

Bond # 0638894
Premium \$60,323.00

PERFORMANCE BOND AGREEMENT FORM

WHEREAS, the Board of Supervisors of the County of El Dorado, State of California, and **SERRANO ASSOCIATES, LLC, a Delaware limited liability company** (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated 8/18/15, and identified as project **SERRANO VILLAGE M2 PHASE 1, UNIT 1, TM 01-1381R** is hereby referred to and made a part hereof; and

WHEREAS, Said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal, and International Fidelity Insurance Company (hereinafter designated as "Surety"), are held and firmly bound unto the County of El Dorado, as Obligee, in the penal sum of **FOUR MILLION TWENTY-ONE THOUSAND FIVE HUNDRED TWENTY-NINE DOLLARS AND SIXTY CENTS (\$4,021,529.60)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The conditions of this obligation is such that if the above bound Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions of the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless County of El Dorado, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by El Dorado County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any ways affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Serrano Associates, LLC, Principal, shall be responsible for the completion of the public improvements as required in the described Subdivision Improvement Agreements.

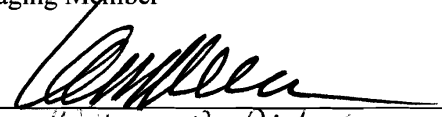
2. Any claim or demand made by the Obligee shall be made against Serrano Associates, LLC and its surety.
3. Provided, further, that regardless of the period of time that this bond is in force and regardless of the number of demands made against this bond and the bonds listed on Attachment C, the Surety's obligations shall be limited in the cumulative aggregate amount of \$4,021,529.60 plus the costs, expenses and reasonable attorneys' fees to be paid by the Subdivider should the County of El Dorado be required to commence an action to enforce the provisions of the Agreement.
4. The cumulative obligation of the Principal under all of the agreements listed on Attachment C, shall be limited to the public improvements plans, specifications and cost estimates entitled **Serrano Village M2 Phase 1, Units 1 & 2**, listed in Attachment A, less the amount certified as partial completion of subdivision improvements certified on August 13, 2015 and accepted by the County of El Dorado, listed in Attachment B.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on August 12, 2015.

"Principal"


SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company,
a California Corporation
Managing Member

By: 
Name: William R. Parker
Its: President

"Surety"

Surety Name: INTERNATIONAL FIDELITY INSURANCE COMPANY

By: 
Nathan Varnold, Attorney in Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

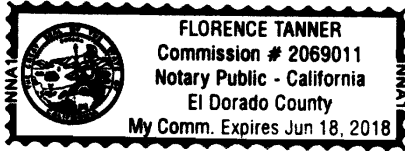
On 8-18-15 before me, Florence Tanner, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
Name(s) of Signer(s)

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 Florence Tanner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Performance Bond for Personal Unit Document Date: 8-18-15

Number of Pages: 2 Signer(s) Other Than Named Above: Yes

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker

Signer's Name: _____

Corporate Officer — Title(s): President

Corporate Officer — Title(s): _____

Partner — Limited General

Partner — Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: Serrano Associates, LLC Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE 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 San Francisco

On AUG 18 2015 before me, Kelly Rowley, Notary Public, personally appeared Nathan Varnold 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 Kelly Rowley
Kelly Rowley, Signature of Notary Public

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

PAUL RODRIGUEZ, NATHAN VARNOLD, JAMES ROSS, JOHN T. LETTIERI, TOM BRANIGAN

San Francisco, CA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, Chief Executive Officer or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** have each executed and attested these presents on this 22nd day of July, 2014.



STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Chief Executive Officer (International Fidelity Insurance Company) and President (Allegheny Casualty Company)



On this 22nd day of July 2014, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

AUG 18 2015 of

MARIA BRANCO, Assistant Secretary

Exhibit A

Engineer's Cost Estimate

Project: Serrano Village M2-Ph1 (Units 1 & 2), Roadway and Lot Grading (49 lots)
 Job number: 2677.192
 Date: 7/6/2015
 Plan Set Date: 7/3/2014 (Road Improvements) & 11/21/2014 (Lot Grading)
 Prepared by: DDS
 Reviewed by: DDS

RE.Y. ENGINEERS, INC.
 Civil Engineers | Land Surveyors | LDAR
 905 Sutter Street, Suite 300, Folsom, CA 95630
 Phone: (916) 366-3040 Fax: (916) 366-3303
 www.reyengineers.com



1 GRADING (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1.01	Clearing and Grubbing	10.99	Acre	\$8,550.00	\$93,964.50
1.02	Excavation	21,174	CY	\$5.70	\$120,691.80
1.03	Import (From Village M2, Phase 2 Site)	3820	CY	\$10.00	\$38,200.00
GRADING SUBTOTAL (Roadway)					\$252,856.30

2 GRADING (Lot Grading)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.01	Clearing and Grubbing	19	Acre	\$8,550.00	\$162,450.00
2.02	Tree Removal	524	EA	\$15.00	\$7,860.00
2.03	Excavation	58,500	CY	\$5.70	\$333,450.00
2.04	Retaining Wall (Rockery) (Includes Footings)	2,122	CY	\$80.00	\$169,760.00
2.05	Retaining Wall (Keystone) (Includes Footings)	9,347	SF	\$80.00	\$747,760.00
2.06	Mobilization	1	LS	\$71,064.00	\$71,064.00
GRADING SUBTOTAL (Lot Grading)					\$1,492,344.00

3 EROSION CONTROL (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Hydroseed - Permanent	215,105	SF	\$0.41	\$88,193.05
3.02	Tack	215,105	SF	\$0.41	\$88,193.05
3.03	Straw & Tack	215,105	SF	\$0.41	\$88,193.05
3.04	Straw Wattles - Temporary	23,738	LF	\$10.20	\$242,127.60
3.05	Rock Check Dams - Temporary 300' Intervals	9	EA	\$500.00	\$4,500.00
3.06	Gravel Filled Sandbags around DI's - Temporary	24	EA	\$150.00	\$3,600.00
3.07	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
3.08	Fugitive Dust Control	1	LS	\$20,000.00	\$20,000.00
3.09	SWPPP Maintenance	1	LS	\$15,000.00	\$15,000.00
EROSION CONTROL SUBTOTAL (Roadway)					\$553,806.75

Exhibit A

4 EROSION CONTROL (Lot Grading)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.01	Hydroseed - Permanent	401,210	SF	\$0.41	\$164,496.10
4.02	Straw Wattles - Temporary	48,770	LF	\$10.20	\$497,454.00
4.03	Gravel Filled Sandbags around DI's - Temporary	15	EA	\$150.00	\$2,250.00
4.04	Construction Entrance - Temporary	12	EA	\$2,000.00	\$24,000.00
4.05	Fugitive Dust Control	1	LS	\$20,000.00	\$20,000.00
4.06	SWPPP Maintenance	1	LS	\$15,000.00	\$15,000.00
EROSION CONTROL SUBTOTAL (Lot Grading)					\$723,200.10

5 PAVING (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
5.01	Asphalt (3"AC/8"AB)	172,881	SF	\$4.80	\$829,828.80
5.02	Asphalt (2"AC/6"AB) EVA	27,863	SF	\$3.55	\$98,913.65
5.03	6" AB for Maintenance/Access Roads	14,155	SF	\$2.05	\$29,017.75
5.04	Rolled Curb & Gutter (Modified Type 1)	9,309	LF	\$20.00	\$186,180.00
5.05	Sawcut and Remove Existing Pavement	70	SF	\$10.00	\$700.00
PAVING SUBTOTAL (Roadway)					\$1,144,640.20

6 DRAINAGE (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
6.01	12" HDPE	256	LF	\$50.80	\$13,004.80
6.02	18" HDPE	1878	LF	\$55.90	\$104,980.20
6.03	24" HDPE	822	LF	\$61.00	\$50,142.00
6.04	36" HDPE	15	LF	\$74.45	\$1,116.75
6.05	Type 'B' Drainage Inlet	9	EA	\$1,016.00	\$9,144.00
6.06	Reinforced Type 'B' Drainage Inlet	11	EA	\$1,828.80	\$20,116.80
6.07	OCP Grated Inlet (DOT I15A)	2	EA	\$3,600.00	\$7,200.00
6.08	Rock-lined V-ditch	483	LF	\$100.00	\$48,300.00
6.09	18" FES	4	EA	\$889.00	\$3,556.00
6.10	24" FES	3	EA	\$1,016.00	\$3,048.00
6.11	36" FES	2	EA	\$1,270.00	\$2,540.00
6.12	48" Manhole	14	EA	\$3,048.00	\$42,672.00
6.13	Inlet/Outlet Protection (T-504)	8	EA	\$1,000.00	\$8,000.00
6.14	Remove Existing 48" Manhole	1	EA	\$2,000.00	\$2,000.00
6.15	Remove Existing Drainage Inlets	3	EA	\$800.00	\$2,400.00
6.16	Remove Existing 24" Culvert	39	LF	\$25.00	\$975.00
6.17	Remove Existing 12" Pipe	19	LF	\$25.00	\$475.00
6.18	Remove Existing 27" Pipe	28	LF	\$25.00	\$700.00
6.19	Connect to Existing Storm Drain Manhole	4	EA	\$1,000.00	\$4,000.00
6.20	Adjust Drainage Inlet to Grade	1	EA	\$750.00	\$750.00
6.21	Adjust Storm Drain Manhole Rim to Grade	4	EA	\$750.00	\$3,000.00
6.22	TV Inspection	2971	LF	\$2.05	\$6,090.55
DRAINAGE SUBTOTAL (Roadway)					\$334,211.10

Exhibit A

7 DRAINAGE (Lot Grading)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7.01	24" HDPE	81	LF	\$61.00	\$4,941.00
7.02	Inlet/Outlet Protection (T-504)	1	EA	\$1,000.00	\$1,000.00
7.03	Reinforced Concrete Drainage Ditch	79	LF	\$125.00	\$9,875.00
DRAINAGE SUBTOTAL (Lot Grading)					\$15,816.00

8 SEWER (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.01	4" PVC, DR-14 Force Main	215	LF	\$30.50	\$6,557.50
8.02	6" PVC, SDR-35	3932	LF	\$40.65	\$159,835.80
8.03	6" PVC, SDR-26	1282	LF	\$45.00	\$57,690.00
8.04	8" PVC, SDR-35	230	LF	\$45.75	\$10,522.50
8.05	48" Manhole	22	EA	\$2,540.00	\$55,880.00
8.06	48" Manhole with Lining	3	EA	\$2,800.00	\$8,400.00
8.07	Outside Drop	1	EA	\$2,000.00	\$2,000.00
8.08	60" Manhole with Lining	2	EA	\$3,556.00	\$7,112.00
8.09	Sewer Service (4")	35	EA	\$508.00	\$17,780.00
8.10	Pumped Sewer Service Gravity	14	EA	\$650.00	\$9,100.00
8.11	Pumped Sewer Service Force Main	2	EA	\$650.00	\$1,300.00
8.12	TV Camera Inspection	5444	LF	\$2.05	\$11,160.20
8.13	6" Sewer Clean Out (Temp)	1	EA	\$508.00	\$508.00
8.14	2" Blow Off	1	EA	\$711.12	\$711.12
8.15	Connect to Existing Sewerline	2	EA	\$1,200.00	\$2,400.00
8.16	Line Existing Manhole	1	EA	\$1,000.00	\$1,000.00
SEWER SUBTOTAL (Roadway)					\$351,957.12

9 WATER (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.01	8" PVC C900, DR-14	1266	LF	\$40.65	\$51,462.90
9.02	8" PVC C900, DR-18	3039	LF	\$45.00	\$136,755.00
9.03	10" PVC C900, DR-14	1838	LF	\$55.00	\$101,090.00
9.04	8" Gate Valve	16	EA	\$1,200.00	\$19,200.00
9.05	10" Gate Valve	3	EA	\$1,770.00	\$5,310.00
9.06	2" Blow Off	3	EA	\$711.12	\$2,133.36
9.07	2" Blow Off (Temp)	2	EA	\$711.12	\$1,422.24
9.08	4" Blow Off	1	EA	\$2,032.00	\$2,032.00
9.09	1" Air Release Valve	3	EA	\$965.20	\$2,895.60
9.10	1" Air Release Valve (Temp)	2	EA	\$965.20	\$1,930.40
9.11	2" Air Release Valve	1	EA	\$1,524.00	\$1,524.00
9.12	Fire Hydrant & Appurtenances	11	EA	\$2,540.00	\$27,940.00
9.13	1" Service	47	EA	\$457.20	\$21,488.40
9.14	Pressure Reducing Valve & Vault	1	EA	\$35,560.00	\$35,560.00
9.15	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	2	EA	\$750.00	\$1,500.00
WATER SUBTOTAL (Roadway)					\$412,243.90

Exhibit A

10 RECLAIMED WATER (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
10.01	8" PVC C900, DR-18	6136	LF	\$40.65	\$249,428.40
10.02	8" Gate Valve	19	EA	\$1,200.00	\$22,800.00
10.03	10" Gate Valve	1	EA	\$1,770.00	\$1,770.00
10.04	2" Blow Off	8	EA	\$711.12	\$5,688.96
10.05	2" Blow Off (Temp)	2	EA	\$711.12	\$1,422.24
10.06	1" Air Release Valve	4	EA	\$965.20	\$3,860.80
10.07	1" Air Release Valve (Temp)	2	EA	\$965.20	\$1,930.40
10.08	1" Service	50	EA	\$457.20	\$22,860.00
10.09	Pressure Reducing Valve & Vault	1	EA	\$35,560.00	\$35,560.00
10.10	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	2	EA	\$750.00	\$1,500.00
RECLAIMED WATER SUBTOTAL (Roadway)					\$346,820.80

11 UTILITY IMPROVEMENTS (Roadway)

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
11.01	Utility Services	49	EA LOT	\$8,128.00	\$398,272.00
11.02	Joint Utility Trench	5520	LF	\$10.20	\$56,304.00
11.03	Conduit Services	49	EA LOT	\$1,219.20	\$59,740.80
11.04	Wiring/Transformers	49	EA LOT	\$1,219.20	\$59,740.80
11.05	Street Light	2	EA	\$3,500.00	\$7,000.00
UTILITY SUBTOTAL (Roadway)					\$581,057.60

12 MISCELLANEOUS ROAD IMPROVEMENTS (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
12.01	Traffic Barricade w/ W31 Sign	40	LF	\$50.80	\$2,032.00
12.02	Stop Bar and "STOP" sign	4	EA	\$762.00	\$3,048.00
12.03	Street Sign	4	EA	\$406.40	\$1,625.60
12.04	Remove Existing Barricade	2	EA	\$500.00	\$1,000.00
MISCELLANEOUS SUBTOTAL (Roadway)					\$7,705.60

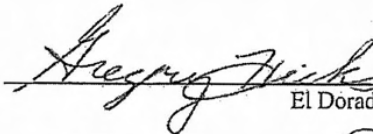
Exhibit A

SUMMARY OF COSTS	
1. GRADING (Roadway)	\$252,856.30
2. GRADING (Lot Grading)	\$1,492,344.00
3. EROSION CONTROL (Roadway)	\$553,806.75
4. EROSION CONTROL (Lot Grading)	\$723,200.10
5. PAVING (Roadway)	\$1,144,640.20
6. DRAINAGE (Roadway)	\$334,211.10
7. DRAINAGE (Lot Grading)	\$15,816.00
8. SEWER (Roadway)	\$351,957.12
9. WATER (Roadway)	\$412,243.90
10. RECLAIMED WATER (Roadway)	\$346,820.80
11. UTILITY IMPROVEMENTS (Roadway)	\$581,057.60
12. MISCELLANEOUS ROAD IMPROVEMENTS (Roadway)	\$7,705.60

PROJECT SUBTOTAL	\$6,216,659.47
CONTINGENCY COST (10%)	\$621,665.95
CONSTRUCTION STAKING (5%)	\$310,832.97
CONSTRUCTION MANAGEMENT (2%)	\$124,333.19
TOTAL ESTIMATED COST OF PROJECT	\$7,273,491.58

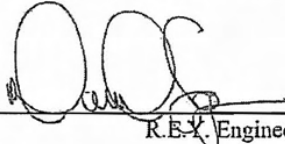
In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.

Approved by:


 El Dorado Department of Transportation

July 6, 2015
 Date




 R.E.Y. Engineers, Inc.

7/6/2015
 Date

Attachment B

Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for **Serrano Village M2 Phase 1, Units 1 & 2, TM 01-1381R** have been completed, to wit:

	Total Amount	Percent Complete	Remaining Amount
Grading (Roadway)	\$ 252,856.30	70%	\$ 75,856.89
Grading (Lot Grading)	\$ 1,492,344.00	80%	\$ 298,468.80
Erosion Control (Roadway)	\$ 553,806.75	50%	\$ 276,903.38
Erosion Control (Lot Grading)	\$ 723,200.10	0%	\$ 723,200.10
Paving (Roadway)	\$ 1,144,640.20	0%	\$ 1,144,640.20
Drainage (Roadway)	\$ 334,211.10	80%	\$ 66,842.22
Drainage (Lot Grading)	\$ 15,816.00	85%	\$ 2,372.40
Sewer (Roadway)	\$ 351,957.12	80%	\$ 70,391.42
Water (Roadway)	\$ 412,243.90	75%	\$ 103,060.98
Reclaimed Water (Roadway)	\$ 346,820.80	75%	\$ 86,705.20
Utility Improvements (Roadway)	\$ 581,057.60	0%	\$ 581,057.60
Misellaneous (Roadway)	\$ 7,705.60	0%	\$ 7,705.60
SUBTOTAL	\$ 6,216,659.47		\$ 3,437,204.78
Construction Staking (5%)	\$ 310,832.97		\$ 171,860.24
Construction Management (2%)	\$ 124,333.19		\$ 68,744.10
Contingency (10%)	\$ 621,665.95		\$ 343,720.48
Total	\$ 7,273,491.58		\$ 4,021,529.60

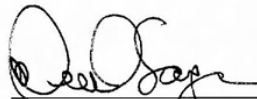
I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Seven Million Two Hundred Seventy-Three Thousand Four Hundred Ninety-One Dollars and Fifty-Eight Cents (\$7,273,491.58)**.

I estimate the total cost of completing the remainder of the improvements to be **Four Million Twenty-One Thousand Five Hundred Twenty-Nine Dollars and Sixty Cents (\$4,021,529.60)** and the cost of the completed work to be **Three Million Two Hundred Fifty-One Thousand Nine Hundred Sixty-One Dollars and Ninety-Eight Cents (\$3,251,961.98)**.

The amount of the Performance Bond is **Four Million Twenty-One Thousand Five Hundred Twenty-Nine Dollars and Sixty Cents (\$4,021,529.60)**, representing 100% of the Remaining Amount.

The amount of the Laborers and Materialmens Bond is **Three Million Six Hundred Thirty-Six Thousand Seven Hundred Forty-Five Dollars and Seventy-Nine Cents (\$3,636,745.79)**, which is 50% of the Total Cost of the Improvements.

DATED: 8/13/2015

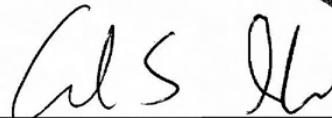


David D. Sagan, PE 60506
R.E.Y. Engineers, Inc.
905 Sutter Street, Suite 200
Folsom, CA 95630



ACCEPTED BY THE COUNTY OF EL DORADO

DATED: 9/17/2015



Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental

Attachment C

It is hereby understood and agreed that this addendum is affixed to and a part of bond number 0638894 which is issued on behalf of the County of El Dorado, a political subdivision of the State of California.

The cumulative liability of the following Performance Bonds shall not exceed \$4,021,529.60 and shall incorporate the following Subdivisions Improvement Agreements, tracts of land and bond security as required by Section 120.16.050 of the El Dorado County Ordinance Code as listed below:

	<u>Owner/Subdivider</u>	<u>Date of Agreement</u>	<u>Tract Description</u>	<u>Bond No.</u>
1	Serrano Associates, LLC	August 18, 2015	Serrano Village M2 Phase 1 - Unit 1	0638894
2	Serrano Associates, LLC and Taylor Morrison of California, LLC	August 18, 2015	Serrano Village M2 Phase 1 - Unit 2	0638894-01