malfunctioning lines. Fills automatic dispensers, oil cans, and oil cups. Utilizes fuel stand discharge nozzles and fuel and lube discharge guns. Inspect and operate auxiliary equipment, including boom assembly. Identifies machines and equipment requiring repair or maintenance through provided work orders and specifications. Maintain equipment per manufacturer's requirements. Identifies when and what type of preventive maintenance is required for heavy equipment; performs the maintenance, reporting any need for additional maintenance or repairs. Completes logs, reports, or other documentation related to the installation, replacement, modification, or changing of machine parts and attachments. Removes superfluous oil and grease from machinery, tools, equipment and on the project. Checks tire pressure and inflates tires when necessary.



Craft: PAINTER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Painter-Journeyman.....	69.25
Painter-Foreman.....	73.45
Painter-General Foreman.....	78.03

**ADD ZONE RATE**

In addition to: PAINTER rates add the applicable amounts per hour Zone Pay shall commence from Maryland Parkway and Charleston Boulevard and shall be paid as follows:

Zone 1	0 to 40 miles	\$0.00
Zone 2	41 to 60 miles	\$2.50
Zone 3	over 60 miles	\$4.25
Laughlin		\$2.00

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

Section 2: When a holiday falls on Sunday, the following Monday shall be observed as a holiday. No work shall be performed during any hour of the twenty-four (24) hours of Labor Day.

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For first three (3) hours worked over eight (8) on a regular five (5) day week.
2. For all hours worked on Saturday. Employees shall not work less than four (4) hours.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked beyond eleven (11) hours shall be paid at two (2 X) times the straight time rate.
2. For all hours worked on Saturday beyond 8 hours (2 X) times the straight time rate.
3. For hours worked Sunday and Recognized Holidays. Employees shall not be employed for less than four (4) hours paid at two (2X) times the straight time rate.

When working a four-ten (4/10) hour shift: all hours worked beyond ten (10) hours shall be paid at double the straight time rate.

\*If there is less than 8 hours between shifts then the 2nd shift becomes a continuation of the 1st shift, and if the majority of the work performed is outside of the regular day shift then it is 7-1/2 hours for 8.

\*Shift Differential: To be paid for all work performed between the hours of 4:30 pm to 5 am and it will be compensated at \$2.00 per hour in addition to the applicable wages. Overtime that falls between these hours will still be paid at the appropriate overtime rate.

**Section 3. SPECIALTY PREMIUM PAY**

a) High Pay- work on an elevated, mechanically operated platform (including but not limited to: swing stage, boatswain chair, crane basket, heck lift) or rappelling work over forty (40) feet, up to and including one hundred (100) feet in height shall be paid at the rate of eighty-five cents (\$0.85) per hour above the base classification. All work over one hundred (100) feet shall be paid at the rate of two dollars (\$2.00) per hour above the base classification.

- b) High pay shall be paid in addition to all other premiums involved.
- c) Down Hole – Down hole time shall pay in the same increments as high pay.
- d) Hazard Pay - Employees required to work inside tunnels, tubes or piping such as work involved at water treatment plants and mining operations shall receive a premium of thirty-five cents (\$0.35) per hour above the base classification. Hazard pay shall be paid in addition to all other premiums involved.
- e) Employees working with or applying creosote, coal or hot tar epoxies shall be furnished uniforms or clothing described by OSHA.
- f) If a worker is entitled to receive premium pay at any time during his shift he shall receive the premium for the entire shift.

Section 4. INDUSTRIAL PAINTING - Employees performing painting work on industrial projects shall be paid an additional one dollar (\$1.00) per hour above the Taxable Net Wage Rate in addition to any other high time or premium pay.

**JOB DESCRIPTION:** Excerpt from Agreement between PDCA and Allied Trades DC 16

Work will include, but not be limited to: (1) preparation of any surface that is to receive any coating. This Is to Include, but not be limited to caulking, puttying, spackling, bondo, fiberglass applications and repairs, sealers and primers. The application and removal of all types of coatings and coating systems in relation to all painting, decorating, protective coatings, coating and staining of concrete floors and toppings, waterproofing, masonry restoration, fireproofing, fire retarding, metal polishing, refinishing, sealing, lining, fiber glassing, E-Glass fiberglass, GRG, GFRG, plaster cast, carbon fiber, encapsulating, insulating, metalizing, flame spray, Exterior Insulating Finishing Systems, the application of Venetian Plasters and/or Polymers; (2) each and all such applications, and similar or substitute applications, on all surfaces, interior and exterior, to include, but not be limited to: residences; buildings; structures; industrial, power, chemical and manufacturing plants; bridges; tanks; vats; pipes; stacks; light and high tension poles; parking, traffic and air strip lines; trucks; automobile and railroad cars; ships; aircraft; and all machinery and equipment; (3) any and all material used in preparation, application or removal of any paint, coatings or applications, including, but not limited to: the handling and use of thinners, dryers, sealers, binders, pigments, primers, extenders, air and vapor barriers, emulsions, waxes, stains, mastics, plastics, enamels, acrylics, epoxies, epoxy injection and T-Lock welding, alcalyeds, sheet rubber, foams, seamless and tile-like coatings, etc.; (4) all preparation for and removal of any and all materials for finishes, such as deep cleaning, patching, all levels of finishing, taping/finishing, skim coating, pointing, caulking, high pressure water, chemical and abrasive blasting, environmental blasting, wet/dry vacuum work, chemical stripping, scraping, air tooling, bleaching, steam cleaning, asbestos and lead abatement/removal; (5) the inspection of all coatings and/or coating systems during their applications will be performed by members of this International Union.

Industrial projects shall mean new construction or maintenance work performed in the energy, power, water, wastewater, chemical, manufacturing, industrial buildings, heavy highway, bridge, overpass roadway tunnel industry or any other industry requiring the use of protective coatings.



Craft: PILEDRIVER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Driverman, Rigman, Bridge and Dock Carpenter.....	73.22
Piledriver Certified Welder.....	74.22
Piledriver-Foreman.....	77.89
Diver-Diving (wet pay).....	131.30
Stand-By Diver.....	78.89
Tender.....	77.89

**ADD ZONE RATE**

In addition to PILEDRIVER rates add the applicable amounts per hour, calculated from Maryland Parkway and Charleston Boulevard, Las Vegas:

Zone 1	0 to 50 miles	\$0.00
Zone 2	Over 50 miles	\$5.00

**ADD PREMIUM PAY**

First two (2) hours outside the regular constituted shift shall be at the rate of time and one-half (1½X). Saturdays up to the first ten (10) hours shall be at the rate of time and one-half (1½X). All additional hours and Sundays and holidays shall be the rate of double time (2X). If it becomes necessary to work on Labor Day, it will be three (3x) the regular wages.

**RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, 4th of July, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, Christmas Day.

**JOB DESCRIPTION** Excerpt from Southwest Regional Council of Carpenters and Affiliated Local Unions Master Labor Agreement

**104.1** The Carpenters claim the layout, rigging, tagging, signaling, cutting, burning, welding, chain sawing, driving, setting and pulling of all soldier piles and soldier beams together with all necessary waling, shoring, underpinning, struts, bracing, capping and lagging necessary for construction of subterranean structures of all types to include, but not limited to subways, subway stations, buildings, storm drains, sewers, pipelines and all open cut and cover construction projects. The Carpenters further claim construction of all covers and access mats to include all necessary rigging for setting and removing, whether intermittently or regularly and installation and removal of timber decking.

**(a)** In addition to the work identified in Article I, the Pile Divers claim the operation of the following types of equipment when the operation of same is incidental to that work which falls under the jurisdiction of the United Brotherhood of Carpenters and Joiners of America or Pile Drivers Local Union No. 2375; mechanical forklifts of all types, boom trucks and any other mobile equipment as assigned by the employer necessary to complete the work. In addition, the operation of the power pack and vibratory hammer controls when driving or pulling, sheet pile, pile, soldier beams, cassinos or casing.

**(1)** In the construction of waterfront and marine facilities, such as docks, piers, wharves, bulkheads, jetties, and similar structures, the pile driver classification should continue to apply, up to and including the decking thereof.

**(2)** On all pile driving and caisson work on both land and water, the Pile Driver classification should apply.

**(3)** In the construction of wooden bridges whether over land or over water, when composed of heavy timber, the Pile Driver classification should apply.

**(4)** In the construction of concrete or steel bridges over land, the Pile Driver classification shall apply to the driving of piles and/or caisson work including the forms required for the capping of the piles or caissons

immediately top of the piles or caissons. The capping of the piles is herein interpreted as being that concrete, wood, or other material resting on the top of the piles where driven or placed and does not include any further form work above the capping. In many instances it has been found that the capping is called the girder. The above shall apply on such concrete or steel bridges constructed over land, highways, railroads, overpasses and include cloverleaves, interchanges, etc.

**(5)** In the construction of concrete or steel bridges over water, the Pile Driver classification shall apply up to and including all of the form work to the top of the column, piers, or abutments supporting the steel and/or any other superstructures.

**(6)** In the erection of false work, when necessary for the support of work under the Pile Driver classification, then such false work shall fall within their classification. False work necessary for the support of work under the Carpenter classification shall be done within such Carpenter classification, with the exception that where pile driving or power equipment is used for heavy timber false work, then such work shall come under the Pile Driver classification. This would include all rigging, signaling and tagging incidental to the placing of the heavy timber.

**(7)** In the construction of open-cut sewers, the Pile Driver classification shall apply on all piling including wood, steel or concrete sheet piling, all bracing timber and form work incidental to the construction thereof.

Craft: PLASTERER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Plasterer-Journeyman.....	64.31
Plasterer-Foreman.....	69.01
Plasterer-General Foreman.....	71.37

**ADD ZONE RATE**

In addition to PLASTERER rates employees performing work on Public Works Projects shall be entitled to the following wage rates for all hours worked, calculated on an air mile radius from the Clark County Regional Justice Center:

Zone 1	0 to 50 miles	\$0.00
Zone 2	Over 50	\$4.00

**ADD PREMIUM PAY**

**OVERTIME** – The first two (2) hours worked outside the regularly constituted shift shall be at the rate of time and one-half (1 ½). All additional hours shall be at the rate of double time (2x). On Saturday work, the first ten (10) hours shall be at time and one-half (1 ½) and all additional hours at double time (2x). Sundays and Holidays shall be at double time (2x). All hours worked after ten (10) hours are at the rate of double time (2x) Monday through Saturday.

For employees on a second shift, all hours worked in excess of seven and one-half (7 ½) hours shall be paid for at the appropriate overtime rate as described above. For employees on a third shift, all hours worked in excess of seven (7) hours shall be paid for at the appropriate overtime rate as described above.

**HIGH TIME** – On jobs where employees are required to work from swinging scaffold, suspended from a rope or cable, bosun chair, brackets, cantilevers or outrigger from the ground, they shall receive an additional one dollar (\$1.00) per hour above the journeyman rate of pay. Employees shall be paid high pay only for actual time of exposure on the scaffold, boatswain chair, outriggers, etc.

**NOZZLE MAN** – The nozzle man applying fireproofing material shall receive \$2.00 above Journeymen Plasterer Base Wage rate for the period in which he operates any nozzle.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, and Christmas Day. If any of the above holidays fall on Sunday, the Monday following shall be considered a legal holiday. Work on such days shall be paid for at double time. No work shall be required on Labor Day, except in cases of extreme urgency.

**JOB DESCRIPTION:** Excerpt from Agreement So NV. Plasterers & AGC/NCA/UBCA

This includes but is not limited to: Smooth and finish surfaces of poured or full systems of EIFS including sticking and shaping of foam pieces or surfaces by adhesive or mechanical installation, all sprayed or troweled on fireproofing, interior cover coats including all plastering systems recognized by our International Association; installation of all types of lath and all lathing trims in any interior or exterior applications; installation and patching of GFRG and GFRC pieces with adhesive or mechanical fastening systems; all cutting, shaping, rodding, carving, leveling, brooming of rock, water and pool features including all interior swimming pool finishes, but not limited to pebbletech or white plaster

finishes; all Venetian or decorative interior plaster ; all acoustical finish systems including, but not limited to, Baswaphon.

Plasterers shall also have jurisdiction over all work or processes which represent technological change, replacement, modification or substitution for the work described above. In addition, Plasterers shall perform any and all work and use any and all new materials or techniques involved in plaster construction including but not limited to what is known as green or sustainable construction technology.

Craft: PLUMBER/PIPEFITTER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Plumber/Pipefitter-Journeyman.....	79.73
Plumber/Pipefitter-Foreman.....	85.67
Plumber/Pipefitter-General Foreman.....	91.61

**ADD ZONE RATE**

In addition to PLUMBER/PIPEFITTER rates employees performing work on Public Works Projects shall be entitled to the following wage rates for all hours worked, calculated on an air mile radius from the Clark County Regional Justice Center:

Zone 1	0 to 20 miles	\$0.00
Zone 2	20 to 45 miles	\$3.75
Zone 3	45 to 75 miles	\$7.50
Zone 4	75 miles and over	\$11.25

**ADD PREMIUM PAY**

Overtime – Overtime worked on a regular work day, Monday through Friday, will be paid at a rate of one and one-half (1 ½) times the regular rate of pay for the first two hours worked before or after the regular eight (8) hour shift, and at two (2) times the regular rate of pay for all hours in excess of ten (10) hours. The first ten (10) hours worked on a Saturday will be paid at a rate of one and one-half (1 ½) times the regular rate of pay, and all hours in excess of ten (10), and Sundays and holidays will be paid at two (2) times the regular rate of pay. A work week may consist of four (4) consecutive ten (10) hour days, at regular rate of pay Monday through Thursday with no rotating shifts. Overtime after ten (10) hours per day or forty (40) hours in the four-day week shall be paid at two (2) times the regular rate of pay. Fridays and/or Saturdays will be paid at time and one-half (1 ½) the regular rate of pay for the first eight (8) hours of work. Hours worked after eight (8) hours on Friday and Saturday, and all hours worked on Sunday and holidays shall be at two (2) times the regular rate of pay. An eight (8) hour break between shifts shall be observed.

Shiftwork – Shift work is permitted when the shifts are of five (5) or more day's duration. The first shift shall work a regular eight (8) hour day between the hours of 6 a.m. and 4:30 p.m. The second shift shall work a minimum of eight (8) hours, not including a one-half (½) hour lunch period on the employee's own time and shall receive an additional two (2) dollars per hour. The third shift shall work a minimum of eight (8) hours, not including a one-half (½) hour lunch period on the employee's own time and shall receive an additional four (4) dollars per hour. A second work shift extending past midnight shall be paid at the third shift rate for the entire second shift.

**RECOGNIZED HOLIDAYS**

Holidays - All work performed on the following holidays shall be paid at two (2) times the regular hourly wages: New Year's Day, Martin Luther King Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday after Thanksgiving Day, and Christmas Day. If any of the above holidays fall on a Sunday, the Monday following shall be observed as the holiday. If any of the above holidays fall on a Saturday, the Friday preceding shall be observed as the legal holiday.

**JOB DESCRIPTION** Excerpt from Agreement between MCA and Plumber Pipefitters Serv. Tech Local 525

Installation of all plumbing, pipe fitting, and refrigeration systems and component parts thereof, including fabricating, assembling, erecting, installing, testing, balancing, dismantling, repairing, reconditioning, adjusting, altering, servicing and handling, unloading, distributing, tying on and hoisting of all piping materials, by any method, including all hangers and supports of every description, the unloading and setting of kitchen equipment, the testing and balancing of all plumbing and pipefitting systems or component parts thereof, the operation of pumps, air compressors and welding machines, as well as equipment used on building and construction work in conjunction with the work of the trade, as a time and labor saving device.



Craft: REFRIGERATION MECHANIC (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Refrigeration-Journeyman.....	77.21
Refrigeration -Foreman.....	82.96
Refrigeration -General Foreman .....	88.71

**ADD ZONE RATE**

In addition to REFRIGERATION MECHANIC rates employees performing work on Public Works Projects shall be entitled to the following wage rates for all hours worked, calculated on an air mile radius from the Clark County Regional Justice Center:

Zone 1	0 to 20 miles	\$0.00
Zone 2	20 to 45 miles	\$3.75
Zone 3	45 to 75 miles	\$7.50
Zone 4	75 miles and over	\$11.25

**ADD PREMIUM PAY**

Overtime – Overtime worked on a regular work day, Monday through Friday, will be paid at a rate of one and one-half (1 ½) times the regular rate of pay for the first two hours worked before or after the regular eight (8) hour shift, and at two (2) times the regular rate of pay for all hours in excess of ten (10) hours. The first ten (10) hours worked on a Saturday will be paid at a rate of one and one-half (1 ½) times the regular rate of pay, and all hours in excess of ten (10), and Sundays and holidays will be paid at two (2) times the regular rate of pay. A work week may consist of four (4) consecutive ten (10) hour days, at regular rate of pay Monday through Thursday with no rotating shifts. Overtime after ten (10) hours per day or forty (40) hours in the four-day week shall be paid at two (2) times the regular rate of pay. Fridays and/or Saturdays will be paid at time and one-half (1 ½) the regular rate of pay for the first eight (8) hours of work. Hours worked after eight (8) hours on Friday and Saturday, and all hours worked on Sunday and holidays shall be at two (2) times the regular rate of pay. An eight (8) hour break between shifts shall be observed.

Shiftwork – Shift work is permitted when the shifts are of five (5) or more day's duration. The first shift shall work a regular eight (8) hour day between the hours of 6 a.m. and 4:30 p.m. The second shift shall work a minimum of eight (8) hours, not including a one-half (½) hour lunch period on the employee's own time and shall receive an additional two (2) dollars per hour. The third shift shall work a minimum of eight (8) hours, not including a one-half (½) hour lunch period on the employee's own time and shall receive an additional four (4) dollars per hour. A second work shift extending past midnight shall be paid at the third shift rate for the entire second shift.

**RECOGNIZED HOLIDAYS**

Holidays - All work performed on the following holidays shall be paid at two (2) times the regular hourly wages: New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday after Thanksgiving Day, and Christmas Day. If any of the above holidays fall on a Sunday, the Monday following shall be observed as the holiday. If any of the above holidays fall on a Saturday, the Friday preceding shall be observed as the legal holiday.

**JOB DESCRIPTION**

1. Installing and repairing industrial and commercial refrigeration systems;
2. Mounting compressors, condensers and other refrigeration components to the frame of a refrigerator by using hand tools and acetylene welding equipment;

3. Assembling structural and functional components needed for refrigeration, including, without limitation, controls, switches, gauges, wiring harnesses, valves, pumps, compressors, condensers, cores and pipes;
4. Installing expansion and control valves by using hand tools and acetylene welding equipment;
5. Cutting, bending, threading and connecting pipe from functional components to water, power or refrigeration systems;
6. Fabricating and assembling components and structural portions of a refrigeration system;

Craft: ROOFER (Union Rate)  
(Does not include sheet metal roofs)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Roofer-Journeyman.....	47.18
Roofer-Foreman.....	54.20

**ADD PREMIUM PAY**

Any work performed in excess of ten (10) hours per day or forty (40) hours per week shall be paid at the rate of one and one half (1 1/2) times the regular straight time rate of pay.

Two times (2x) the regular wage shall be paid for all work performed on Sundays.

Two times (2x) the regular wage shall be paid for work performed on a Holiday designated under this Agreement.

Work performed on a Saturday shall be paid at the regular wage unless the work qualifies for overtime under the terms of this section.

**RECOGNIZED HOLIDAYS**

New Year's Day, Washington's Birthday (President's Day), Memorial Day, 4th of July, Labor Day, Veteran's Day, Thanksgiving Day, the Friday after Thanksgiving, Christmas Day.

**JOB DESCRIPTION** Excerpt from Roofers, Waterproofers, and Allied Workers Local 162

Slate and Tile roofers shall include in their work jurisdiction the following work processes and types of materials. These shall include but not limited to:

1. All slate where used for roofing of any size, shape or color, used in any manner laid, including flat or promenade slates, with necessary metal flashing to make water-tight.
2. All tile where used for roofing of any size, shape or color, used in any manner laid, including flat or promenade tile, with necessary metal flashing to make watertight.
3. All asbestos shingles where used for roofing of any size, shape or color, and in any manner, laid with necessary metal flashing to make watertight.
4. All cementing in, on or around the said slate or tile roof or promenade.
5. All laying of felt, paper, membranes, ice shields, vapor barriers or similar underlayments on substrates.
6. All dressing, punching and cutting of all roof slate or tile.
7. All operation of slate cutting or punching machinery.
8. All substitute material taking the place of slate or tile, as asbestos slate or tile, cement or composition tile, including shingles of composition wood and metal tile.
9. All removal of slate or tile roofing as defined above when a roof is to be reapplied in their place.
10. All solar or photovoltaic cell-type roofing systems used to transform solar energy to electrical energy.

Section 4. Composition roofers and damp and waterproof workers shall include in their work jurisdiction the following work processes and types of materials. These shall include but not limited to:

1. All organic or inorganic felts and fabrics that comprise the reinforcing membrane of built-up roofing and waterproofing systems.
2. All waterproofing using bituminous products whether structures are above or below grade.
3. All forms of plastic, slate, slag, gravel, or rock roofing, including all types of aggregates, blocks, bricks, stones or pavers used to ballast or protect Inverted Roof Membrane Assembly (IRMA) roofs, or roofs of similar construction where the insulation is laid over the roof membrane.

4. All kinds of asphalt and composition roofing and waterproofing.
5. All base flashings, curb flashings, and counter flashings of bituminous composition used to roof or waterproof intersections of horizontal surfaces.
6. All components of composition roofing systems used to seal the roof, including but not limited to compression seals, termination bars, lath, roof cement and reinforcements, caulking and sealants.
7. All kinds of coal tar pitch and coal tar bitumen roofing and waterproofing.
8. All cleaning, preparing, priming and sealing of roof decks and surfaces that receive roofing, dampproofing and/or waterproofing.
9. All rock asphalt and composition roofing.
10. All rock asphalt mastic when used for damp and waterproofing.
11. All prepared paper roofing.
12. All mineral surfaced roofing, including 90lb., and 818, whether nailed, mopped with bitumen, or applied with mastic or adhesive.
13. All compressed paper, chemically prepared paper, and burlap when used for roofing or damp and waterproofing purposes, with or without coating.
14. All substrates used on the roof deck for fireproofing or any materials used as a support or nailing surface for the roofing system over the deck.
15. All damp resisting preparations when applied with a mop, brush, roller, swab, trowel, or spray system inside or outside of structure.
16. All damp course, sheeting or coating on all foundation work.
17. All tarred floors.
18. All wood block floors that are set in and/or coated with bituminous products.
19. All waterproofing of shower pans and/or stalls.
20. All laying of tile, wood block or brick, when laid in pitch, tar, asphalt mastic, marmolite, or any form of bituminous products.
21. All forms of insulation used as part of, or in connection with, roofing, waterproofing or dampproofing.
22. All forms of composite insulations having nailable surfaces (e.g. plywood, pressboard, chipboard, drywall, or other laminates) bonded to the insulation wherever such composite insulations are used as an integral thermal insulating component of the roofing system.
23. All forms of protection boards, walkway pads and roof treads used in composition roofing or waterproofing to protect the membrane from damage.
24. All types of coatings, toppings and finishes used on the roof surfaces.
25. All solar or photovoltaic cell-type structures that are used as substitutes for ballast or membrane protection.
26. All solar or photovoltaic cell-type roof membrane systems used to transform solar energy to electrical energy.

Section 5. Composition roofers and damp and waterproof workers shall also include in their work jurisdiction the following work processes and types of materials. These shall include but not limited to:

1. All forms of elastomeric and/or plastic (elasto-plastic) roofing systems, both sheet and liquid applied, whether single-ply or multi-ply. These shall include but not limited to:
  - a. PVC (polyvinyl chloride systems)
  - b. Butyl Rubber
  - c. EPDM (Ethylene-propylene diene monomer)
  - d. PIB (polyisobutylene)
  - e. CPE (chlorinated polyethylene)
  - f. CSPE (chlorosulfonated polyethylene)
  - g. Modified bitumens
  - h. TPO Membrane (Thermo Plastic Olefin)

2. All sealing and caulking of seams and joints on these roofing systems by heat or solvent welding or by adhesives or butyl tapes or any other means.
3. All base flashings, curb flashings and counter flashings of elasto-plastic composition as outlined
4. All components of elasto-plastic roofing systems used to seal the roof including but not limited to, compression seals, termination bars, caulking and sealants.
5. All insulations applied with the above systems, whether laid dry, mechanically fastened, or attached with adhesives, to include any gypsum board and/or fire barrier required.
6. All forms of composite insulations having nailable surfaces (e.g. plywood, chipboard, drywall, or other laminates) bonded to the insulation wherever such composite insulations are used as an integral thermal insulating component of the roofing system.
7. All types of aggregates, blocks, bricks, stones, or units of photovoltaic cell construction used to ballast these elasto-plastic systems.
8. All types of aggregates, blocks, stones, pavers or units of photovoltaic cell construction used to ballast or protect Inverted Roofing Membrane Assembly (IRMA) roofs, or roofs of similar construction where the insulation is laid over the roof membrane.
9. All sealing and caulking of seams and joints on these elasto-plastic systems to ensure water-tightness.
10. All liquid-type elasto-plastic preparations for roofing, damp or waterproofing when applied with a squeegee, trowel, roller or spray equipment, whether applied inside or outside of the building.
11. All sheet-type, elasto-plastic systems, whether single or multi-ply for waterproofing either inside or outside of a building.
12. All cleaning, preparing, priming and sealing of surfaces to be roofed, dampproofed or waterproofed, whether done by roller, mop, swab, three-knot brush, squeegee, spray systems, or any other means of application.
13. All types of pre-formed panels and rolls used in waterproofing (Volclay, Bentonite etc.)
14. All applications of protection boards to prevent damage to the dampproofing or waterproofing membrane by other crafts or during back-filling operations.
15. All handling of roofing, damp and waterproofing materials.
16. All hoisting and storing of roofing, damp and waterproofing materials.
17. All types of spray-in-place foams such as urethane, polyurethane, or polyisocyanurate, the machinery and equipment used to apply them, and the coatings that are applied over them.
18. All types of resaturants, coatings, mastics and toppings when used for roof maintenance and repairs.
19. All wrapping and/or coating of underground pipelines with bitumastic enamel or cold process, polykin tape, tapecoat, or other asphaltic coatings or tape inside or outside of pipe, whether done by roller, mop, swab, three-knot brush, or spray systems. Preparation of surface by sand blasting or wire brushing.
20. All operation of jeeper or holiday detectors.
21. All Zonolite or Cellular Concrete Roof Insulation and all materials, the machinery and equipment used to apply them.
22. All materials laminated to roofing and/or insulation systems.

Craft: SHEET METAL WORKERS (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Sheet Metal Worker Journeyman.....	86.36
Sheet Metal Worker -Foreman.....	91.77
Sheet Metal Worker -General Foreman.....	97.18

**ADD ZONE RATE**

In addition to SHEET METAL WORKER rates add the applicable amounts per hour, calculated on a radius from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 30 miles	\$0.00
Zone 2	31 to 50 miles	\$2.50
Zone 3	51 to 100 miles	\$3.50 (including Laughlin)
Zone 4	Over 100 miles	\$5.00

**ADD PREMIUM PAY**

All work performed outside the regular working hours and performed during the regular work week shall be at one and one-half (1½) times the straight time rate of pay. Sunday and Holidays shall be paid at double (2) times the straight time of pay.

**RECOGNIZED HOLIDAYS**

New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday following Thanksgiving Day, Christmas Eve Day, Christmas Day, or days locally observed as such, and Sunday shall be recognized as holidays.

**JOB DESCRIPTION:** Excerpt from Sheet Metal Local 88 Collective Bargaining Agreement

(a) Manufacture, fabrication, assembling, handling, erection, installation, dismantling, conditioning, adjustment, alteration, repairing and servicing of all ferrous or nonferrous metal work and all other materials used in lieu thereof and of all HVAC systems, air veyor systems, exhaust systems, and air-handling systems regardless of material used including the setting of all equipment and all reinforcements in connection therewith; (b) all lagging over insulation and all duct lining; (c) testing and balancing of all air handling equipment and duct work; (d) the preparation of all shop and field sketches whether manually drawn or computer assisted used in fabrication and erection, including those taken from original architectural and engineering drawings or sketches; (e) metal exterior wall systems, metal roofing and underlayment regardless of material used; (f) any and all auditing, commissioning and testing, of all HVAC in connection with a building rating methods; detailing, shop fabrication, field installation and performance oriented tasks and (g) all other work included in the jurisdictional claims of International Association of Sheet Metal, Air, Rail and Transportation Workers.



Craft: SPRINKLER FITTER (Non-union Rate)

Prevailing wage rates include the base rate as well as all applicable fringes

Sprinkler Fitter-Journeyman.....31.26

**JOB DESCRIPTION**

Installing, dismantling, maintenance, repairs, adjustments and corrections of all fire protection and fire control systems Including the unloading, handling by hand, power equipment and installation of all piping or tubing, appurtenances and equipment pertaining thereto, including both overhead and underground water mains, fire hydrants and hydrant mains, standpipes, and hose connections to sprinkler systems, sprinkler tank heaters, air lines and thermal systems used in connection with sprinkler and alarms systems, also all tanks and pumps connected thereto. Also including shall be CO2 and Cardox Systems, Dry Chemical Systems, Foam Systems and all other fire protection systems, but excluding steam fire protection systems.

Craft: TAPER (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Taper-Journeyman.....	69.25
Taper-Foreman.....	73.45
Taper-General Foreman.....	78.03

**ADD ZONE RATE**

In addition to: TAPER rates add the applicable amounts per hour Zone Pay shall commence from Maryland Parkway and Charleston Boulevard and shall be paid as follows:

Zone 1	0 to 40 miles	\$0.00
Zone 2	41 to 60 miles	\$2.50
Zone 3	over 60 miles	\$4.25
Laughlin		\$2.00

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

Section 2: When a holiday falls on Sunday, the following Monday shall be observed as a holiday. No work shall be performed during any hour of the twenty-four (24) hours of Labor Day.

**ADD PREMIUM PAY**

One and one half (1 ½) the regular straight time hourly rate shall be paid:

1. For first three (3) hours worked over eight (8) on a regular five (5) day week.
2. For all hours worked on Saturday. Employees shall not work less than four (4) hours.

Double the regular straight time hourly rate shall be paid for all time:

1. For all hours worked beyond eleven (11) hours shall be paid at two (2 X) times the straight time rate.
2. For all hours worked on Saturday beyond 8 hours (2 X) times the straight time rate.
3. For hours worked Sunday and Recognized Holidays. Employees shall not be employed for less than four (4) hours paid at two (2X) times the straight time rate.

\*If there is less than 8 hours between shifts then the 2nd shift becomes a continuation of the 1st shift, and if the majority of the work performed is outside of the regular day shift then it is 7-1/2 hours for 8.

\*Shift Differential: To be paid for all work performed between the hours of 4:30 pm to 5 am and it will be compensated at \$2.00 per hour in addition to the applicable wages. Overtime that falls between these hours will still be paid at the appropriate overtime rate.

**Section 3. SPECIALTY PREMIUM PAY**

a) High Pay- work on an elevated, mechanically operated platform (including but not limited to: swing stage, boatswain chair, crane basket, heck lift) or rappelling work over forty (40) feet, up to and including one hundred (100) feet in height shall be paid at the rate of eighty-five cents (\$0.85) per hour above the base classification. All work over one hundred (100) feet shall be paid at the rate of two dollars (\$2.00) per hour above the base classification.

b) High pay shall be paid in addition to all other premiums involved.

c) Down Hole – Down hole time shall pay in the same increments as high pay.

d) Hazard Pay - Employees required to work inside tunnels, tubes or piping such as work involved at water treatment plants and mining operations shall receive a premium of thirty-five cents (\$0.35) per hour above the base classification. Hazard pay shall be paid in addition to all other premiums involved.

e) Employees working with or applying creosote, coal or hot tar epoxies shall be furnished uniforms or clothing described by OSHA.

f) If a worker is entitled to receive premium pay at any time during his shift he shall receive the premium for the entire shift.

**JOB DESCRIPTION:** Excerpt from Agreement between PDCA and Allied Trades DC 16

Excerpt from Drywall Finishing work will include, but not be limited to: (1) the preparation or leveling of any surface or substrate which is to receive a coating, finish and/or wall covering; this will include, but not be limited to, all levels of finishing and/or spackling of all surfaces, including gypsum wallboard taping and finishing, fire taping and all firestopping systems, glaze coatings, skim coating or any other finishing system, spotting of nails, finishing of corner beads/flex beads. Patching and sanding is within the system of preparing surfaces for finishes. (2) all stucco and dryvit systems will be performed by members of this International Union.

Craft: TILE SETTER/TERRAZZO WORKER/MARBLE MASON (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Tile Setter/Terrazzo Worker/Marble Mason- Finisher.....	48.22
Terrazzo Worker/Marble Mason .....	64.31
Tile Setter.....	66.94

**ADD ZONE RATE**

In addition to: TILE/TERRAZZO WORKER/MARBLE MASON rates add the applicable amounts per hour  
Zone Pay shall commence from Maryland Parkway and Charleston Boulevard and shall be paid as follows:

Zone 1	0 to 40 miles	\$0.00
Zone 2	40 to 50 miles	\$3.75
Zone 3	50 to 70 miles	\$5.00
Zone 4	Over 70 miles	\$10.00

**ADD PREMIUM PAY**

All work in excess of forty (40) hours during the established work week shall be paid at the rate of one and one-half (1-1/2) times the hourly base wage rate in effect.

Employees shall be paid one and one-half (1-1/2) times the hourly wage rate for all hours worked over eight (8) in a single day and double time after ten (10) hours in a single day, Monday through Friday, except recognized holidays.

Daily Overtime Saturdays the first ten (10) hours performed on Saturday shall be paid at one and one-half (1-1/2) times the straight time wage rate.

Daily Overtime Sunday- Employees shall be paid double time on Sundays if forty (40) straight time hours have been worked during the proceeding work week.

Holidays shall be paid double time for hours owed on recognized holidays.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day. Any holiday falling on a Sunday will be observed on Monday.

**JOB DESCRIPTION:** Excerpt from Agreement between BAC 13 Nevada of the Mountain West  
Administrative District Council Master Labor Agreement

**FINISHER'S WORK:**

Finisher's work shall consist of assisting, helping or supporting the tile, marble and terrazzo mechanic by performing their historic and traditional work assignments. required to complete the proper installation of the work covered by Sections 5, 7 and 8 of this Code.

#### *TILE LAYERS' WORK:*

Tile laying shall consist of, but not be limited to, the following work procedures and installation of the following materials:

A. The laying, cutting or setting of all tile where used for floors, walls, ceilings, walks, promenade roofs, stair treads, stair risers, facings, hearths, fireplaces, and decorative inserts, together with any marble plinths, thresholds or window stools used in connection with any tile work; also, preparing and setting all concrete, cement, brickwork, or other foundation or materials that may be required to properly set and complete such work; setting or bedding all tiling, stone, marble, composition, glass, mosaic, or other materials forming the facing, hearth or fireplace of a mantel, or the mantel complete, together with setting of all cement, brickwork, or other materials required in connection with the above work; also the slabbing and fabrication of tile mantels, counters and tile panels of every description, and the erection and installation of same; the building, shaping, forming, construction or repairing of all fireplace work, whether in connection with a mantel hearth facing or not, and the setting and preparing of all material, such as cement, plaster, mortar, brickwork, iron work or other materials necessary for the proper and safe construction and completion of such work, except that a mantel made exclusively of brick, marble or stone, shall be conceded to be bricklayers', marble setters' or stonemasons' work, respectively.

B. It will be understood that the word "tile" refers to all burned clay products, as used in the tile industry, either glazed or unglazed, and to all composition materials made in single units up to 15"x20"x2", except quarry tiles larger than 9"x9"x1 1/4", also to mixtures in tile form of cement, plastics and metals that are made for and intended for use as a finished floor surface, whether upon interior or exterior floors, stair treads, promenade roofs, garden walks, interior walls, ceilings, swimming pools, and all places where tile may be used to form a finished surface for practical use, sanitary finish or decorative purposes, for setting all accessories in connection therewith, or for decorative inserts in other materials.

C. All terra cotta called unit tile in sizes of 6"x12" or under, regardless of method of installation, quarry tile 9"x9"x1 1/4" or less; split brick or quarry tile or similar material where the bed is floated or screeded and the joints grouted. Where the work is installed by tile layers, the grouting and cleaning shall be supervised by the mechanic. The bedding, jointing, and pointing of the above materials shall be the work of the craft installing the same. All clay products known as terra cotta tile, unit tile, ceramic veneer and machine-made terra cotta, and like materials in sizes 6"x12" and less regardless of the method of installation. Where the preponderance of materials to be installed comes within the provisions of this Section and when there is also some material in excess of the sizes provided for in this Section, the tile setter shall install all such materials.

D. The preparation, setup, calibration, operation, cleaning, and routine maintenance of any mechanical devices or robotics used to install tile and related materials, or that otherwise assist the tile layer in performing any of the work described in Article II and Code 1 of the IU Constitution, as well as the preparation and ongoing maintenance of the work area to allow proper installation of tile and related materials.

Craft: TRAFFIC BARRIER ERECTOR (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Traffic Barrier Erector - Journeyman.....65.87  
Foreman Rate - 10% per hour above highest paid journeyman supervised.  
General Foreman Rate - 10% per hour above highest paid foreman supervised.

**ADD ZONE RATE**

In addition to: TRAFFIC BARRIER ERECTOR rates add the applicable amounts per hour, calculated based on a miles from the City Hall of Las Vegas, Nevada:

Zone 1	0 to 50 miles	\$0.00
Zone 2	50 miles and Over	\$5.00

**ADD PREMIUM PAY**

The first three (3) hours worked outside the regular constituted shift shall be at the rate of time and one half. All additional hours shall be at double time. On Saturday work, the first (10) hours shall be at time and one half and all additional hours at double time. Sundays and holidays hall be at double time.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION**

Erects or places instruments to provide directional assistance to traffic on or near the public works construction project.



Craft: Truck Driver (Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Truck Driver	(SEE GROUP CLASSIFICATIONS)
Group 1.....	65.52
Group 2.....	65.62
Group 3.....	65.82
Group 4.....	66.01
Group 5.....	66.16
Group 6.....	66.51
Foreman \$1.00 above highest paid journeyman supervised.	

**ADD ZONE RATE**

In addition to: TRUCK DRIVER rates add the applicable amounts per hour Zone Pay shall commence from Maryland Parkway and Charleston Boulevard and shall be paid as follows:

Zone 1	0 to 20 miles	\$0.00
Zone 2	20 to 40 miles	\$1.50
Zone 3	40 to 60 miles	\$2.50
Zone 4	Over 60 miles	\$3.50

**ADD PREMIUM PAY**

All time worked in excess of eight (8) consecutive hours, exclusive of meal period, or all time worked in excess of forty (40) hours per week and all work performed on Saturday and Sunday, and holidays shall be paid at the overtime rate.

**RECOGNIZED HOLIDAYS**

New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving Day, Christmas Day.

**JOB DESCRIPTION**

Driving a tractor trailer combination or a truck transport goods or materials at the site of a public work or between sites of a public work.

(Also, see descriptions listed with Truck Driver rates, if any)

Craft: WELL DRILLER (Non-Union Rate)

**Prevailing wage rates include the base rate as well as all applicable fringes**

Well Driller.....45.24

**JOB DESCRIPTION**

1. Setting, operating or tending to portable drilling rig machinery and related equipment to drill wells;
2. Extending stabilizing jackscrews to support and level a drilling rig;
3. Installing water well pumps;
4. Drillings wells for industrial water supplies, irrigation water supplies or water supplies for any other purpose; dewatering or other similar purposes; exploration; hole drilling for geologic and hydrologic information; and core drilling for geologic information.

# GROUP CLASSIFICATIONS

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## LABORER

### Group 1

- Traffic Control Tech and working Traffic Control Supervisor
- All pressure washing, all surface preparation for patching and grouting, dry packing of concrete and filling of form bolt holes
- Subgrade, finish/fine grade with use of granule or non-granule material, vapor barriers, lasers, string line, setting and leveling on highway, street paving, sidewalk, driveways, airport runways and similar type heavy construction
- Gas and oil pipeline
- Guinea chaser
- Laborer, general, construction, demolition, surgical demolition, selective demolition or Solar-Stringing of posts, installation of posts and piles, installation and bolting together of all rakes, tray tables and torque tubes. Running all bobcats, skid steers, forklifts, Turchis or similar equipment for post installation. Trashing out crates, card board boxes and trash within the solar arrays and Solar project boundaries.
- Laborer, packing rod steel and pans
- Laborer, temporary water lines (portable type)
- Laborer, loading and unloading solar panels, crates and pallets
- Laborer, handling, Installing, and setting of all solar panels/ wire management but not connections Landscape gardener (Must have knowledge of plant materials and how to plant them. Lays out plant arrangements to-follow the landscape plan)
- Stone pavers
- Nurseryman
- Tarman and mortar man, kettle man, potman and man applying asphalt, lay cold creosote, fine and similar type materials. ("Applying" means applying, dipping, brushing or handling of such materials for pipe wrapping and water proofing.)
- Underground laborer, including caisson bellows
- Window cleaner
- Scaffold Erector - (Excludes Tenders)
- Fence Erector includes but not limited to: erecting or repairing, Chain Link, wooden, metal, vinyl, steel, tortoise, wire/ wire mesh or temporary fence. Mortarless, Barrier Wall and/or Retaining Walls; Digging post holes with spade. Post hole digger or power-driven auger; Aligning post through the use of lines or by sighting; verifying vertical alignment of post with a plumb bob or spirit level.
- Mechanical Stabilized Earth Wall
- Material Handler - for all trades, including but not limited to stacking and packing of all drywall, taping mud, paint, wallpaper, wall coverings and material associated there with including Demolition of said materials.
- All Construction cleanup and Final clean-up (picking up debris, sweeping, scraping and janitorial work, including final clean-up), on all jobsites shall be the work of the Laborers, including mass jobsite clean-up by All Contractors and Sub- Contractors. except as provided in Group 1A
- Tool Crib
- Light Tool Repairman Certified
- Firewatch
- Rigging and signaling when assigned by the Contractor and/or performing the work of a Laborer or tending another craft

### **Group 1A**

- Flagger/flag person
- Pilot car

Final clean up subject to this rate shall mean:

- Polishing furniture
- Polishing stainless steel in hotel kitchens
- Sweeping and vacuuming hallways and finished rooms and completed casino areas
- Washing windows on first floor and similar duties

### **Group 2**

- Asphalt raker, ironer, spreader, and luteman Buggymobile man
- Cesspool digger and installer Chuck tender (except tunnels)
- Gas and oil pipeline wrapper, pot tender and form man Making and caulking of all non-metallic pipe joints
- Operators and tenders of pneumatic and electric tools, video x-ray, vibrating machines, hand propelled trenching machines, vacuum truck/ hydro excavation operation, and all associated components for its operation, impact wrench multi-plate and similar mechanical tools not separately classified herein Riprap stonepaver
- Rota-scraper
- Sandblaster (pot tender)
- Septic tank digger and installer (lead man) Tank scaler and cleaner
- Tree climber, faller, chain saw operator, Pittsburgh chipper and similar type brush shredders

### **Group 3**

- Cutting torch operator Welding in connection with laborers work Gas and oil pipeline wrapper
- Gas and oil pipeline laborer, certified Jackhammer and/or pavement beaker
- Installing, laying and the connections of all metallic and non-metallic pipe, p.v.c. and drop inlet and duct bank, including landscape sprinklers, sewer pipe, drain pipe and underground tile
- Cement dumper (on one yard or larger mixers and handling bulk cement) Concrete core cutter
- Concrete curer, impervious membrane and oiler of all materials
- Concrete saw man, excluding tractor type, cutting scoring old or new concrete Operator of cement grinding machine
- Rock slinger
- Scaler (using boswain chair or safety belt or power tools under 100 feet)
- Forklift - A journeyman shall hold Forklift certification at time of referral for duration of employment. Bobcat/skid steer, Gannon tractor
- Working Dust control monitor, Single Axle water and Single Axle Dump Trucks Hodcarrier-Mason Tender/Mason Finisher
- Decorative Rock Installer - (Ponds, Waterfalls, etc.) Concrete striking, floating, epoxy finish, self-leveling material, and overlay
- Shotcrete/Gunnite

### **Group 3A**

- Placement of all concrete, including red concrete by any means Concrete Specialists
- Mudd Cutter
- Concrete vibrator operator, all sizes
- Concrete Dumper
- Slickline/Hoseman/Dumpman

### **Group 4**

- Cribber or shorer, lagging, sheeting, trench bracing, hand guided lagging hammer head rock slinger
- Powderman-blaster, all work of loading holes, placing and blasting of all powder and explosives if whatever type, regardless of method used for such loading and placing
- Sandblaster (nozzleman) Steel header-board man Construction Specialist

#### **Group 5**

- Driller (core, diamond or wagon),
- Air track drill (all types)
- Joy driller model TW-M-2A. Gardner-Denver model DH 143 and similar type drills (in accordance with Memorandum of Understanding between Laborers and Operating Engineers dated Miami, Florida, February 3, 1954)
- Gas and oil pipeline fusion
- Gas and oil pipeline wrappers, 6" pipe and over

#### **Group 6**

- Miner and Bullgang
- Shaft, Raid, Stope, Miner
- Miner-Tunnel (Hardrock)
- Bull Gang
- Mucker
- Trackman
- Miner-Welder Pipe Jacking
- Micro-Tunneling
- Tunnel Boring Machine
- High-Scaler

#### **Group 7**

- Asbestos Abatement
- Lead Abatement
- Hazardous Waste Abatement
- Petro-Chemical Abatement
- Radiation Remediation
- Microbial Remediation
- Employees shall be properly certified and/or licensed at time of dispatch

**OPERATING ENGINEER**, includes but is not limited to:

**Group 1**

- Bargeman
- Blade Operator Assistant
- Brakeman
- Compressor Operator
- Ditch Witch, with seat or similar type equipment
- Elevator Operator - inside
- Engineer Oiler
- Forklift Operator (under 5 Tons)
- Generator Operator
- Generator, Pump or Compressor Plant Operator
- Inertial Profiler
- Pump Operator
- Signalman
- Steam Cleaner/Pressure Washer
- Switchman

**Group 2**

- Asphalt-Rubber Plant Operator (Nurse Tank Operator)
- Coil Rig Operator
- Concrete Mixer Operator - Skip type
- Conveyor Operator
- Fireman
- Forklift Operator (over 5 Tons)
- Helio-stat assembly System (Operator Related Work)
- Hydrostatic Pump Operator
- Oiler Crusher (Asphalt or Concrete Plant)
- PJU Side Dump Jack
- Profilograph
- Rotary Drill Helper (Oilfield)
- Screening and Conveyor Machine Operator (or similar types)
- Skiploader (wheel type up to ¾ yd. without attachment)
- Tar Pot Fireman
- Temporary Heating Plant Operator
- Trenching Machine Oiler

**Group 3**

- Asphalt-Rubber Blend Operator
- Bobcat or similar type (Skid Steer)
- Equipment Greaser (rack)
- Ford Ferguson (with dragtype attachments)
- Helicopter Radioman (ground)
- Stationary Pipe Wrapping and Cleaning Machine Operator

**Group 4**

- All Terrain Placers/All Terrain Stone Slingers
- Asphalt Plant Fireman
- Backhoe Operator (Mini-Max or similar type)



- Boring Machine and/or pilot Tube Machine Operator
- Boring System Electronic Tracking Locator
- Boxman or Mixerman (Asphalt or Concrete)
- Chip Spreading Machine Operator
- Concrete Cleaning Decontamination Machine Operator
- Concrete Pump Operator (small portable)
- Direct Push Operator (Geoprobe or similar types)
- Drilling Machine Operator, Small Auger Types (Texoma Super Economatic, or similar types - Hughes 100 or 200, or similar types - drilling depth of 30' maximum)
- Equipment Greaser (Grease Truck)
- Excavator Track/Rubber-Tired-wth all attachments (Operating weight under 21,000lbs)
- Guard Rail Post Driver Operator
- Highline Cableway Signalman
- Horizontal Directional Drilling Machine
- Hydraulic Casing Oscillator Operator-drilling depth of 30'maximum
- Hydrovac Operator
- Hydra-Hammer-Aero Stomper
- Micro Tunneling (above ground tunnel)
- Power Concrete Curing Machine Operator
- Power Concrete Saw Operator
- Power - Driven Jumbo Form Setter Operator
- Power Sweeper Operator
- Rock Wheel Saw/Trencher
- Roller Operator (compacting)
- Screed Operator (Asphalt or Concrete)
- Trenching Machine Operator (up to 6 ft.)
- Vacuum or Muck Truck

#### **Group 5**

- Equipment Greaser (Grease Truck/Multi-Shift)

#### **Group 6**

- Articulating Material Hauler
- Asphalt Plant Engineer
- Batch Plant Operator
- Bit Sharpener
- Concrete Joint Machine Operator (canal and similar type)
- Concrete Placer Operator
- Concrete Planer
- Dandy Digger
- Deck Engine Operator
- Deck Engineer
- Derrickman (Oilfield type)
- DeSanding Plant Operator
- Drilling Machine Operator, Bucket or Auger Types (Calweld 100 Bucket or similar types - Watson 1000 Auger or similar types - Texoma 330, 500 or 600 Auger or similar types - drilling depth of 45' maximum)
- Drilling Machine Operator (including water wells)
- Force Feed Loader

- High Rail Swivel Dump
- Hydraulic Casing Oscillator Operator
- Hydro Seeder Machine Operator (straw, pulp or seed)
- Jackson Track Maintainer, or similar type
- Kalamazoo Switch Tamper, or similar type
- Machine Tool Operator
- Maginnis Internal Full Slab Vibrator
- Mechanical Berm, curb or gutter (concrete or asphalt)
- Mechanical Finisher Operator (concrete, Clary-Johnson-Bidwell or similar)
- Micro Tunnel System (below ground)
- MST 2200, Track Dumps
- Pavement Breaker Operator (truck mounted)
- Prentice High Rail Loader
- Railcar Mover
- Road Oil Mixing Machine Operator
- Roller Operator (asphalt or finish)
- Rubber-Tired Earth Moving Equipment (single engine, up to and including 25 yds. struck)
- Self-Propelled Tar Pipelining Machine Operator
- Rumble Strip Grinder
- Skiploader Operator (crawler and wheel type, over  $\frac{3}{4}$  yd. and up to and including  $1\frac{1}{2}$  yds.)
- Slip Form Pump Operator (power driven hydraulic lifting device for concrete forms)
- Tractor Operator - Bulldozer, Tamper-Scraper (single engine, up to 100 h.p. flywheel and similar types, up to and including D-5 and similar types)
- Tugger Hoist Operator (1 drum)
- Ultra High-Pressure Waterjet Cutting Tool System Operator
- Vacuum Blasting Machine Operator
- Volumetric Mixer Operator
- Welder - General

#### **Group 7**

- Welder - General (Multi-Shift)

#### **Group 8**

- Asphalt or Concrete Spreading Operator (Tamping or Finishing)
- Asphalt Paving Machine Operator (Barber Greene or similar type)
- Asphalt-Rubber Distributor Operator
- Backhoe Operator (up to and including  $\frac{3}{4}$  yd.) Small Ford, Case or similar.
- Backhoe Operator (over  $\frac{3}{4}$  yd. and up to 5 cu. yd. M.R.C)
- Barrier Rail mover
- Cable Bundling Machine Operator
- Cable Trenching Machine Operator (Spider Plow or similar types)
- Cast in Place Pipe Laying Machine Operator
- Cold Foamed Asphalt Recycler
- Combination Mixer and Compressor Operator (Guniting Work)
- Compactor Operator - self propelled
- Concrete Mixer Operator - Paving
- Crushing Plant Operator (Non-Portable)
- Drill Doctor

- Drilling Machine Operator, Bucket or Auger Types (Calweld 150 Bucket or similar types - Watson 1500, 2000, 2500 Auger or similar types - Texoma 700, 800 Auger or similar types - drilling depth of 60' maximum)
- Elevating Grader Operator
- Excavator Track/Rubber-Tired- with all attachments (operating Weight 21,000 lbs-1000,000 lbs.
- Global Positioning Systems/GPS
- Grade Checker
- Gradall Operator
- Grouting Machine Operator
- Heavy Duty Repairman
- Heavy Equipment Robotics Operator
- Hydraulic Casing oscillator Operator-drilling depth of 60' maximum
- Hydraulic Operated-drilling depth of 60" maximum
- Hydraulic Operated Grout Plant (excludes hand loading)
- Kalamazoo Ballast Regulator or similar type
- Klemm drill Operator or similar types
- Kolman Belt Loader and similar type
- Le Tourneau Blob Compactor or similar type
- Lo Drill
- Loader Operator (Athey, Euclid, Sierra and similar types)
- Master Environmental Maintenance Mechanic
- Mobark Chipper or similar types
- Ozzie Padder or similar types
- PC 490 Slot Saw
- Pneumatic Concrete Placing Machine Operator (Hackley-Presswell or similar type)
- Portable Crushing Plant Operator
- Prentice 721E Hydro-Ax
- Pumpcrete Gun Operator
- RCM Cementing Unit Operator
- Rail/Switch Grinder Operator (Harsco or similar types)
- Rock Drill or similar types
- Rotary Drill Operator (excluding Caison type)
- Roto Mill Operator
- Rubber-Tired Earth Moving Equipment Operator (single engine, Caterpillar, Euclid, Athey Wagon, and similar types with any and all attachments over 25 yds. and up to and including 50 cu. yds. struck)
- Rubber-Tired Earth Moving Equipment Operator (multiple engine - up to and including 25 yds. struck)
- Rubber-Tired Scraper Operator (self-loading paddle wheel type - John Deere, 1040 and similar single unit)
- Self-Propelled Curb and Gutter Machine Operator
- Shuttle Buggy
- Skiploader Operator (crawler and wheel type over 1½ yds. up to and including 6½ yds.)
- Soil Remediation Plant Operator (C.M.I. Enviro Tech Thermal or Similar Types) (Oiler Required Group II)
- Soil Stabilizer and Reclaimer
- Surface Heaters and Planer Operator
- Somero SXP Laser screed
- Speed Swing Operator

- Tractor Compressor Drill Combination Operator
- Tractor Operator (any type larger than D-5 - 100 flywheel h.p. and over, or similar - Bulldozer, Tamper, Scraper and Push Tractor, single engine)
- Tractor Operator (boom attachments)
- Traveling Pipe Wrapping, Cleaning and Bending Machine Operator
- Trenching Machine Operator (over 6 ft. depth capacity, manufacturer's rating  
Trenching Machine with Road Miner Attachment (over 6 ft. depth capacity, manufacturer's rating)
- Ultra High-Pressure Waterjet Cutting Tool System Mechanic
- Water Pull (compaction)

#### **Group 9**

- Heavy Duty Repairman (Multi-Shift)

#### **Group 10**

- Backhoe Operator (over 5 cu.yds. M.R.C)
- Drilling Machine Operator, Bucket or Auger Types (Calweld 200 B
- Bucket or similar types - Watson 3000 or 5000 Auger or similar types - Texoma 900 Auger or similar types - drilling depth of 105' maximum)
- Dual Drum Mixer
- Heavy Duty Repairman-Welder Combination
- Hydraulic Casing Oscillator Operator-drilling depth of 105' maximum
- Monorail Locomotive Operator (diesel, gas or electric)
- Motor Patrol - Blade Operator (single engine)
- Multiple Engine Tractor Operator (Euclid and similar type - except Quad 9 Cat.)
- Pneumatic Pipe Ramming Tool and similar types
- Pre-Stressed Wrapping Machine Operator (2 Operators required)
- Rubber-Tired Earth Moving Equipment Operator (single engine, over 50 yds. struck)
- Rubber-Tired Earth Moving Equipment Operator (multiple engine, Euclid, Caterpillar and similar - over 25 yds. and up to 50 yds. struck)
- Tower Crane Repairman
- Tractor Loader Operator (crawler and wheel-type over 6½ yds.)
- Unmanned Aircraft Systems (UAS Drones) Operator (when used in conjunction with hoisting and placing materials)
- Welder-Certified
- Woods Mixer Operator (and similar Pugmill equipment)

#### **Group 11**

- Dynamic Compactor LDC350 (or similar types)
- Heavy Duty Repairman-Welder Combination (Multi-Shift)
- Welder-Certified (Multi-Shift)

#### **Group 12**

- Auto Grader Operator
- Automatic Slip Form Operator
- Backhoe Operator (over 7 cu. Yds, M.R.S)
- Drilling Machine Operator, Bucket or Auger Types (Calweld, Auger 200 CA or similar types - Watson, Auger 6000 or similar types- Hughes Super Duty, Auger 200 or similar types - drilling depth of 175' maximum)
- Excavator Track/Rubber Tired – with all attachments (Operating Weight 100,000 lbs. – 200,000 lbs.)

- Hoe Ram or similar with Compressor
- Hydraulic Casing Oscillator Operator – drilling depth of 175' maximum
- Mass Excavator Operator - Less than 750 cu. yds.
- Mechanical Finishing Machine Operator
- Mobile Form Traveler Operator
- Motor Patrol Operator (multi-engine)
- Pipe Mobile Machine Operator
- Rubber-Tired Earth Moving Equipment Operator (multiple engine, Euclid, Caterpillar and similar type, over 50 cu. yds. struck)
- Rubber-Tired Self-Loading Scraper Operator (paddle-wheel-Auger type self-loading - two (2) or more units)
- Vermeer Rock Trencher (or similar type)

### **Group 13**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (single engine, up to and including 25 yds. struck)

### **Group 14**

- Canal Liner Operator (not less than four (4) employees – Operator, Oiler, Welder, Mechanic, Grade Checker required)
- Canal Trimmer Operator
- Drilling machine Operator, Bucket or auger Types (Calweld, Auger 200 CA or similar types – Watson, August 6000 or similar types-Hughes Super Duty, Auger 200 or similar types – drilling depth of 300" maximum)
- Remote Controlled Earth Moving Equipment Operator (no one (1) Operator shall operate more than two (2) pieces of earth moving equipment at one time - One Dollar (\$1.00) per hour additional to base rate)
- Wheel Excavator Operator (over 750 cu. yds. per hour)

### **Group 15**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (single engine, Caterpillar, Euclid, Athey Wagon, and similar types with any and all attachments over 25 yds. and up to and including 50 cu. yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (multiple engine - up to and including 25 yds. struck)

### **Group 16**

- Excavator track/Rubber-Tired-with all attachments (Operating Weight exceeding 200,000lbs)
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (single engine, over 50 yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (multiple engine, Euclid, Caterpillar and similar, over 25 yds. and up to 50 yds. struck)

### **Group 17**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Push-Pull System (multiple engine, Euclid, Caterpillar and similar type, over 50 cu. yds. struck)
- Tandem Tractor Operator (operating crawler type tractors in tandem - Quad 9 and similar type)

### **Group 18**

- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, excluding compaction units - single engine, up to and including 25 yds. struck)

#### **Group 19**

- Rotex Concrete Belt Operator (or similar types)
- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, including compaction units - single engine, Caterpillar, Euclid, Athey Wagon, and similar types with any and all attachments over 25 yds. and up to and including 50 cu. yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, excluding compaction units - multiple engine, up to and including 25 yds. struck)

#### **Group 20**

- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, excluding compaction units - single engine, over 50 yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, excluding compaction units - multiple engine, Euclid, Caterpillar and similar, over 25 yds. and up to 50 yds. struck)

#### **Group 21**

- Rubber-Tired Earth Moving Equipment Operator, operating in Tandem (scrapers, belly dumps, and similar types in any combination, excluding compaction units - multiple engine, Euclid, Caterpillar and similar type, over 50 cu. yds. struck)

#### **Group 22**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (single engine, up to and including 25 yds. struck)

#### **Group 23**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (single engine, Caterpillar, Euclid, Athey Wagon, and similar types with any and all attachments over 25 yds. and up to and including 50 cu. yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (multiple engine, up to and including 25 yds. struck)

#### **Group 24**

- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (single engine, over 50 yds. struck)
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (multiple engine, Euclid, Caterpillar and similar, over 25 yds. & up to 50 yds. struck)

#### **Group 25**

- Concrete Pump Operator - truck mounted (Oiler required when boom over 105' or 36 meters)
- Pedestal Concrete Pump Operator
- Rubber-Tired Earth Moving Equipment Operator, operating equipment with the Tandem Push-Pull System (multiple engine, Euclid, Caterpillar and similar type, over 50 cu. yds. struck)
- Spyder Excavator Operator, with all attachments



## **OPERATING ENGINEER-CRANES, PILEDIVING AND HOISTING EQUIPMENT**

### **Group 1**

- A-Frame or Winch Truck Operator
- Ross Carrier Operator (jobsite)

### **Group 2**

- Bridge-Type Unloader and Turntable Operator
- Helicopter Hoist Operator

### **Group 3**

- Hydraulic Boom Truck (Pitman)
- Knuckleboom
- Spyder Crane (or similar type)
- Stinger Crane (Austin-Western or similar type)
- Tugger Hoist Operator (1 drum)

### **Group 4**

- Bridge Crane Operator
- Creter Crane Operator
- Hoist Operator (Chicago Boom and similar type)
- Lift Mobile Operator
- Lift Slab Machine Operator (Vagtborg and similar types)
- Material Hoist/Manlift Operator
- Ojjo Earth Truss Driver Machine Operator or similar types
- PD10 Pile driver (or similar types)
- Polar Gantry Crane Operator
- Prentice Self-Loader
- Self-Climbing Scaffold (or similar type)
- Shovel, Dragline, Clamshell Operator (over 3/4 yd. and up to 5 cu. yds. M.R.C.)
- Silent Piler
- Snobble Unit (pin-n-go or similar type)
- Tugger Hoist Operator (2 drum)

### **Group 5**

- Pedestal Crane Operator
- Shovel, Dragline, Clamshell Operator (over 5 cu. yds. M.R.C.)
- Tower Crane Repairman
- Tugger Hoist Operator (3 drum)

### **Group 6**

- Crawler Transporter Operator (Track or Rubber-Tired, Goldhofer or similar type)
- Derrick Barge Operator (under 25 tons, up to and including 50 tons M.R.C.)
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (up to and including 25 ton M.R.C.)
- Shovel, Dragline, Clamshell Operator (over 7 cu. yds. M.R.C.)

**Group 7**

- Derrick Barge Operator (over 25 tons, up to and including 50-ton M.R.C.)
- Highline Cableway Operator
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (over 25 tons, up to and including 50-ton M.R.C.)
- K-Crane
- Polar Crane Operator
- Self-Erecting Tower Crane Operator Maximum Lifting Capacity ten (10) tons. One (1) ton operator).

**Group 8**

- Oiler (40 tons up to including 200 tons M.R.C)
- Rotational Telehandler Operator (when Crane Certification is required)
- Self-Propelled Modular Transporter (Schuerle, Goldhofer or similar types)

**Group 9**

- Oiler (Over 200 tons)

**Group 10**

- ABI/Fundex Machine
- Derrick Barge Operator (over 50 tons, up to and including 100-ton M.R.C)
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (over 50 tons, up to and including 100-ton M.R.C)
- Vibrocat Stone Column Operator or similar types

**Group 11**

- Crane Heavy Duty Repairman

**Group 12**

- Crane Operator (up to and including 40-ton capacity)

**Group 13**

- Derrick Barge Operator (over 100 tons, up to and including 200-ton M.R.C.)
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (over 100 tons, up to and including 200-ton M.R.C)

**Group 14**

- Luffing Boom Oiler

**Group 15**

- Derrick Barge Operator (over 200 tons, up to and including 300-ton M.R.C.)
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (over 200 tons, up to and including 300-ton M.R.C.)

**Group 16**

- Crane Operator (over 40 tons, up to and including 79-ton M.R.C.)

**Group 17**

- Crane Operator (over 80 Tons, up to and including 150-ton M.R.C.)

**Group 18**

- Derrick Barge Operator (over 300 tons)
- Helicopter Pilot
- Hoist Operator, Stiff Legs, Guy Derrick or similar type (over 300 tons)
- Tower Crane Operator (over 300 tons)

**Group 19**

- Crane Operator (over 150 tons, up to and including 200-ton M.R.C.)

**Group 20**

- Crane Operator (over 200 tons, up to and including 250-ton M.R.C.)

**Group 21**

- Crane Operator (over 250 tons, up to and including 300-ton M.R.C.)

**Group 22**

- Crane Operator (over 300 tons, up to and including 350-ton M.R.C.)

**Group 23**

- Crane Operator (over 350 tons, up to and including 500-ton M.R.C.)

**Group 24**

- Crane Operator (over 500 tons M.R.C.)

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**SURVEYOR GROUP CLASSIFICATIONS****Group 1**

- Chainman

**Group 2**

- Rodman

**Group 3**

- Group Penetrating Radar Operator (when used in conjunction with survey work)
- Instrument man
- Unmanned Aircraft Systems (UAS Drones) Operator (when used in conjunction with survey work)

**Group 4**

- Global Position Systems Chainman and Rodman
- Hydrographic Engineering Technician I (Chainman)
- Wild Gyroscope Instrumentman

**Group 5**

- Party Chief

**Group 6**

- E.D.M. or Fathometer Instrument man

**Group 7**

- Certified Party Chief

#### **Group 8**

- Hydrographic Engineer Party Chief

#### **Group 9**

- Certified Hydrographic Engineer Party Chief
- Global Position Systems Party Chief

#### **Group 10**

- Chief of Parties
  - Two (2) or more crews
- 

### **OPERATING ENGINEER-Tunnel**

#### **Group 1**

- Heavy Duty Repairman Helper

#### **Group 2**

- Skiploader (wheel type up to  $\frac{3}{4}$  yd. without attachment)

#### **Group 3**

- Chainman
- Power - Driver Jumbo Form Setter Operator

#### **Group 4**

- Dinkey Locomotive or Motorman (up to and including 10 tons)
- Rodman

#### **Group 5**

- Bit Sharpener
- Equipment Greaser (Grease Truck)
- Instrumentman
- Multi Service Vehicle (MSV) Operator
- Slip Form Pump Operator (power driven hydraulic lifting device for concrete forms)
- Tugger Hoist Operator (1 drum)
- Tunnel Locomotive Operator (over 10 and up to and including 30 tons)
- Welder - General

#### **Group 6**

- Backhoe Operator (up to and including  $\frac{3}{4}$  yd.) Small Ford, Case or similar
- Drill Doctor
- Grouting Machine Operator
- Heading Shield Operator
- Heavy Duty Repairman
- Jumbo Pipe Carrier
- Loader Operator (Athey, Euclid, Sierra and similar types)
- Mucking Machine Operator (1/4 yd.)
- Pneumatic Concrete Placing Machine Operator (Hackley-Presswell or similar type)

- Pneumatic Heading Shield (tunnel)
- Pumpcrete Gun Operator
- Tractor Compressor Drill Combination Operator
- Tugger Hoist Operator (2 drum)
- Tunnel Locomotive Operator (over 30 tons)

**Group 7**

- Heavy Duty Repairman-Welder Combination

**Group 8**

- Party Chief

**Group 9**

- Certified Chief of Party
  - Tunnel Mole Boring Machine Operator
-

**OPERATING ENGINEER**  
**Field Soils and Material Tester Building/Construction Inspector**

**Group 1**

- Field Soils and Material Tester
- Field Asphaltic Concrete (Soils and material Tester)
- Field Earthwork (Grading and Excavation and Filing)
- Hazardous Materials Soils and Material Tester
- Profilograph
- Roof Inspector
- Water Proofer

**Group 2**

- AWS-CWI Welding Inspector
- Building/Construction Inspector
- Firestopping Inspector
- Ground Penetrating Radar Operator (when used in conjunction with field soils and material testing – building/construction inspection)
- Licensed Grading Inspector
- Reinforcing Steel
- Reinforced Concrete
- Pre-Tension Concrete
- Post-Tension Concrete
- Structural Steel and Welding Inspector
- Glue-Lam and Truss Joints
- Truss-Type Joint Construction
- Shear Wall and Floor System used as diaphragms
- Concrete Batch Plant
- Spray-Applied Fireproofing
- Structural Masonry

**Group 3**

- Nondestructive Testing (NDT)
- Unmanned Aircraft Systems (UAS Drones) Operator (when used in conjunction with field soils and material testing – building/construction inspection)



**TRUCK DRIVER**, includes but is not limited to:

**Group 1**

- Drivers of dump trucks (less than 12 yds. water level), drivers of trucks (legal payload capacity less than 15 tons), water and fuel truck drivers under 2,500 gal, pickup driver, service station attendant, teamster equipment (highest rate paid for dual craft operation), warehousemen, drivers of busses on site used for transportation of up to sixteen (16) passengers.

**Group 2**

- Drivers of dump trucks (12 yds but less than 16 yds water level), drivers of trucks (legal payload capacity between 15 and 20 tons), drivers of transit mix trucks (under 3 yds), dumpcrete trucks (less than 6 ½ yds water level), gas and oil pipeline working truck drivers, including winch truck and all sizes of trucks, water and fuel truck drivers (2,500 gal to 4,000 gal), truck greaser, drivers of busses (on jobsite used for transportation or more than sixteen (16) passengers), warehouse clerk.

**Group 3**

- Drivers of dump trucks (16 yds up to and including 22 yds water level), drivers of trucks (legal payload cap. 20 tons but less than 25 tons), drivers of dumpster trucks, drivers of transit-mix trucks (3 yds but less than 6 yds), dumpcrete trucks (6 ½ yds water level and over), fork lift driver, Ross Carrier driver, highway water and fuel drivers (4,001 gallon but less than 6,000 gallon), stock room clerk, tireman.

**Group 4**

- Drivers of transit-mix trucks (6 yds or more), drivers of dump trucks (over 22 yds. water level), drivers of trucks (legal payload capacity 25 tons and over) drivers of fuel and water trucks (6,000 gallon and over).

**Group 5**

- Drivers of trucks and trailers in combination (six axles or more).

**Group 6**

- All Off-road Equipment, Truck Repairman, Transport Drivers and Drivers of Road Oil Spreader Trucks, DW 10 and DW 20 Euclid-type equipment Letourneau pulls, Terra Cobras and similar types of equipment, also PB and similar type trucks when performing work within the Teamster jurisdiction, regardless of types of attachment, including power units pulling off-highway belly dumps in tandem.
-

## **EXHIBIT H**

### **LIST OF CITY DOCUMENTS**

1. Creation Ordinance to be adopted.
2. Assessment Ordinance to be adopted.
3. Bond Ordinance to be adopted.
4. Purchase Contract between the City and Stifel, Nicolaus & Company, Incorporated, to be executed.
5. Trust Indenture between the City of Las Vegas and The Bank of New York Mellon Trust Company, N.A., to be executed.

**EXHIBIT I**  
**ASSESSMENT ROLL**

Special Improvement District No. 818 (Summerlin Village 27)  
Preliminary Assessment Roll

APN	Summerlin Village	Planning Area	Ownership	Net Acreage <sup>(1)</sup>	Assessment (Net Acreage)
137-15-817-001	27	A	The Howard Hughes Company, LLC	19.64	\$1,963,999.00
<b>Subtotal for Planning Area A</b>				<b>19.64</b>	<b>\$1,963,999.00</b>
137-15-817-002	27	B	The Howard Hughes Company, LLC	30.75	\$3,074,998.43
<b>Subtotal for Planning Area B</b>				<b>30.75</b>	<b>\$3,074,998.43</b>
137-15-410-001	27	C	The Howard Hughes Company, LLC	30.38	\$3,037,998.45
<b>Subtotal for Planning Area C</b>				<b>30.38</b>	<b>\$3,037,998.45</b>
137-15-310-001	27	D	The Howard Hughes Company, LLC	52.29	\$5,228,997.33
<b>Subtotal for Planning Area D</b>				<b>52.29</b>	<b>\$5,228,997.33</b>
137-15-310-002	27	E	The Howard Hughes Company, LLC	28.10	\$2,809,998.57
137-16-811-001	27	E	The Howard Hughes Company, LLC	22.09	\$2,208,998.87
<b>Subtotal for Planning Area E</b>				<b>50.19</b>	<b>\$5,018,997.44</b>
137-15-411-001	27	G	The Howard Hughes Company, LLC	16.12	\$1,611,999.17
137-22-111-002	27	G	The Howard Hughes Company, LLC	6.27	\$626,999.68
<b>Subtotal for Planning Area G</b>				<b>22.39</b>	<b>\$2,238,998.85</b>
137-22-111-003	27	H	The Howard Hughes Company, LLC	9.56	\$955,999.51
<b>Subtotal for Planning Area H</b>				<b>9.56</b>	<b>\$955,999.51</b>
137-22-111-004	27	I	The Howard Hughes Company, LLC	12.01	\$1,200,999.38
<b>Subtotal for Planning Area I</b>				<b>12.01</b>	<b>\$1,200,999.38</b>
137-22-111-005	27	K	The Howard Hughes Company, LLC	11.10	\$1,109,999.43
<b>Subtotal for Planning Area K</b>				<b>11.10</b>	<b>\$1,109,999.43</b>
137-15-411-002	27	L	The Howard Hughes Company, LLC	9.26	\$787,099.59
137-21-513-001	27	L	The Howard Hughes Company, LLC	44.60	\$3,790,998.07
137-22-111-006	27	L	The Howard Hughes Company, LLC	34.68	\$2,947,798.50
<b>Subtotal for Planning Area L</b>				<b>88.54</b>	<b>\$7,525,896.16</b>
137-21-511-001	27	M	The Howard Hughes Company, LLC	0.67	\$81,890.32
137-21-511-002	27	M	The Howard Hughes Company, LLC	0.56	\$81,890.32
137-21-511-003	27	M	The Howard Hughes Company, LLC	0.66	\$81,890.32
137-21-511-004	27	M	The Howard Hughes Company, LLC	0.55	\$81,890.32
137-21-511-005	27	M	The Howard Hughes Company, LLC	0.49	\$81,890.32
137-21-511-006	27	M	The Howard Hughes Company, LLC	1.11	\$81,890.32
137-21-511-007	27	M	The Howard Hughes Company, LLC	0.63	\$81,890.32
137-21-511-008	27	M	The Howard Hughes Company, LLC	0.49	\$81,890.32
137-21-511-009	27	M	The Howard Hughes Company, LLC	0.54	\$81,890.32
137-21-511-010	27	M	The Howard Hughes Company, LLC	0.73	\$81,890.32
137-21-511-011	27	M	The Howard Hughes Company, LLC	0.88	\$81,890.32
137-21-511-012	27	M	The Howard Hughes Company, LLC	0.75	\$81,890.32
137-21-511-013	27	M	The Howard Hughes Company, LLC	0.91	\$81,890.32
137-21-511-014	27	M	The Howard Hughes Company, LLC	0.85	\$81,890.32
137-21-511-015	27	M	The Howard Hughes Company, LLC	0.83	\$81,890.32
137-21-511-016	27	M	The Howard Hughes Company, LLC	1.22	\$81,890.32
137-21-511-017	27	M	The Howard Hughes Company, LLC	0.79	\$81,890.32
137-21-511-018	27	M	The Howard Hughes Company, LLC	0.73	\$81,890.32
137-21-511-019	27	M	The Howard Hughes Company, LLC	0.65	\$81,890.32
137-21-511-020	27	M	The Howard Hughes Company, LLC	0.71	\$81,890.32
137-21-511-021	27	M	The Howard Hughes Company, LLC	0.58	\$81,890.32
137-21-511-022	27	M	The Howard Hughes Company, LLC	0.61	\$81,890.32
137-21-511-023	27	M	The Howard Hughes Company, LLC	0.62	\$81,890.32
137-21-511-024	27	M	The Howard Hughes Company, LLC	0.54	\$81,890.32
137-21-511-025	27	M	The Howard Hughes Company, LLC	0.51	\$81,890.32
137-21-511-026	27	M	The Howard Hughes Company, LLC	0.51	\$81,890.32

APN	Summerlin Village	Planning Area	Ownership	Net Acreage <sup>(1)</sup>	Assessment (Net Acreage)
137-21-511-027	27	M	The Howard Hughes Company, LLC	0.61	\$81,890.32
137-21-511-028	27	M	The Howard Hughes Company, LLC	0.51	\$81,890.32
137-21-511-029	27	M	The Howard Hughes Company, LLC	0.58	\$81,890.32
137-21-511-030	27	M	The Howard Hughes Company, LLC	0.52	\$81,890.32
137-21-511-031	27	M	The Howard Hughes Company, LLC	0.71	\$81,890.32
137-21-511-032	27	M	The Howard Hughes Company, LLC	0.73	\$81,890.32
137-21-511-033	27	M	The Howard Hughes Company, LLC	0.88	\$81,890.32
137-21-511-034	27	M	The Howard Hughes Company, LLC	0.63	\$81,890.32
137-21-511-035	27	M	The Howard Hughes Company, LLC	0.59	\$81,890.32
137-21-511-036	27	M	The Howard Hughes Company, LLC	0.55	\$81,890.32
137-16-810-001	27	M	The Howard Hughes Company, LLC	1.41	\$81,890.32
137-16-810-002	27	M	The Howard Hughes Company, LLC	0.57	\$81,890.32
137-16-810-003	27	M	The Howard Hughes Company, LLC	0.55	\$81,890.32
137-16-810-004	27	M	The Howard Hughes Company, LLC	0.70	\$81,890.32
137-16-810-005	27	M	The Howard Hughes Company, LLC	0.72	\$81,890.32
137-16-810-006	27	M	The Howard Hughes Company, LLC	0.58	\$81,890.32
137-16-810-007	27	M	The Howard Hughes Company, LLC	0.53	\$81,890.32
137-16-810-008	27	M	The Howard Hughes Company, LLC	0.50	\$81,890.32
137-16-810-009	27	M	The Howard Hughes Company, LLC	36.31	\$3,029,941.94
<b>Subtotal for Planning Area M</b>				<b>66.33</b>	<b>\$6,633,116.02</b>
<b>Total</b>				<b>393.18</b>	<b>\$37,990,000.00</b>

<sup>(1)</sup> From Developer



**EXHIBIT J**  
**PERMITS REQUIRED**

- Clark County Department of Air Quality – Dust Control Permit for Construction Activities
- Issuance of appropriate grading and building permits pursuant to City Code Title 16
- City of Las Vegas Public Works Offsite construction permits
- Amendment of City General Plan (GPA) to conform to development plans
- Approval of land use categories pursuant to City Unified Development Code Title 19.10
- Approval of subdivision and parcel maps and applicable fees pursuant to City Unified Development Code Title 19.16.010.C
- Model Home permits pursuant to City Unified Development Code Title 19.16.090C
- Connection and other fees as required by City Sanitation and Las Vegas Valley Water District pursuant to applicable Service Rules
- Desert Tortoise Habitat Conservation fee pursuant to City Code Chapter 19.02.300
- Nevada Division of Environmental Protection – Construction Storm Water Permit
- Sign and billboard permits pursuant to City Code Chapter 17.12
- Residential construction tax pursuant to City Code Chapter 4 24
- Other permits and fees as currently existing or hereafter adopted by the City or other government or quasi-governmental entity or agency



**EXHIBIT K**  
**CITY OF LAS VEGAS**  
**SPECIAL IMPROVEMENT DISTRICT NO. 818 INFORMATION FORM**

Dear Property Owner,

**You are about to purchase a property in SPECIAL IMPROVEMENT DISTRICT NO. 818 of the City of Las Vegas. Below are some commonly asked questions regarding Special Improvement Districts. Please take the time to read through all of the information. After reading the information, please sign, date, and mail the form.**

**Why was the Improvement District Created?**

In December, 2024, the City of Las Vegas issued \$[ ] in bonds to fund the acquisition and construction of certain street, water, sewer, storm sewer, and drainage improvements specifically benefiting property located in the City's Special Improvement District No. 818. The owner of your property at the time the District was created acknowledged and agreed that your property was benefitted by an amount at least equal to the assessments to be levied thereon from the construction of that portion of the above improvements that could be financed with the net proceeds of the bonds. By purchasing the property, you are agreeing and acknowledging to the same.

**What are my assessment installment payments used for?**

To repay the principal and interest on the bonds issued to finance the cost of the street, water, sewer, storm sewer, and drainage improvements.

**Who is responsible for payment?**

Each assessment constitutes a lien on the property similar to property tax and must be paid by the property owner.

**How often are assessments installments billed?**

Assessment installments are billed semi-annually. Assessment payments are due April 1 and October 1 of each year until October 1, 2054. Late Penalties for delinquent installments can be substantial. To avoid late penalties and potential sale and foreclosure proceedings, please pay the minimum amount due prior to the Due Date. Late penalties accrue at the first of each month if payment is not received on or before the Due Date.

**Can the assessment be paid in advance?**

Yes. The assessment may be paid in full at any time. The current Payoff Amount is indicated on the front of the assessment bill you will receive. This amount is valid only if received on, or prior to, the Due Date. Assessments can also be partially pre-paid. Partial prepayments must be indicated on the payment coupon.

**Is there a premium charged for prepaying my assessment?**

Yes. The prepayment premium is 3% of the outstanding principal balance.

**What happens if I sell my home?**

The remaining assessment is transferred to the new owner at the time of sale.

**Are there penalties for failure to pay/underpayment of assessment installments?**

Yes, if an assessment payment is not received by the Due Date indicated on the bill, a late penalty of 2% of the total outstanding assessment will be imposed per month. In addition, failure to pay an assessment installment when due may cause the whole amount of the outstanding assessment to become due and payable immediately as a result of the commencement of sale or foreclosure proceedings.

**What about Overpayments?**

If an overpayment is received, the amount of the overpayment will be credited in the manner indicated on the payment coupon. If no selection is indicated, the overpayment will be applied in accordance with policy established by the City.

**Is my assessment limited to the property I own?**

Yes. The assessment levied on any property owner's parcel is limited to that individual piece of property. As a property owner, you will never be liable for any other owners' assessments.

**Where can I get further information about the Improvement District or my bill?    Call (702) 229-4942.**

**PLEASE SIGN BELOW.**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Principal Amount Assumed: \$ \_\_\_\_\_

APN: \_\_\_\_\_

Title Company: \_\_\_\_\_ Date: \_\_\_\_\_

Please mail original signed copy to:

**City of Las Vegas-Summerlin, Treasurer's Office, 495. S. Main St., Las Vegas, NV 89101**

**EXHIBIT L**

**DEVELOPER PAYMENT REQUEST FORM**

Date: \_\_\_\_\_

To: Department of Public Works  
Attn: Zelalem Alemu  
City Hall  
495 S. Main St.  
Las Vegas, Nevada 89101

Dear Mr. Alemu:

Attached please find documentation [including lien releases] evidencing a payment request in the total amount of \$\_\_\_\_\_. The payment request is as contemplated by described in the Financing Agreement for the expenses and costs heretofore paid by the Developer and listed in the attached itemized statement, as contemplated by the Development and Financing Agreement between us and the City of Las Vegas dated October 2, 2024: (itemize and detail expenses or costs on an attached sheet(s))

Please remit payment to the following party and address:

Thank you.

THE HOWARD HUGHES COMPANY, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Approved for payment:

\_\_\_\_\_

[Engineering Representative of City]

Date: \_\_\_\_\_

\_\_\_\_\_

[Finance Representative of City]

Date: \_\_\_\_\_

**EXHIBIT M**  
**FORM OF GUARANTY**

**GUARANTY**

This Guaranty ("Guaranty") is made and entered into as of the 2<sup>nd</sup> day of October, 2024, by Howard Hughes Properties, Inc., a Nevada corporation ("Guarantor"), and delivered to the City of Las Vegas ("City"), a political subdivision of the State of Nevada, with respect to the following facts and circumstances:

A. The City of Las Vegas City Council proposes to establish the City of Las Vegas, Nevada, Improvement District No. 818 (Summerlin Village 27) (the "District") pursuant to Chapter 271 of the Nevada Revised Statutes ("NRS") and to sell certain limited obligation special assessment bonds (the "Bonds") for the purpose of constructing certain public improvements in the District.

B. In order to provide moneys for the payment of principal, interest and premium, if any, on the Bonds, The Howard Hughes Company, LLC, a Delaware limited liability company ("Developer"), as the property owner in the District or the irrevocably appointed and authorized agent of the contract owner of the property for the purpose of executing any agreement on behalf of the contract owner in connection with the establishment of the District, was required, pursuant to NRS 271.710 and 271.720 to enter into a written agreement for the acquisition or construction, or both, of such public improvements, designated in connection with the District as the "Development and Financing Agreement" and dated as of October 2, 2024 (the "Agreement"), by and between Developer and the City. The Agreement provides for assessments, as more specifically described in the Agreement, on the property within the District, which constitute a lien on such property (the "Assessment" or "Assessments").

C. Any terms used herein and not otherwise defined shall have the meaning given them in the Agreement.

In consideration of the City's issuance of the Bonds to finance improvements, Guarantor has agreed, at the request of Developer and the City, to guarantee unconditionally certain terms of the Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Guarantor, Guarantor, as a separate and independent obligation of Guarantor to the City, agrees with the City as follows:

**ARTICLE I. REPRESENTATIONS, WARRANTIES AND COVENANTS**

Guarantor makes the following representations and warranties which shall be continuing representations and warranties, as long as any of Developer's obligations to perform under Article 1 and Article 3 of the Agreement have not been fully and satisfactorily performed.

Section 1.01 Guaranty Binding. This Guaranty is a valid and legally binding obligation

of Guarantor enforceable in accordance with its terms.

Section 1.02 No conflict. The execution and delivery of this Guaranty are not, and the performance of this Guaranty will not be, in contravention of, or in conflict with, any agreement, indenture or undertaking to which Guarantor or Developer is a party.

## ARTICLE II. GUARANTY

Section 2.01 Guaranty. Guarantor unconditionally guarantees and promises to:

(1) In the event Developer fails to do so, pay all costs of engineering design, appraisals, environmental work, property acquisition, title work and engineering services for the Project for which Developer is obligated under the Agreement and which are incurred or due and payable prior to the time Bonds are issued for the District or in the event bonds are not issued.

(2) In the event the cost of construction together with all other costs paid from the proceeds of the Bonds issued for the District exceeds the amount of the proceeds of those Bonds available for payment of those costs, and should Developer fail to do so, pay in cash the amount of any such cost overruns when due.

(3) In the event Developer fails to do so, and other moneys are not available for payment of such costs, remedy any defects in any subproject and pay for any damage to other work resulting therefrom which shall appear within one (1) year from the date of transfer of title of that subproject to the City or other applicable government, or such longer periods as may be required by the City or other applicable government.

(4) In the event Developer fails to do so, protect and indemnify and hold the City, its officers or employees and agents and each of them harmless as provided in Article 3 of the Agreement.

(5) In the event the Developer fails to do so, otherwise fully and satisfactorily perform all of the Developer's obligations under Article 1 and Article 3 of the Agreement.

Section 2.02 Limitation. This Guaranty extends to those obligations of the Developer which are described in Section 3.13 of the Agreement as being personal obligations of the Developer, but does not extend to those assessment obligations described in that Section 3.13 of the Agreement as relating only to the Developer's property.

## ARTICLE III. MISCELLANEOUS

Section 3.01 Governing Law; Jurisdiction and Venue. This Guaranty shall be governed by and construed in accordance with the laws of the State of Nevada. In the event that the City in its sole and absolute discretion, determines that it is necessary to enforce its rights hereunder through litigation, Guarantor hereby consents to the jurisdiction of any federal or state court in the State of Nevada over such litigation. The Parties stipulate to venue in such courts in Clark County, Nevada.

Section 3.02 Modification. The parties to the Agreement shall not enter into any alteration or modification thereof which would in any way increase the extent of the Guarantor's obligations hereunder, or which would make performance by the Developer more difficult, without first obtaining Guarantor's written consent. Guarantor shall have the benefit of any modification of the obligations of Developer under the Agreement, and shall also have the benefit of any settlement, compromise, or adjustment of any claims of the City arising out of the Agreement.

Section 3.03 Waivers. Guarantor waives any right to require the City to proceed against any other person liable for performance guaranteed hereby, to proceed against or exhaust any security held from any other person or to pursue any other remedy, including without limitation any remedy against Developer, and Guarantor understands and acknowledges that any demand upon Guarantor to perform under this Guaranty may, at the sole and absolute option of the City, be enforced against Guarantor as a separate and independent action apart from the obligation of the Developer that is secured by this Guaranty. Guarantor understands and acknowledges that NRS 40.430 does not apply to this Guaranty, and if it should ever be interpreted as applying, Guarantor specifically waives any right that it may otherwise have under and by virtue of NRS 40.430. The City may, at its election, exercise any right or remedy it may have against any other person or any security held by the City, without affecting or impairing in any way the liability of Guarantor hereunder, except to the extent the obligations guaranteed hereby are fully and satisfactorily performed, and Guarantor waives any defense arising out of the absence, impairment or loss of any right of reimbursement, contribution or subrogation or any other right or remedy of Guarantor against any security whether resulting from such election by the City or otherwise.

Section 3.04 Notice. All notices, demands, instructions, and other communications required or permitted to be given to, or made upon, any party hereto shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, addressed as follows:

If to the CITY:	City of Las Vegas, Nevada c/o City Manager 495 S. Main St. Las Vegas, NV 89101
If to the DEVELOPER:	Use same address as in District Development and Financing Agreement
If to the GUARANTOR:	The Howard Hughes Corporation Attn: General Counsel 9950 Woodloch Forest Drive, Suite 1100 The Woodlands, TX 77380

If any notice hereunder is given to the City, a copy shall be forwarded by first class mail, postage prepaid, to the City's Director of Public Works and City Counsel at: % Director of



Public Works, City of Las Vegas, 495 S. Main Street, Las Vegas, NV 89101 and % City Attorney, 495 S. Main St., Las Vegas, NV 89101.

If notice hereunder is given to the Developer, a copy should be forwarded by first-class mail, postage prepaid, to the Developer's counsel as follows: Attn: Legal Department, 1700 South Pavillion Center Drive, Suite 250, Las Vegas, Nevada 89135, and to the Guarantor's counsel as follows: Attn: Legal Department, 9950 Woodloch Forest Drive, Suite 1100, The Woodlands, Texas 77380.

HOWARD HUGHES PROPERTIES, INC.  
a Nevada corporation

By:\_\_\_\_\_

Its:\_\_\_\_\_