

**FIRST AMENDMENT TO
ONNSITE AND OFFSITE ROAD IMPROVEMENT AGREEMENT
FOR VALLEY VIEW PARKWAY, TM 14-1521
BETWEEN COUNTY AND THE DEVELOPER**

THIS FIRST AMENDMENT, to that certain Road Improvement Agreement (hereinafter referred to as the “Agreement”), made and entered by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as “County”), and **VALLEY VIEW IMPROVEMENT COMPANY, LLC**, a California limited liability company duly qualified to conduct business in the State of California, whose principal place of business is 4370 Town Center Boulevard, Suite 100, El Dorado Hills, California 95762 (hereinafter referred to as “Developer”); concerning the onsite and offsite road and drainage improvements for **Valley View Parkway, TM 14-1521** (hereinafter referred to as “Project”); in accordance with the improvement plans entitled **Improvement Plans for Valley View Parkway – Sewer & Water Infrastructure, TM 14-1521** and cost estimates prepared by CTA Engineering & Surveying, David Robert Crosariol, Registered Civil Engineer, and approved by Adam Bane, P.E., Supervising Civil Engineer (hereinafter referred to as “Transportation”).

RECITALS

WHEREAS, County, and Developer entered into that certain Road Improvement Agreement on April 23, 2024, in connection with the Project, copy of which Agreement is incorporated herein and made by reference a part hereof;

WHEREAS, Section 4, entitled TIME, of the Agreement, requires Developer to complete the onsite and offsite improvements thereunder on or before April 23, 2026, and Developer has not completed all of the improvements but has requested an extension of time to complete the improvements subject to the terms and conditions contained herein, to April 23, 2027;


NOW, THEREFORE, the parties hereto, in consideration of the recitals, terms and conditions herein, do hereby agree to amend the terms of the Agreement in this **First Amendment** to read as follows:

I. Section 4 is amended to read as follows:

SECTION 3. TIME

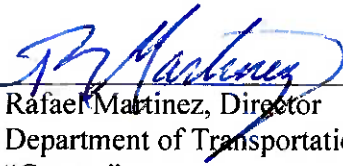
Developer shall cause the commencement of items of work after County approved the Plans for the Project on January 30, 2024, and shall complete the Project no later than April 23, 2027, subject to extensions for delays not within the control of the Developer. Construction activities shall be between 7:00 a.m. and 7:00 p.m. Mondays through Fridays; and 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays. Night work may be allowed within the County Right of Way with prior written approval.

Requesting Contract Administrator Concurrence:

By: 
Adam Bane, P.E.
Supervising Civil Engineer
Transportation Planning
and Land Development
Department of Transportation

Dated: 3-5-26

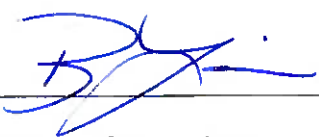
Requesting Department Concurrence:

By: 
Rafael Martinez, Director
Department of Transportation
"County"

Dated: 3/5/26

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to that certain Road Improvement 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: 
Board of Supervisors
"County"

Dated: 4/21/2026


Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk

Dated: 4/21/2026

-- VALLEY VIEW IMPROVEMENT COMPANY, LLC --
-- a California Limited Liability Company --

By: HBT Valley View, LLC,
a California limited liability company
Its: Manager

By: 
William B. Bunce
Member
"Developer"

Dated: 2-26-26

Notary Acknowledgment Attached

DEVELOPER

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 EL DORADO

On Feb. 24, 2026 before me, Edy Sadowski Notary Public
(here insert name and title of the officer)

personally appeared

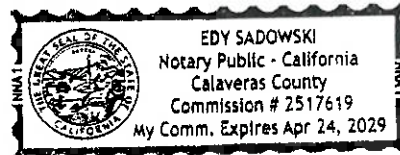
William B. Buxce

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 Edy Sadowski



(Seal)