

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

THIS AGREEMENT, 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 **MILLROSE PROPERTIES CALIFORNIA, LLC**, a California limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 600 Brickell Avenue, Suite 1400, Miami, Florida 33131 (hereinafter referred to as “Owner”); 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 “Subdivider”), concerning **EAST RIDGE VILLAGE - UNIT 2, TM 14-1521** (hereinafter referred to as “Subdivision”); the Final Map of which was filed with the El Dorado County Board of Supervisors on the _____ day of _____, 20__.

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 **EAST RIDGE VILLAGE - UNIT 2, TM 14-1521**. 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 East Ridge Village - Unit 2, TM 14-1521 ” which were approved by the County Engineer, Department of Transportation, on October 25, 2024. Attached hereto is Exhibit A, marked “Bond Estimate for East Ridge Village Unit 2 Improvements - 44 Residential Units,” 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.

OWNER WILL:

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall include a requirement that Owner 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.

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, its 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 THIRTY-THREE THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS AND ZERO CENTS (\$3,033,235.00)**.

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

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

Attn.: Lindsay Tallman
Administrative Analyst

or to such other location as County directs.

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

Millrose Properties California, LLC
600 Brickell Ave. Suite 1400
Miami, FL 33131

Lennar Homes of California, LLC
1025 Creekside Ridge Dr. #240
Roseville, CA 95678

Attn: Larry Gualco

or to such other location as Owner directs.

Notices to Subdivider shall be addressed as follows:

Valley View Improvement Company, LLC
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762

Attn.: Rick Jordan

or to such other location as Subdivider directs.

29. The County officer or employee with responsibility for administering this Agreement is Adam Bane, P.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: 

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

Dated: 11-4-25

Requesting Department Concurrence:

By: 

Rafael Martinez, Director
Department of Transportation

Dated: 11/4/25

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: _____
Board of Supervisors
"County"

Dated: _____

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Dated: _____

-- MILLROSE PROPERTIES CALIFORNIA, LLC --
-- a California Limited Liability Company --

By: Lennar Homes of California, LLC
a California limited liability company
its: Attorney-in-Fact

By: 
Larry Gualco
Vice President
"Owner"

Dated: 10/23/25

-- 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
"Subdivider"

Dated: 10/23/25

Notary Acknowledgments Attached

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.

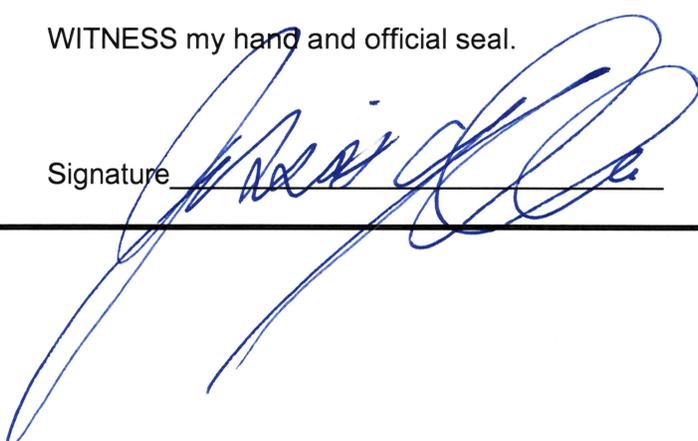
State of California
County of Placer)

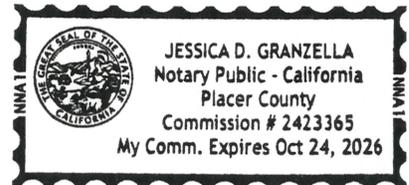
On October 23, 2025 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

personally appeared Larry Gualco,
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  (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 EL DORADO

On 10-23-25 before me, Edy Sadowski, Notary Public
(here insert name and title of the officer)

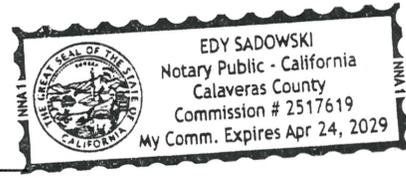
Personally appeared William B. Bruce

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)

Exhibit A

Bond Estimate For:

Revised on 11/14/2024

**EAST RIDGE VILLAGE
UNIT 2 IMPROVEMENTS - 44 RESIDENTIAL UNITS**

Item No.	Item Description	Estimated Quantity	Unit of Measure	Estimated Unit Cost	Estimated Cost
DEMOLITION					
1	Sawcut & Remove (E) Pvmnt Section	1	LS	\$ 750.00	\$ 750
2	Pulverize (E) Service Road	5,838	SF	\$ 0.25	\$ 1,460
				Subtotal	\$ 2,210
GRADING					
3	Clear and Grub	2.5	AC	\$ 2,800.00	\$ 7,000
4	Misc Grading for Appurtenances (ARV, FH Services, etc)	1	LS	\$ 12,500.00	\$ 12,500
				Subtotal	\$ 19,500
EROSION CONTROL					
5	Erosion Control Measures & SWPPP Compliance	44	LOT	\$ 3,000.00	\$ 132,000
6	Fugitive Dust Control	44	LOT	\$ 1,000.00	\$ 44,000
				Subtotal	\$ 176,000
STREETS & MISCELLANEOUS					
7	3" A.C.	67,446	SF	\$ 2.80	\$ 188,849
8	8" A.B.	67,446	SF	\$ 2.50	\$ 168,615
9	8" A.B. w/ Double Chip Seal	4,134	SF	\$ 4.15	\$ 17,156
10	5" PCC / 6" AB	274	SF	\$ 8.10	\$ 2,219
11	6" Stamped PCC / 6" AB	126	SF	\$ 15.00	\$ 1,890
12	Curb and Gutter, Type 1 or 2	4,078	LF	\$ 27.00	\$ 110,106
13	Curb and Gutter, Type A1-6	29	LF	\$ 21.25	\$ 616
14	Type 3 Curb	126	LF	\$ 21.25	\$ 2,678
15	Type A - AC Dike	384	LF	\$ 15.00	\$ 5,760
16	4" PCC Sidewalk / 4" AB	8,266	SF	\$ 7.00	\$ 57,862
17	Curb Ramps	4	EA	\$ 1,775.00	\$ 7,100
18	Street Sign	1	EA	\$ 510.00	\$ 510
19	Stop Sign w/ Street Sign & Stop Bar	1	EA	\$ 1,465.00	\$ 1,465
20	Fire Lane Entrance Sign	1	EA	\$ 510.00	\$ 510
21	Emergency Access Only (EAO) Sign	3	EA	\$ 510.00	\$ 1,530
22	No Parking Striping	2,497	LF	\$ 0.65	\$ 1,623
23	Single Pipe Gate	2	EA	\$ 5,000.00	\$ 10,000
24	Sleeving at Entrance	1	LS	\$ 5,000.00	\$ 5,000
				Subtotal	\$ 583,489
DRAINAGE & MISC IMPROVEMENTS					
25	8" HDPE	100	LF	\$ 35.00	\$ 3,500
26	12" HDPE	36	LF	\$ 52.50	\$ 1,890
27	12" RCP	30	LF	\$ 52.50	\$ 1,575
28	18" HDPE	685	LF	\$ 70.50	\$ 62,393
29	12" x 12" DI	2	EA	\$ 2,000.00	\$ 4,000
30	Berm & Ditch Repair at 12" x 12" DI	1	LS	\$ 2,800.00	\$ 2,800
31	Type B DI	6	EA	\$ 3,900.00	\$ 23,400
32	EDC Grated Inlet w/PCC Apron	2	EA	\$ 5,625.00	\$ 11,250
33	Contech 8'x14' Stormfilter Box	1	EA	\$ 45,000.00	\$ 45,000
34	Contech 6' x 12' Stormfilter Box	1	EA	\$ 40,000.00	\$ 40,000
35	Overside Drain Incl. Dike	1	LS	\$ 1,500.00	\$ 1,500
36	12" FES	1	EA	\$ 1,200.00	\$ 1,200
37	48" SDMH	7	EA	\$ 7,375.00	\$ 51,625
38	Ditch - Detail I	685	LF	\$ 20.00	\$ 13,700
39	Ditch - Detail II	90	LF	\$ 30.00	\$ 2,700
40	Ditch - Detail VS-A (Fabric)	300	LF	\$ 50.00	\$ 15,000
41	Ditch - Detail VS-A (RSP)	83	LF	\$ 60.00	\$ 4,980

EAST RIDGE VILLAGE

UNIT 2 IMPROVEMENTS - 44 RESIDENTIAL UNITS

42	Adjust (E) Rim to Grade	4	EA	\$ 550.00	\$ 2,200
43	Class III RSP	9.3	CY	\$ 107.00	\$ 995
44	Connect to Existing	3	EA	\$ 2,500.00	\$ 7,500
45	T.V. Storm Drain	1,051	LF	\$ 2.75	\$ 2,893
				Subtotal	\$ 300,101
SANITARY SEWER					
46	6" PVC SDR-26	2,025	LF	\$ 104.00	\$ 210,600
47	48" SSMH	8	EA	\$ 10,408.00	\$ 83,264
48	48" SSMH w/ Lining	2	EA	\$ 14,811.00	\$ 29,622
49	Adjust Rim to Grade	1	EA	\$ 550.00	\$ 550
50	Sewer Service - Gravity	34	EA	\$ 2,549.00	\$ 86,666
51	Connect to Existing	3	EA	\$ 2,500.00	\$ 7,500
52	T.V. Sewer Line	2,025	LF	\$ 2.75	\$ 5,569
				Subtotal	\$ 423,771
DOMESTIC WATER					
53	4" PVC C900 DR18 Including Fittings	125	LF	\$ 73.00	\$ 9,125
54	8" PVC C900 DR18 Including Fittings	1,893	LF	\$ 96.00	\$ 181,728
55	8" DIP CL350 Including Fittings	385	LF	\$ 110.00	\$ 42,350
56	8" Gate Valve	4	EA	\$ 2,957.00	\$ 11,828
57	2" Blow Off Valve	1	EA	\$ 2,616.00	\$ 2,616
58	2" Air Release Valve	1	EA	\$ 6,606.00	\$ 6,606
59	Fire Hydrant Assembly, including 6" Lead	4	EA	\$ 8,641.00	\$ 34,564
60	Water Service	34	EA	\$ 3,159.00	\$ 107,406
61	Irrigation Service & Backflow	1	LS	\$ 6,000.00	\$ 6,000
62	Connect to Existing	2	EA	\$ 3,500.00	\$ 7,000
				Subtotal	\$ 409,223
DRY UTILITIES					
63	Includes - Joint Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer	44	EA	\$ 8,600.00	\$ 378,400
				Subtotal	\$ 378,400
Hard Cost Total					\$ 2,292,693
Mobilization (5% of Hard Costs)					\$ 114,635
SOFT COSTS					
A	Bond Enforcement Cost	1	LS	2%	\$ 48,147
B	Construction Staking	1	LS	4%	\$ 96,293
C	Construction Management & Inspection	1	LS	10%	\$ 240,733
D	Contingency	1	LS	10%	\$ 240,733
				Subtotal	\$ 625,905
Total Estimated Cost					\$ 3,033,233
 EID: No Exceptions Taken		11/15/24 Date			
 EDC - DOT: No Exceptions Taken		11/21/24 Date			



Exhibit B

Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for East Ridge Village - Unit 2 TM 14-1521 have been completed, to wit:

	Total Amount	Percent Completed	Remaining Amount
Demolition	\$ 2,210.00	0%	\$ 2,210.00
Grading Improvements	\$ 19,500.00	0%	\$ 19,500.00
Erosion Control	\$ 176,000.00	0%	\$ 176,000.00
Streets & Miscellaneous	\$ 583,489.00	0%	\$ 583,489.00
Drainage & Misc Improvements	\$ 300,101.00	0%	\$ 300,101.00
Sanitary Sewer	\$ 423,771.00	0%	\$ 423,771.00
Domestic Water	\$ 409,223.00	0%	\$ 409,223.00
Dry Utilities	\$ 378,400.00	0%	\$ 378,400.00
Mobilization (5%)	\$ 114,635.00		\$ 114,635.00
Bond Enforcement (2%)	\$ 48,147.00		\$ 48,147.00
Construction Staking (4%)	\$ 96,293.00		\$ 96,293.00
Construction Management & Inspection (10%)	\$ 240,733.00		\$ 240,733.00
Contingency (10%)	\$ 240,733.00		\$ 240,733.00
Total	\$ 3,033,233.00		\$ 3,033,233.00

I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Three Million Thirty-Three Thousand Two Hundred Thirty-Five Dollars and Zero Cents (\$3,033,235.00)**.

The amount of the Performance Bond is **Three Million Thirty-Three Thousand Two Hundred Thirty-Five Dollars and Zero Cents (\$3,033,235.00)**, representing 100% of the Total Remaining Amount.

The amount of the Laborers and Materialmens Bond is **One Million Five Hundred Sixteen Thousand Six Hundred Seventeen Dollars and Fifty Cents (\$1,516,617.50)**, which is 50% of the Total Cost of the Improvements.

DATED: 11-21-24


David Robert Crosariol, PE 34520
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

ACCEPTED BY THE COUNTY OF EL DORADO

DATED: 11-21-24


Adam Bane, P.E.
Supervising Civil Engineer
Transportation Planning & Land Development