

# EXHIBIT L

PARKS AGREEMENT

## MONUMENT HILLS PARKS AGREEMENT

THIS MONUMENT HILLS PARKS AGREEMENT (the "Parks Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the **CITY OF LAS VEGAS**, a municipal corporation of the State of Nevada (the "City") and **MONUMENT HILLS PARTNERS, LLC**, a Nevada limited liability company ("Monument Hills" or "Master Developer"). The City and Master Developer are sometimes referred to individually as a "Party" and collectively as the "Parties".

### RECITALS

- A. The United States Department of Interior, Bureau of Land Management (the "BLM") is the owner of approximately 940 acres of land in the northwest Las Vegas, Clark County, State of Nevada commonly referred to as the Upper Las Vegas Wash (the "Property") legally described in Exhibit A.
- B. At the request of the City, the BLM desired to conduct a direct sale of the Property to the City at no less than fair market value ("FMV") determined by a BLM appraisal in accordance with the requirements established by the BLM ("BLM Requirements").
- C. On August 21, 2019, the Las Vegas City Council selected the Master Developer to negotiate the terms and conditions of the purchase and sale, and ultimate development of the Property.
- D. On August 6, 2025, the Parties entered into that certain Property Acquisition Agreement for the Upper Las Vegas Wash (the "Purchase Agreement").
- E. City and Master Developer desire to enter into this Parks Agreement in connection with the Development Agreement for Monument Hills Master Planned Community dated \_\_\_\_\_, 2025 (the "Development Agreement") entered into concurrently with this Parks Agreement with respect to Property and the improvements constructed or to be constructed thereon identified therein as the "Community".
- F. The Development Agreement contemplates that Master Developer will construct parks and other recreational amenities within the Community as a condition to the City's approval of the development project.
- G. Pursuant to Chapter 4.24 of the Municipal Code of the City (the "Code"), a residential construction tax is payable prior to the issuance of a building permit for the construction of a residential dwelling unit.
- H. Pursuant to Section 4.24.140 of the Code, the residential construction tax may be waived for a project upon the developer's execution of an agreement with the City requiring the developer to construct park facilities ("Qualified Parks") in lieu of paying the tax.
- I. Pursuant to Section 4.24.100(A) of the Code, a developer may establish an association for the common ownership and maintenance of a developed park site that is designed for and dedicated exclusively to recreation in such development. Pursuant to Section 7.01 of the Development Agreement, Master Developer will organize a Master Homeowners Association (the "Master HOA") that will maintain certain parks and common areas prior to any property conveyance.
- J. The Parties wish to enter into this Parks Agreement: (i) to establish the amount and nature of the parks and recreational facilities to be constructed by Master Developer as part of its obligations with respect to the development of the Community, (ii) to waive the residential construction tax, (iii) to set forth the ownership and maintenance of the Qualified Parks by the City and Master HOA, (iv) to establish the procedure by which the right is reserved or granted to the public for use of the Qualified Parks, (v) for other purposes as set forth below. The Parties intend that this Parks Agreement be a covenant running with the land with respect to any Qualified Parks. The Parties agree to work in good faith to expeditiously submit and process the park plans outlined herein for the benefit of the City and

the Community.

## AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and of other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following plan for the construction, protection and benefit of the Qualified Parks. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Development Agreement. This Parks Agreement shall run with, and shall be binding upon and pass with the ownership interest in the Qualified Parks and shall inure to the benefit of and apply to and bind the Parties and their respective successors in interest.

1. Designation of Park Acreage. Master Developer agrees to design and construct, at Master Developer's sole cost and expense, all those trails open spaces and other recreational areas depicted on Exhibit B, the Qualified Parks depicted on Exhibit C, and the City Park depicted on Exhibit D attached hereto and incorporated by reference (collectively, the "Parks"). Each of the park areas is hereinafter referred to by the name designation indicated on Exhibits C and D, respectively. All recreational amenities for the City Park shall be dedicated to the City. All Qualified Parks and their recreational amenities shall be conveyed to the Master HOA.
2. Required Facilities of Parks. Master Developer agrees that each of the Qualified Parks shall, at a minimum, contain those amenities and features described in the Development Standards found at Exhibit E of the Development Agreement ("Required Facilities"). Master Developer and City agree that all parking and street landscaping are subject to the approval of the City Department of Community Development or as defined in the approved Development Standards. City agrees that Master Developer shall have discretion with respect to any other amenities or features that are to be placed within the Qualified Parks in addition to the Required Facilities and that City shall not unreasonably withhold or delay its approval of any conceptual plan for a park that contains all of the Required Facilities. Any changes to the Required Facilities may be approved as a Minor Modification as outlined in the Development Agreement Section 3.04.
3. Community Center. Master Developer will design and construct a community center building in Parcel 2.06 ("Monument Hills Center"). Master Developer shall commence construction for the Monument Hills Center prior to the issuance of the two thousand five hundredth (2500th) building permit for a residential dwelling unit within the Community. Master Developer will complete construction within twenty-four (24) months of commencement of Monument Hills Center. Monument Hills Center will contain amenities and structures depicted in the Monument Hills Community Center Concept Plan attached hereto as Exhibit E. The Parties acknowledge and agree that portions of the Monument Hills Center may be reserved for the private use of members of the Master HOA and guests of the members of the Master HOA.
4. Design of Parks. Prior to construction of each park, Master Developer shall meet with the City staff to discuss park amenity programming and shall submit to the City a conceptual plan for such park showing the Required Facilities and any additional proposed amenities and features of the park for City's review. The details of the plans shall comply with Table 7.7: Park Amenities of the approved Development Standards. Following acceptance by the City of the conceptual plan through the minor site development plan review process, Master Developer shall proceed to design the park in accordance with the standards set forth in the Development Standards, this Parks Agreement, and the City of Las Vegas Building Codes in effect at the time of issuance of the permit for the particular development activity. Where the design of a Required Facility is not contained in any of the above-listed standards and guidelines, Master Developer can process a Minor Modification per Section 3.06(b) of the Development Agreement. City agrees that its final approval of the drawings and specifications for the park shall be limited to adherence with the Development Standards, this Parks Agreement, and the provisions of the Building Codes relating generally to construction of improvements within the City.

5. Construction of Parks. Master Developer shall, at Master Developer's expense, obtain all necessary permits and licenses for the construction and installation of the improvements in the Qualified Parks, give all necessary notices and pay all fees and taxes required by law. Following approval of the drawings and specifications for each park, Master Developer shall promptly proceed with construction thereof and diligently pursue completion of each park in accordance with the schedule set forth in Section 5.
6. Completion Schedule. Master Developer agrees that it will adhere to the following schedule for design and construction of Qualified Parks and the City Park. For purposes herein, the commencement of construction shall be upon issuance of a grading permit.
  - A) For purposes of this Parks Agreement, the Community comprises several "Qualified Park Areas," each of which has associated Qualified Parks and other amenities within its boundaries. Qualified Park Areas and the City Park are located within the Community.
  - B) Master Developer shall submit to the City for its review a conceptual plan of each individual Qualified Park located within the Qualified Park Areas prior to the issuance of the first (1<sup>st</sup>) permit for the construction of dwelling units within such individual Qualified Park Area that exceeds the Park Construction Trigger shown on Exhibit C. City will notify the Master Developer when seventy-five percent (75%) of the Park Construction Trigger permits have been issued in each individual Qualified Park Area and the City Park Area. At the time of notification by the City, the Master Developer shall submit the conceptual park plan for administrative site review.
  - C) Master Developer shall prepare ninety (90) percent construction drawings and specifications for each individual Qualified Park and submit them to the City for its review within one hundred eighty (180) calendar days following the City's approval of the conceptual plans for such individual Qualified Park. Master Developer shall subsequently submit one hundred (100) percent construction drawings and specifications within ninety (90) days of completion of the City's review of the ninety (90) percent construction drawings and specifications.
  - D) Master Developer shall commence construction of each individual Qualified Park located within a Qualified Park Area located within the Community within the timeframe described below and shall complete each such individual park within eighteen (18) months of the start of construction (except as otherwise provided below with respect to the City Park and Monument Hills Center).
  - E) Master Developer shall commence construction of the City Park in conformance with the approved construction drawings prepared for the City Park prior to the issuance of the four thousandth (4,000<sup>th</sup>) building permit for a residential dwelling unit within all of the Community. Master Developer acknowledges that building permits for residential dwelling units issued within the Community shall be counted for purposes of determining when Master Developer must commence construction. The City shall complete this code compliance and approval process no later than one hundred twenty (120) days prior to the Master Developer's commencement of construction.
  - F) QUALIFIED PARK AREA 1
    - a. Park 1.06, Park 1.12, and Park 2.06
    - b. 3.71 net acres, 0.96 net acres, and 16.88 net acres
    - c. Commence construction on Park 1.06 upon the issuance of the five hundredth (500<sup>th</sup>) building permit for a residential dwelling unit in Qualified Park Area 1. Commence construction on Park 1.12 upon the issuance of the one thousandth (1,000<sup>th</sup>) building permit for a residential dwelling unit in Qualified Park Area 1. Commence construction on Park 2.06 prior to the issuance of the two thousand five hundredth (2,500<sup>th</sup>) building permit for a residential dwelling unit in the Community.

G) QUALIFIED PARK AREA 2

- a. Park 3.04
- b. 3.88 net acres
- c. Commence construction on Park 3.04 prior to the issuance of the five hundredth (500<sup>th</sup>) building permit for a residential dwelling unit in Qualified Park Area 2.

H) QUALIFIED PARK AREA 3

- a. Park 4.04
- b. 3.03 net acres
- c. Commence construction on Park 4.04 prior to the issuance of the five hundredth (500<sup>th</sup>) building permit for a residential dwelling unit in Qualified Park Area 3.

I) CITY PARK AREA

- a. Park 5.04
- b. 9.57 net acres
- c. Commence construction on Park 5.04 prior to the issuance of the four thousandth (4,000<sup>th</sup>) building permit for a residential dwelling unit in the Community.

7. Public's Right to Use of Qualified Parks. Master Developer agrees that the Qualified Parks will be available for use by the general public on a non-discriminatory basis. Master Developer shall ensure that a land use restriction creating nondiscriminatory access and use rights for the public to and over such Qualified Park is recorded against the park parcel in the Official Records of Clark County, and shall provide a verified copy thereof (with the recording information set forth thereon) to the City. In the event of any failure to record such restriction, the Master HOA shall record such restriction and provide such copy to the City upon receiving such Qualified Park from Master Developer. Each Qualified Park shall be conveyed by Master Developer to the Master HOA within sixty (60) days of final completion and accepted as a "Park" to be maintained by the Master HOA pursuant to a declaration that meets the requirements of NRS Chapter 116 (the "Declaration").
8. Maintenance Obligations. The Master HOA will assume and accept the Master HOA's duty pursuant to the Declaration to maintain the Qualified Parks (now also known as the "HOA Parks"), except for the City Park, which shall be maintained by the City, within thirty (30) days of completion. The Master HOA shall maintain the HOA Parks it has accepted in good condition and repair in compliance with the Declaration except as otherwise set forth herein. In the event the City fails to maintain the park in good condition, as determined by Master HOA and/or Master Developer, in its sole discretion, Master HOA and/or Master Developer reserve the right to request a meeting with the City to discuss and correct deficient maintenance of the City Park. This Parks Agreement, along with the Maintenance Plan attached hereto as Exhibit F takes the place of and satisfies the requirements of the maintenance plan with the Master HOA required by the City with respect to the HOA Parks pursuant to NRS 278.4789.
9. Rules and Regulations. The Master HOA shall have the right to establish rules and regulations for use of the HOA Parks that it has accepted. However, all rules and regulations must apply equally to members of the Master HOA and the public. The rules and regulations cannot discriminate against members of the public in favor of members of the Master HOA. The Parties acknowledge and agree that portions of certain HOA Parks may be reserved for the private use of members of the Master

HOA and guests of the Master HOA. The City Park will use park signage approved by the City Design Standards for Parks, Trails, Building, and Parking Facilities attached as Exhibit F.

10. Amendment of the Declaration. Neither Master Developer nor the Master HOA shall (i) amend any provision of the Declaration affecting the HOA Parks in a manner that violates any term or provision of this Parks Agreement, without obtaining the prior written consent of the City, or (ii) take any action pursuant to any provision of the Declaration or otherwise to change an active recreational area or facility to a use or character that does not permit active recreational use.
11. Damage and Restoration. In the event of damage to or destruction of the HOA Parks, the Master HOA shall, as soon as reasonably possible, restore and reconstruct the damaged or destroyed areas to at least as good a condition as they were in immediately prior to such damage or destruction. Likewise, in the event of damage to or destruction of the City Park, per City policy the City shall, as soon as reasonably possible, restore and reconstruct the damaged or destroyed areas to at least as good a condition as they were immediately prior to such damage or destruction. All work shall be performed in a good and workmanlike manner and shall conform to all applicable governmental requirements, the Declaration and this Parks Agreement.
12. Waiver of Residential Construction Tax. In consideration of Master Developer's agreement to construct all of the Qualified Parks identified in this Parks Agreement and to make the Park Contribution Payment, City hereby waives the residential construction tax for all the residences constructed in the Community up to the maximum number of residential units permitted by the Development Agreement and further waives the requirement for security for the estimated cost of construction.
13. Use of Flood Control Facilities. City will allow Master Developer to construct open space, parks, trails and other recreational amenities within drainage corridors, drainage channels, and flood plains (for purposes of this Section only these terms may otherwise be defined as "Flood Facilities") so long as the Flood Facilities meet the minimum design and construction standards of City and the Clark County Regional Flood Control District. Master Developer shall be responsible for the replacement and/or repair of the open space, parks, trails and other recreation amenities within such Flood Facilities, if and when damaged or destroyed by water until such time as Master Developer shall convey the facilities to the Master HOA. This provision shall survive any termination or expiration of this Parks Agreement.
14. Enforcement and Remedies.
  - A) General. If any Party defaults in the performance of any obligation under this Parks Agreement, and if such default remains uncured thirty (30) days after written notice from the other Party ("Nondefaulting Party"), stating with particularity the nature and extent of such default, then Nondefaulting Party shall have the right to (i) perform such obligation on behalf of such defaulting Party and (ii) be reimbursed by such defaulting Party, within ten (10) days of written demand, for the cost thereof the failure of the Nondefaulting Party to insist, in any one or more cases, upon the strict performance of any provision of this Parks Agreement shall not be construed as a waiver of the future breach of such provision or any other provision of this Parks Agreement.
  - B) Withholding of Residential Permits. If Master Developer fails to cure any default of its obligations described in Section 5, the City Council may, after a hearing, withhold the issuance of residential dwelling unit permits within the Community. City shall provide Master Developer written notice at least fifteen (15) days prior to such hearing.
  - C) Remedies Cumulative. Each Party to this Parks Agreement may prosecute any proceeding at law or in equity against any person or entity violating or attempting to violate any of the covenants or provisions contained herein to prevent such person or entity from so doing and to recover damages for any such violation. All remedies provided in this Parks Agreement are cumulative.

Therefore, notwithstanding the exercise by a Party of any remedy hereunder, such Party shall have recourse to all other remedies as may be available at law or in equity.

15. Miscellaneous.

- A) Assignment. Master Developer may assign all of its rights and obligations under this Parks Agreement in conjunction with assignment to a successor Master Developer contemplated under Section 16 of the Development Agreement. Posting of a performance bond by a successor Master Developer shall not be required by the City so long as successor Master Developer assumes all Master Developer obligations in the Development Agreement, including the obligations in this Parks Agreement. If Master Developer (or successor Master Developer) desires to assign all or part of its rights and obligations under this Parks Agreement to anyone other than a successor Master Developer (or new successor Master Developer), the Parks Agreement assignee shall assume the assigned rights and obligations, and the City shall not unreasonably withhold approval of such assignment. However, prior to the City's approval of such assignment to a Parks Agreement assignee, Parks Agreement assignee's performance shall be secured by a performance bond in the amount and form, and from a surety, agreed to by the City. The performance bond shall name the City and Master HOA as joint obligees until such time that all outstanding obligations assumed by the Parks Agreement assignee are complete and the parks are conveyed to the Master HOA. The Master HOA may not assign any of its rights or obligations under this Parks Agreement without prior written approval from the City, which shall not be unreasonably withheld.
- B) Notices. All notices required or permitted under this Parks Agreement shall be given in writing and shall be deemed effectively given (a) upon personal delivery to the party to be notified, (b) three (3) days after deposit with the United States Post Office, by registered or certified mail, postage prepaid and addressed to the party to be notified at the address for such party, (c) one (1) day after deposit with a nationally recognized air courier service such as FedEx; or (d) an electronic record sent by e-mail pursuant to NRS 719.240. Either party hereto may change its address by giving ten (10) days' advance notice to the other party as provided herein. Phone and fax numbers, if listed, are for information only.

If to City: City of Las Vegas  
495 South Main Street  
Las Vegas, Nevada 89101  
Attention: City Manager  
Attention: Director of the Department of  
Community Development

If to Master Developer: Monument Hills Partners LLC  
Attn: Hon. Brett Goett, Esq.  
11411 Southern Highlands Parkway, Suite 300  
Las Vegas, Nevada 89141

With a copy to: Monument Hills Partners LLC  
Attn: Chris Armstrong  
11411 Southern Highlands Parkway, Suite 300  
Las Vegas, Nevada 89141

And a copy to: Bob Gronauer  
Kaempfer Crowell  
1980 Festival Plaza, Suite 650  
Las Vegas, NV 89135  
bgronauer@kcnvlaw.com

- C) Interpretation. The captions of the various provisions of this Parks Agreement are for convenience and identification only and shall not be deemed to limit or define the contents thereof. This Parks Agreement shall be construed in accordance with the laws of the State of Nevada. This Parks Agreement supersedes all prior written or verbal representations or declarations of the Parties with respect to the subject matter hereof. If any clause, sentence, or other portion of this Parks Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.
- D) Binding Effect; Covenants Running With Land. By acceptance of a deed, lease or document of conveyance, or acquiring any ownership or leasehold interest in any of the real property constituting a Qualified Park, each person binds such person and such person's heirs, personal representatives, successors, transferees and assigns to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Parks Agreement and any amendment hereto. In addition, each such person by so doing hereby acknowledges that this Parks Agreement sets forth a general scheme for the improvement and development of the real property covered hereby and evidences such person's intent that all the provisions contained in this Parks Agreement, as amended, shall run with the land and be binding on all subsequent and future owners, lessees, grantees, purchasers, assignees and transferees of property subject to this Parks Agreement. Each such person fully understands and acknowledges that this Parks Agreement shall be mutually beneficial and enforceable as provided herein by the various subsequent and future Owners, as well as by the parties hereto.
- E) Recordation. This Parks Agreement shall be recorded in the Official Records of Clark County, Nevada, and shall be effective upon such recordation.
- a. Duration and Amendment. This Parks Agreement shall continue in full force unless a Declaration of Termination satisfying the requirements of an amendment to this Parks Agreement is recorded. This Parks Agreement may be amended at any time by recording an amendment executed by Master Developer, the City, and the Master HOA.
  - b. No Third Party Beneficiaries. This Parks Agreement is intended for the exclusive benefit of the Parties hereto and their respective permitted assigns and the general public and is not intended and shall not be construed as conferring any benefit or right on any third parties, including any Designated Builders within the Community.
  - c. Counterparts. This Parks Agreement may be executed at different times and in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any signature page of this Parks Agreement may be detached from any counterpart without impairing the legal effect to any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages. Delivery of a counterpart by facsimile or portable document format (pdf) through electronic mail transmission shall be as binding an execution and delivery of this Parks Agreement by such Party as if the Party had delivered an actual physical original of this Parks Agreement with an ink signature from such Party. Any Party delivering by facsimile or electronic mail transmission shall promptly thereafter deliver an executed counterpart original hereof to the other Party.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, this Parks Agreement has been executed as of the date first written above by the Parties' duly authorized representatives.

**CITY:**

CITY OF LAS VEGAS, NEVADA

\_\_\_\_\_  
Shelley Berkley, Mayor

**ATTEST:**

\_\_\_\_\_  
Dr. LuAnn Holmes, MMC, City Clerk

Approved as to Form:

John S. Ridilla 11/12/25  
John S. Ridilla, Assistant City Attorney



STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF CLARK    )


On the \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, personally appeared Shelley Berkley as the Mayor of the City of Las Vegas personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by her signature on the instrument to be the person, or the entity upon which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said State

**MASTER DEVELOPER:**

Monument Hills Partners, LLC,  
a Nevada limited liability company

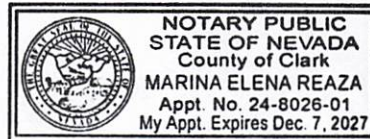
By:   
Print Name: Guy Inzalaco  
Title: Manager

STATE OF NEVADA    )  
                              ) ss.  
COUNTY OF CLARK    )

On the 3<sup>rd</sup> day of November, 2025, before me, the undersigned, personally appeared Guy Inzalaco personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument to be the person, or the entity upon which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public in and for said State



[END OF SIGNATURE PAGES]

## EXHIBITS

<b>Exhibit A</b>	<b>Legal Description</b>
<b>Exhibit B</b>	<b>Trails and Parks Exhibit</b>
<b>Exhibit C</b>	<b>Park Construction Trigger Exhibit</b>
<b>Exhibit D</b>	<b>City Park Concept Plan</b>
<b>Exhibit E</b>	<b>Monument Hills Community Center Concept Plan</b>
<b>Exhibit F</b>	<b>Maintenance Plan</b>
<b>Exhibit G</b>	<b>City Design Standards for Parks, Trails, Building, and Parking Facilities</b>

# EXHIBIT A

LEGAL DESCRIPTION

APN

ALL OF APN 100-31-000-001 AND  
PROTIONS OF 100-30-000-001 AND 100-32-000-001

LEGAL DESCRIPTION

T. 18 S., R. 60 E.,

SECTION 30, GOVERNMENT LOTS 17, 19 AND LOTS 21 THRU 25;

ALL OF SECTION 31;

SECTION 32, GOVERNMENT LOTS 7, 8, 9, 11, GOVERNMENT LOTS 21 THRU 25,  
GOVERNMENT LOTS 28, 31, 36, 38, 39, AND 40.

THE AREAS DESCRIBED CONTAINS

APPROXIMATELY 939.52 ACRES.

# EXHIBIT B

TRAILS AND PARKS EXHIBIT

LAND USE	NET ACRES	MAX DENSITY	AVERAGE DENSITY
RESIDENTIAL "LOW"	354.58	15.00	6.00
RESIDENTIAL "MEDIUM-LOW"	325.90	15.00	7.50
RESIDENTIAL "MEDIUM-LOW ATTACHED"	18.50	25.00	18.00
RESIDENTIAL "MEDIUM"	17.85	30.00	24.00
AIRFORCE HOUSING	23.13	15.00	12.00
MIXED USE	30.72	25.00	18.00
ECONOMIC DEVELOPMENT	31.09		
<b>SUBTOTAL</b>	<b>801.77</b>		
PUBLIC FACILITY	14.80		
PARK & TRAIL PARCELS	87.95		
TRAIL IN RIGHT OF WAY	4.18		
ROADS	32.56		
<b>SUBTOTAL</b>	<b>139.49</b>		
<b>TOTAL</b>	<b>941.26</b>		

**LEGEND**

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING FRONTAGE ROAD EASEMENT (NEV-043376, N-46063, CC-018234, CC-018191 & CC-018138)
- EXISTING TRANSMISSION POLE
- RIGHT-OF-WAY LINE (BACK-OF-CURB)
- PARCEL PROPERTY LINE
- STREETScape COMMON ELEMENT LINE

- PROPOSED STREET
- PARK & TRAIL
- PF SCHOOL, FLOOD CONTROL & PUBLIC FACILITY
- RESIDENTIAL "LOW"
- RESIDENTIAL "MEDIUM-LOW"
- RESIDENTIAL "MEDIUM-LOW ATTACHED"
- RESIDENTIAL "MEDIUM"
- MIXED USE
- AIRFORCE HOUSING
- ECONOMIC DEVELOPMENT

\* 10,000 SF LOTS ADJACENT TO LAS VEGAS PAIUTE GOLF COURSE

AC-N NET ACRES



NOTE: AC -ACREAGES SHOWN ARE BASED ON RIGHTS-OF-WAY SHOWN. ADDITIONAL RIGHT-OF-WAY MAY BE NEEDED AT INTERSECTIONS OF MAJOR ROADWAYS.

NOTE: STREET LANDSCAPING AC - ACREAGES ARE INCLUDED IN THE ADJACENT PARCELS

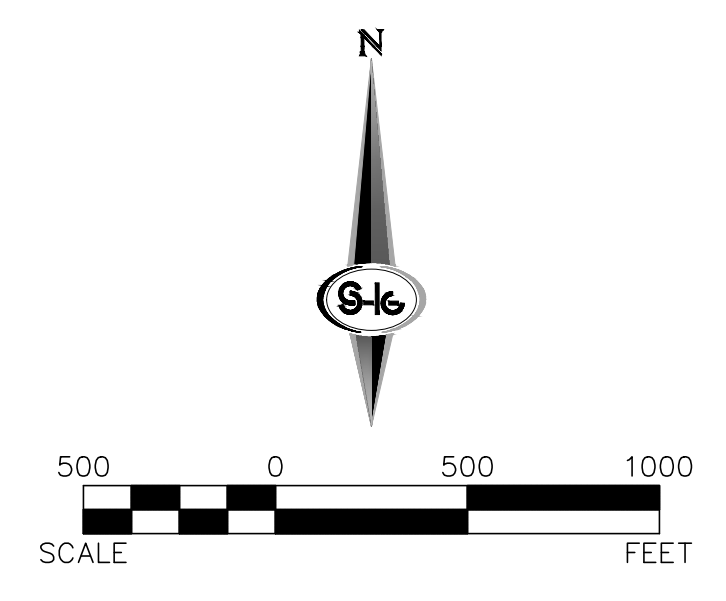
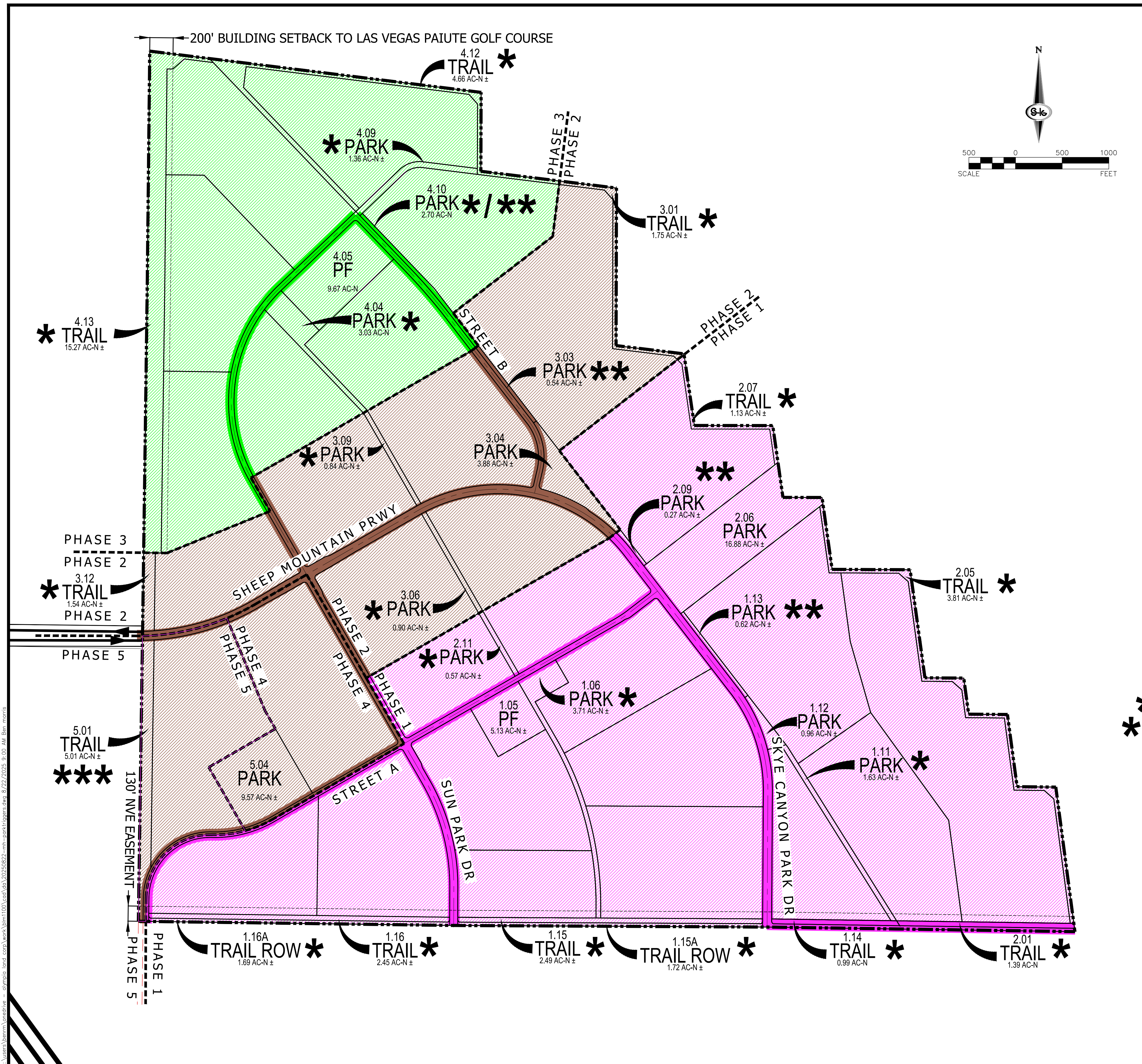
**PARKS AND TRAILS**

**MONUMENT HILLS**

DATE: 9/4/2025

# EXHIBIT C

QUALIFIED PARK CONSTRUCTION TRIGGER  
EXHIBIT



**LEGEND**

- PARK AREA 1
- PARK AREA 2
- PARK AREA 3

PROJECT/PHASE BOUNDARY

PARK AREAS				
PARK	PARK AREA	PARK PARCELS	PROBABLE DWELLING UNITS	PARK CONSTRUCTION TRIGGER
1	1	1.06	2750	500
2	1	1.12	2750	1000
3	OVERALL	2.06	6000 OVERALL	2500 OVERALL
4	2	3.04	2150	500
5	3	4.04	1100	500
6	OVERALL	5.04	6000 OVERALL	4000 OVERALL

- \*** - TRAIL PORTION TO BE CONSTRUCTED PRIOR TO THE ISSUANCE OF 50% OF ADJACENT SUBDIVISIONS HOME SITES BUILDING PERMITS
- \*\*** - TRAILS ADJACENT TO ROADWAY TO BE CONSTRUCTED WITH ROADWAY
- \*\*\*** - TRAILS ADJACENT TO NNSA SITE TO BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY OF NNSA SITE

**DEVELOPMENT PHASING EXHIBIT**

**MONUMENT HILLS**

DATE: 8/22/2025

C:\Users\kturner\OneDrive\... 8/22/2025 9:00 AM Ben moore

# EXHIBIT D

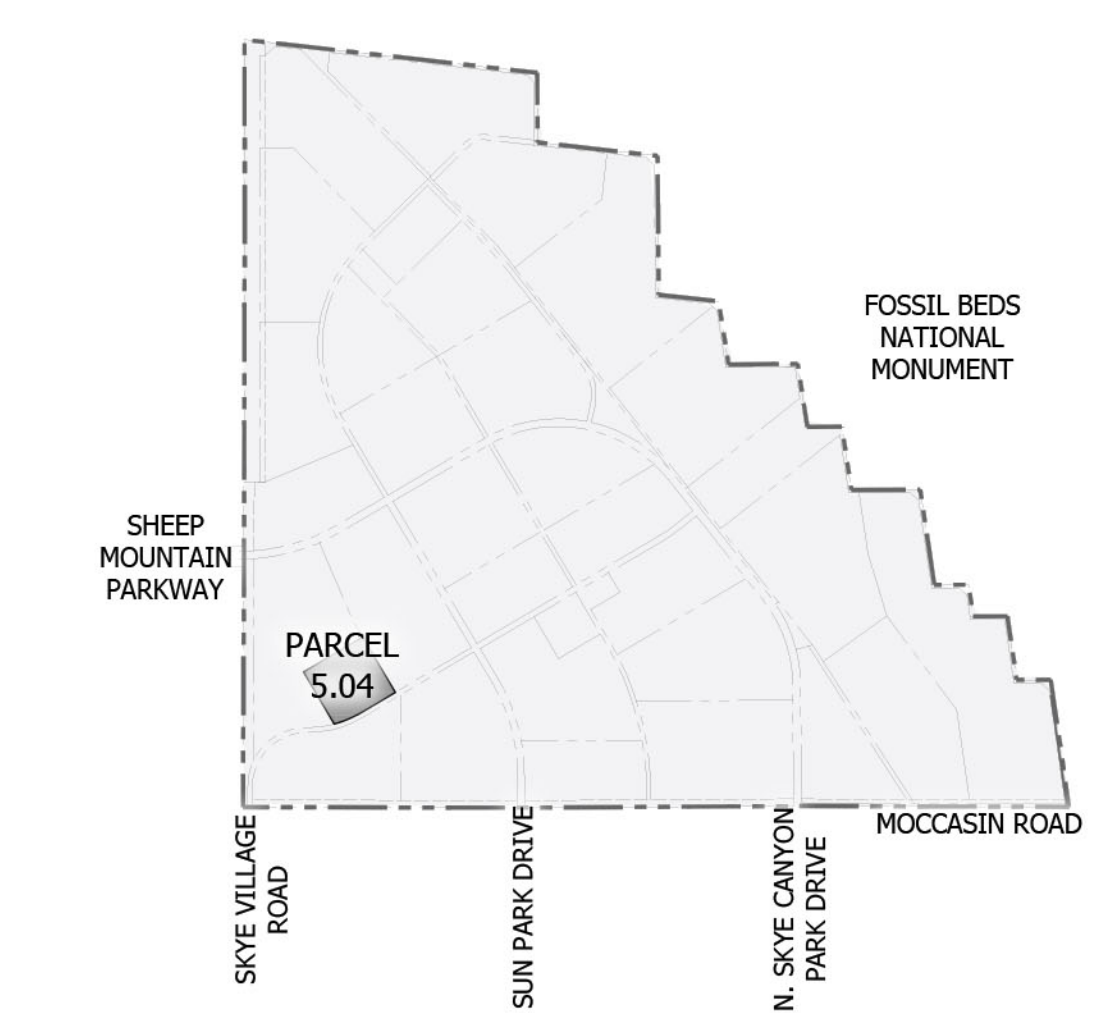
CONCEPT CITY PARK



### LEGEND

- ① PRIMARY MONUMENT/SIGNAGE
- ② PARKING (96 SPACES)
- ③ RAMADA
- ④ PICNIC AREA
- ⑤ CHILDREN'S PLAY (AGES 2-5)
- ⑥ CHILDREN'S PLAY (AGES 5-12)
- ⑦ SHADE SAILS
- ⑧ PLAZA
- ⑨ TABLE/SEATING AT PLAZA
- ⑩ CONNECTION TO PACEL 5.03: MIXED-USE DISTRICT
- ⑪ BENCH
- ⑫ TRASH RECEPTACLE
- ⑬ RESTROOM
  - (1) WOMEN'S RESTROOM
  - (1) MEN'S RESTROOM
  - (1) URINAL
  - (2) LAVATORIES
- ⑭ 5' CONCRETE SIDEWALK
- ⑮ 8' CONCRETE SIDEWALK
- ⑯ SOCCER FIELD (U11/U12)
- ⑰ LIGHTING
  - NOTE: SOCCER FIELD LIGHTING SHALL UTILIZE MUSCO LIGHTING OR AN EQUIVALENT APPROVED FIXTURE. FINAL LOCATIONS, QUANTITY, AND SPECIFICATIONS OF FIXTURES TO BE DETERMINED BY DEVELOPER AT THE TIME OF FINAL IMPROVEMENT DRAWINGS.

**NOTE: PARK DESIGN TO BE FINALIZED WITH CITY OF LAS VEGAS STAFF.**



KEY MAP NOT TO SCALE

# EXHIBIT E

MONUMENT HILLS COMMUNITY CENTER  
CONCEPT



# EXHIBIT F

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## MAINTENANCE PLAN

MAINTENANCE PLAN FOR ALL PRIVATELY MAINTAINED PARKS,  
FACILITIES AND OTHER COMMON AREAS

1. The Plan for Maintenance of Public and Common Areas (the “Plan”) must be approved by the City and must contain provisions that outline the proposed standards and level of maintenance and/or frequency of maintenance to be provided with respect to:
  - a. Common area landscaping and sidewalks;
  - b. Parks, trails, paseos, open spaces, and other recreational areas and the related Required Facilities described in the Park Agreement;
  - c. Temporary and/or interim drainage facilities including riprap lined channels and natural arroyos as determined by the approved Master Drainage Study, but excluding all temporary detention basins identified in the Master Drainage Study;
  - d. All landscaping and landscaping appurtenances located within the City’s dedicated public right-of-way.
2. The Plan will include provisions for maintenance of common area lighting and for walls and fences located within common areas, but excluding any walls or fences located on an individual unit or lot.
3. The Plan will include provisions for periodic inspection, maintenance and repair of the improvements in such a manner and with such frequencies so as to maintain the improvements to prevent deterioration, to avoid unsightliness, and maintain the aesthetic appearance, the function, the safety and look of the improvements as originally intended. Any significant deviation from the standards may be implemented only after consultation with and the approval of the City. The required levels of maintenance and repair shall be defined for the following components, including, without limitation:
  - a. Requirements for maintenance of all the following items in a healthy, safe, and aesthetically appropriate condition:
    - i. Non-Sports Field Turf (All allowable types)
    - ii. Sports Field Turf (All allowable types)
    - iii. Landscape and planting components, trees, shrubs, groundcover, etc. (All allowable types)
    - iv. Color plantings (All allowable types)
  - b. Requirements for maintenance of all the following items in an operable, healthy, safe, and aesthetically acceptable condition:

- i. Irrigation and all associated components
  - ii. Playground equipment
  - iii. Exercise or Par-Course equipment
  - iv. Picnic areas, including all appurtenances in the area
  - v. Shade Structures
  - vi. Water features, including all splash pads, fountains, drinking fountains
  - vii. Skate park areas, including all appurtenances
  - viii. Restroom facilities
  - ix. Dog park areas, including all appurtenances
  - x. Lighting (All allowable types)
  - xi. Sports Courts (All allowable types)
  - xii. Walkways, pathways, and roadways, with or without hardscape improvements
  - xiii. Fencing, walls, and gates (All allowable types)
  - xiv. Signage (All allowable types)
  - xv. Amenities, including all benches, trash receptacles, trash dumpsters, and picnic tables
  - xvi. All parking lot or other paved areas
4. The Plan will include a provision that the Plan can be amended by the governing board of the Master Homeowners Association (“HOA”) but only with the written consent of the City.
5. The Plan will include a provision that, in the event the Master HOA fails to maintain any or all of the improvements in accordance with the provisions of the Plan, the City may exercise its rights under the declaration, including the right of the City to make assessments for costs incurred by the City in maintaining the improvements, which assessments shall constitute liens against the Property and individual lots within subdivisions which may be executed upon and which shall have the same priority as liens for real estate taxes.

# EXHIBIT G

CITY DESIGN STANDARDS FOR PARKS,  
TRAILS, BUILDING, AND PARKING FACILITIES