

**AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS**  
**FOR CLASS 1 SUBDIVISION**  
**BETWEEN COUNTY, OWNER AND SUBDIVIDER**

**THIS AGREEMENT** is made and entered into by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **AG EHC II (NWHM) CA 2, L.P.**, a Delaware limited liability partnership, duly qualified to conduct business in the State of California, whose principal place of business is 8585 East Hartford Drive, Suite 118, Scottsdale, Arizona, 85255 (hereinafter referred to as "Owner"); and **THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC**, a Delaware limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 1508 Eureka Road, Suite 290, Roseville, California, 95661 (hereinafter referred to as "Subdivider"). This agreement concerns **RIDGEVIEW VILLAGE UNIT 9, TM 08-1477** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 8<sup>th</sup> day of November, 2022.

**RECITALS**

Owner is vested with fee title to the Subdivision, a tract of land located in the County of El Dorado, State of California, and described as Ridgeview Village Unit 9, TM 08-1477. Owner desires Subdivider to construct on said property certain public improvements as hereinafter described in connection with the Subdivision.

In consideration for the complete construction and dedication of all the public improvements specified in this Agreement, the approval and acceptance by County's Board of Supervisors of the Conditions of Approval, and the Final Map to be filed and recorded, the parties agree as follows:

**AGREEMENT**

**SUBDIVIDER WILL:**

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 of the El Dorado County Ordinance Code (hereinafter referred to as "Code") and shown or described in the improvement plans, specifications and cost estimates entitled Improvement Plans for Ridgeview Village Unit 9, TM 08-1477 which were approved by the County Engineer, Department of Transportation, on March 10, 2022. Attached hereto is Exhibit A, marked "Ridgeview Village Unit 9 (TM 08-1477) - (44 Lots) El Dorado Hills, CA Engineer's SIA Bond Estimate March 3, 2022" and Exhibit B, marked "Certificate of Partial Completion of Subdivision Improvements;" all of which exhibits are incorporated herein and made by reference a part hereof. The Exhibits describe quantities, units and costs associated with the improvements to be made.

2. Prior to commencing construction, obtain all necessary environmental clearances, acquire any necessary right-of-way and obtain any necessary permits from any outside agencies.

3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with County's Board of Supervisors.

4. Install or cause to be installed, modify or cause to be modified, any and all erosion and sediment control features, whether temporary or permanent, deemed necessary by the County Engineer to ensure compliance with the Clean Water Act, the Statewide General Permit, and County's Grading, Erosion, and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

5. Post security acceptable to County as provided in Section 120.16.050 of the Code. In the event that the Sureties issuing the posted securities are subsequently downgraded to a rating unacceptable to County in its sole discretion, Subdivider shall, upon twenty (20) days written notice by County, post replacement securities issued by Sureties that are acceptable to County.

6. Provide for and pay the costs of related civil engineering services, including the costs of inspection and utility relocation when required, and attorneys' fees, costs, and expenses of legal services.

7. Provide deposit for and cover all costs of construction oversight, inspection, administration, and acceptance of the work by County in accordance with the County Engineer Fee Schedule adopted by Resolution of County's Board of Supervisors.

8. Have as-built plans prepared by a civil engineer acceptable to County's Department of Transportation and filed with the Department of Transportation Director as provided in Section 120.16.060 of the Code.

9. Repair at Subdivider's sole cost and expense, any defects, in workmanship or materials, which appear in the work within one (1) year following acceptance of the work by County.

10. To the fullest extent allowed by law, defend, indemnify, and hold County and its officers, agents, employees, and representatives harmless against and from any and all claims, suits, losses, damages, and liability for damages of every name, kind, and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Subdivider's work, design, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Subdivider, Owner, any contractor(s), subcontractor(s), and employee(s) of any of these, except for the sole, or active negligence of County, its officers, agents, employees, and representatives, or as expressly provided by statute. This duty of Subdivider to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

This duty to indemnify is separate and apart from any insurance requirements and shall not be limited thereto.

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall include a requirement that Subdivider furnish insurance and bonds that comply with the standard County insurance and bonding requirements in the amounts stated, to be approved by County's Risk Management Division.

**OWNER WILL:**

12. Consent to the subject improvements and provide continuous, sufficient access to County, Subdivider, Owner, its successors and assigns, including but not limited to its Surety and Surety's agents, to the Subdivision to enable the public improvements to be constructed and completed. Access shall be continuous until completion of said public improvements and release by County of the security underlying this Agreement.

13. Agree that said agreement to provide continuous, sufficient access is irrevocable and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors, assigns, and personal representatives of Owner.

14. To the fullest extent allowed by law, defend, indemnify, and hold County harmless against and from any and all claims, suits, losses, damages, and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owner's work, design, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Subdivider, Owner, any Contractor(s), Subcontractor(s), and employee(s) of any of these, except for the sole, or active negligence of County, it's officers and employees, or as expressly provided by statute. This duty of Owner to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

This duty to indemnify is separate and apart from any insurance requirements and shall not be limited thereto.

**COUNTY WILL:**

15. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 120.16.050 of the Code and upon compliance with all requirements of law, including all County ordinances, approve the Final Map of the Subdivision.

16. Upon receipt of a certificate from County Engineer stating that a portion of the public improvements agreed to be performed herein has been completed, describing generally the work so completed and the estimated total cost of completing the remainder of the public improvements agreed upon to be performed herein, accept new security as provided in Section 120.16.040 of the Code.

17. Release the security posted in accordance with Sections 120.16.040 and 120.16.052 of the Code.

18. Require Owner and/or Subdivider to make such alterations, deviations, additions to, or deletions from, the improvements shown and described on the plans, specifications, and cost estimates as may be deemed by County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

19. Require Owner and/or Subdivider to maintain, and to make such alterations, deviations, additions to, or deletions from, the project erosion control features shown and described on the plans, specifications, and cost estimate and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed necessary by County Engineer to be necessary or advisable for compliance with the Clean Water Act, Statewide General Permit requirements, and County's Grading, Erosion, and Sediment Control Ordinances.

20. Upon completion of the public improvements agreed to be performed herein, adopt a resolution accepting or rejecting the streets of said Subdivision into the County road system for maintenance.

21. Retain a portion of the security posted in the amount of ten percent (10%) of the estimated cost of all of the improvements for one (1) year following acceptance of the work by the County to secure the repair of any hidden defects in workmanship or materials which may appear.

22. Require Owner and Subdivider to pay County for costs, expenses, and reasonable attorneys' fees should County be required to commence an action to enforce the provisions of this Agreement, to enforce the security obligations provided herein, and all attorneys' fees, costs, and expenses of litigation incurred by County even if Owner or Subdivider subsequently proceeds to complete the work.

**ADDITIONAL PROVISIONS:**

23. The estimated cost of installing all of the improvements is **THREE MILLION SIX HUNDRED SEVENTY-SEVEN THOUSAND FOUR HUNDRED THIRTY-NINE DOLLARS AND FORTY-FOUR CENTS (\$3,677,439.44).**

24. Subdivider and Owner shall conform to and abide by all Federal, State, and local building, labor and safety laws, ordinances, rules, and regulations. All Work and materials shall be in full accordance with the applicable rules and regulations of the State Fire Marshal, safety orders of the Division of Industrial Safety, California Electrical Code, California Building Code, California Plumbing Code, and any and all other applicable laws and regulations. Nothing in this Agreement, including but not limited to the improvement plans and specifications and cost estimates, is to be construed to permit work not conforming to these codes.

25. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating the work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said work and/or materials, or payments therefore, or any combination or all of these acts, shall not relieve Owner or Subdivider of their respective obligations to fulfill this Agreement as prescribed; nor shall County be stopped from bringing any action for damages arising from the failure to comply with any terms and conditions hereof.

26. This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

27. Neither this Agreement, nor any part thereof may be assigned by Owner or Subdivider without the express written approval of County.

28. All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested.

Notices to County shall be in duplicate and addressed as follows:

County of El Dorado  
Department of Transportation  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Natalie Porter, P.E., T.E.  
Supervising Civil Engineer  
Transportation Planning  
and Land Development

County of El Dorado  
Department of Transportation  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Adam Bane, P.E.  
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

AG EHC II (NWHM) CA 2, L.P.  
c/o Essential Housing Asset Management LLC  
8585 E. Hartford Drive, Suite 118  
Scottsdale, AZ 85255  
Attn.: Steven S. Benson

With copy to:

Jason F. Wood, Esq.  
Quarles & Brady LLP  
Two North Central Avenue  
Phoenix, AZ 85004

or to such other location as Owner directs.

Notices to Subdivider shall be addressed as follows:

The New Home Company  
1508 Eureka Road, Suite 290  
Roseville, CA 95661

Attn.: Mr. Justin Walters  
VP, Project Management and Land Development

or to such other location as Subdivider directs.

29. The County officer or employee with responsibility for administering this Agreement is Natalie Porter, P.E., T.E., Supervising Civil Engineer, Transportation Planning and Land Development, Department of Transportation, or successor.

30. Any action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California.

31. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Contract Administrator Concurrence:**

By:  FOR:  
Natalie Porter, P.E., T.E.  
Supervising Civil Engineer  
Transportation Planning  
and Land Development  
Department of Transportation

Dated: 6-16-22

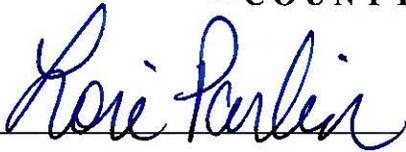
**Requesting Department Concurrence:**

By:   
Rafael Martinez, Director  
Department of Transportation

Dated: 6/21/22

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

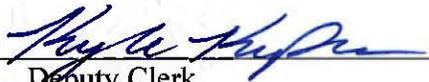
-- COUNTY OF EL DORADO --

By: 

Dated: 11-8-22

Board of Supervisors  
"County"

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

Dated: 11-8-22

-- AG EHC II (NWHM) CA 2, L.P. --  
-- a Delaware Limited Liability Partnership --

By: Essential Housing Asset Management, LLC  
an Arizona limited liability company  
its Authorized Agent

By:   
Steven S. Benson  
Manager  
"Owner"

Dated: 5/27/22

-- THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC --  
-- a Delaware Limited Liability Company --

By:   
Justin Walters  
VP, Project Management and Land Development  
"Subdivider"

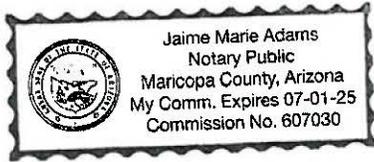
Dated: 6-8-2022

*Notary Acknowledgments Attached*

**OWNER**

STATE OF ARIZONA     )  
  ) ss.  
County of Maricopa     )

The foregoing instrument was acknowledged before me this 27 day of May, 2022, by Steven S. Benson, the Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (NWHM) CA 2, L.P., a Delaware limited partnership, for and on behalf thereof.



*Jaime Marie Adams*  
Notary Public

(Seal)

**SUBDIVIDER**

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Placer

On June 8, 2022 before me, Cassie Elizabeth Kuehnau, Notary Public  
(here insert name and title of the officer)

Personally appeared Justin Walters,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cassie Elizabeth Kuehnau

(Seal)



Civil Engineering ■ Land Surveying ■ Land Planning

ENGINEERING SOLUTIONS ■



Ridgeview Village Unit 9 (TM 08-1477) - (44 Lots)  
El Dorado Hills, CA

Engineer's SIA Bond Estimate  
March 3, 2022

Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
<b>EARTHWORK</b>					
1	Clear & Grub	14.3	AC	\$1,850.00	\$26,455.00
2	Excavation (Including Pads)	70,005	CY	\$11.50	\$805,057.50
3	Finish Pads	42	LOT	\$350.00	\$14,700.00
4	Tree Protection Fence	10,330	LF	\$4.10	\$42,353.00
5	Erosion Control Measures & SWPPP Compliance	14.3	AC	\$2,300.00	\$32,890.00
6	Dust Control	14.3	AC	\$700.00	\$10,010.00
7	Retaining Wall - CMU	1,613	SF	\$28.00	\$45,164.00
8	Retaining Wall - Rockery	15,645	SF	\$14.75	\$230,763.75
9	Obliterate Temp. AC Roadway	1,110	SY	\$4.00	\$4,440.00
				<b>Subtotal</b>	<b>\$1,211,833.25</b>
<b>STREETS &amp; MISCELLANEOUS</b>					
10	3" AC	47,227	SF	\$2.40	\$113,344.80
11	8" AB	40,008	SF	\$2.00	\$80,016.00
12	Type 1 - Rolled Curb and Gutter	2,952	LF	\$23.00	\$67,896.00
13	Stop Bar and "STOP" sign	1	EA	\$800.00	\$800.00
14	Street Sign	1	EA	\$440.00	\$440.00
15	Fire Lane - No Parking Sign	3	EA	\$500.00	\$1,500.00
16	Fire Lane - Red Curb Marking	1,158	LF	\$2.00	\$2,316.00
17	No Parking Sign - Temporary	5	EA	\$440.00	\$2,200.00
18	Fog Seal Coat	47,227	SF	\$1.35	\$63,756.45
				<b>Subtotal</b>	<b>\$332,269.25</b>
<b>DOMESTIC WATER</b>					
19	6" Pipe w/Fittings	475	LF	\$91.00	\$43,225.00
20	8" Pipe w/Fittings	943	LF	\$61.00	\$57,523.00
21	8" Gate Valve	3	EA	\$2,187.00	\$6,561.00
22	2" Blow Off Valve	2	EA	\$2,189.00	\$4,378.00
23	2" Air Release Valve	2	EA	\$6,097.00	\$12,194.00
24	Fire Hydrant & Appurtenances	3	EA	\$6,708.00	\$20,124.00
25	Water Service	22	EA	\$3,099.00	\$68,178.00
26	Connect to Existing Line	1	EA	\$2,500.00	\$2,500.00
				<b>Subtotal</b>	<b>\$214,683.00</b>

Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
<b>DRAINAGE</b>					
27	18" Storm Drain	575	LF	\$61.00	\$35,075.00
28	24" Storm Drain	197	LF	\$84.00	\$16,548.00
29	24" Flared End Section	2	EA	\$1,380.00	\$2,760.00
30	Standard Grated Inlet	3	EA	\$4,800.00	\$14,400.00
31	CalTrans Type G4 Drain Inlet	6	EA	\$3,900.00	\$23,400.00
32	48" Manhole	2	EA	\$6,400.00	\$12,800.00
33	RSP Class II	5.0	CY	\$93.30	\$466.50
34	RSP Class VII	13.0	CY	\$93.30	\$1,212.90
35	Yard Swale	2,520	LF	\$7.50	\$18,900.00
36	Rock Lined Yard Swale	101	LF	\$13.00	\$1,313.00
37	D1 RSP Dissipator	10	EA	\$55.00	\$550.00
38	6' Shotcrete Lined Ditch	302	SF	\$13.00	\$3,926.00
39	7' Shotcrete Lined Ditch	2,510	SF	\$13.00	\$32,630.00
40	Fabric Lined Ditch	1,105	LF	\$17.50	\$19,337.50
41	Rock Lined Ditch	456	LF	\$19.30	\$8,800.80
42	Remove (E) 24" Storm Drain	38	LF	\$20.00	\$760.00
43	Contact 6' x 12' Storm Filter	2	EA	\$30,000.00	\$60,000.00
44	T.V. Storm Drain	772	LF	\$2.35	\$1,814.20
				<b>Subtotal</b>	<b>\$254,693.90</b>
<b>SANITARY SEWER</b>					
45	6" Gravity Sewer	2,605	LF	\$87.00	\$226,635.00
46	Gravity Service	21	EA	\$2,126.00	\$44,646.00
47	Backwater Valve	11	EA	\$500.00	\$5,500.00
48	Manhole (48")	2	EA	\$8,432.00	\$16,864.00
49	Manhole (48") w/Lining	2	EA	\$11,721.00	\$23,442.00
50	Manhole (48") w/Cast in Place Manhole Base	12	EA	\$8,432.00	\$101,184.00
51	Manhole (48") w/Cast in Place Manhole Base and w/Lining	3	EA	\$11,721.00	\$35,163.00
52	Manhole (60") w/Cast in Place Manhole Base and w/Lining	2	EA	\$18,666.00	\$37,332.00
53	Service Road - 6" AB w/Double Chip Seal	17,995	SF	\$3.00	\$53,985.00
54	12' Dbl. Swing Gate	1	EA	\$5,000.00	\$5,000.00
55	4' Pedestrian Gate	1	EA	\$3,000.00	\$3,000.00
56	PCC Pedestrian Access	555	SF	\$10.00	\$5,550.00
57	Fix or Add Lining to Existing SSMH	1	EA	\$3,289.00	\$3,289.00
58	CalTrans Type 'A' AC Dike	253	LF	\$4.00	\$1,012.00
59	Connect to Existing Sewer Line	2	EA	\$2,500.00	\$5,000.00
60	T.V. Sewer Line	2,605	LF	\$2.05	\$5,340.25
				<b>Subtotal</b>	<b>\$572,942.25</b>
<b>DRY UTILITIES COST</b>					
61	Includes- Joint Utility Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer	24	LOT	\$8,050.00	\$193,200.00
				<b>Subtotal</b>	<b>\$193,200.00</b>
				<b>Mobilization (5%)</b>	<b>\$138,981.08</b>
				<b>Total Hard Cost</b>	<b>\$2,918,602.73</b>





**Exhibit B**

**Certificate of Partial Completion of Subdivision Improvements**

I hereby certify that the following improvements for Ridgeview Village Unit 9 TM 08-1477 have been completed, to wit:

	<b>Total Amount</b>	<b>Percent Completed</b>	<b>Remaining Amount</b>
Earthwork	\$ 1,211,833.25	40%	\$ 727,099.95
Streets & Miscellaneous	\$ 332,269.25	0%	\$ 332,269.25
Domestic Water	\$ 214,683.00	0%	\$ 214,683.00
Drainage	\$ 254,693.90	0%	\$ 254,693.90
Sanitary Sewer	\$ 572,942.25	0%	\$ 572,942.25
Dry Utility Costs	\$ 193,200.00	0%	\$ 193,200.00
Mobilization (5%)	\$ 138,981.08		\$ 138,981.08
Bond Enforcement (2%)	\$ 58,372.05		\$ 58,372.05
Construction Staking (4%)	\$ 116,744.11		\$ 116,744.11
Construction Management & Inspection (10%)	\$ 291,860.27		\$ 291,860.27
Contingency (10%)	\$ 291,860.27		\$ 291,860.27
<b>Total</b>	<b>\$ 3,677,439.44</b>		<b>\$ 3,192,706.14</b>

I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Three Million Six Hundred Seventy-Seven Thousand Four Hundred Thirty-Nine Dollars and Forty-Four Cents (\$3,677,439.44)**.

The amount of the Performance Bond is **Three Million One Hundred Ninety-Two Thousand Seven Hundred Six Dollars and Fourteen Cents (\$3,192,706.14)**, representing 100% of the Total Remaining Amount.

The amount of the Laborers and Materialmens Bond is **One Million Eight Hundred Thirty-Eight Thousand Seven Hundred Nineteen Dollars and Seventy-Two Cents (\$1,838,719.72)**, which is 50% of the Total Cost of the Improvements.

DATED: 3-15-22

  
 David R. Crosariol, P.E. 34520  
 CTA Engineering & Surveying  
 3233 Monier Circle  
 Rancho Cordova, CA 95742



**ACCEPTED BY THE COUNTY OF EL DORADO**

DATED: 3-15-22

  
 Natalie Porter, P.E., T.E.  
 Supervising Civil Engineer  
 Transportation Planning & Land Development