

16
ORIGINAL

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

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 **CALATLANTIC GROUP, INC.**, a Delaware corporation, duly qualified to conduct business in the State of California, whose principal place of business is 160 Greentree Drive, Suite 101, City of Dover, Delaware 19904 and whose local office address is 3200 Douglas Boulevard #121, Roseville, California 95661 (hereinafter referred to as "Owner"); concerning **EL DORADO SPRINGS 23, TM14-1514** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 25th day of Oct-, 2016.

RECITALS

Owner is vested with fee title to Subdivision; a tract of land located in the County of El Dorado, State of California, and described as El Dorado Springs 23. Owner desires 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

OWNER 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 Plans for the Improvement of El Dorado Springs 23, which were approved by the County Engineer, Community Development Agency, Transportation Division, on May 10, 2016. Attached hereto is Exhibit A, marked "Engineer's Opinion of Probable Construction Cost;" which is incorporated herein and made by reference a part hereof. The Exhibit describes 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 the El Dorado County 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, Owner shall, upon twenty (20) days written notice by County, post replacement securities 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 pay to County 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 the Board of Supervisors of El Dorado County.

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

9. Repair at Owner'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 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, 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 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.

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall also 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 the County's Risk Management Division.

12. Provide continuous, sufficient access to County, Owner's 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.

COUNTY WILL:

14. 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.

15. Upon receipt of a Certificate from the 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.

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

17. Require Owner 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 the County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

18. Require Owner 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 estimates and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed by the 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.

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

20. 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 County to secure the repair of any hidden defects in workmanship or materials which may appear.

21. Require Owner to pay County for costs, expenses and reasonable attorneys' fees to be paid by Owner 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 subsequently proceeds to complete the work.

ADDITIONAL PROVISIONS:

22. The estimated cost of installing all of the improvements is **Two Million Eight Hundred Thousand Four Hundred Twenty-Six Dollars and Twelve Cents (\$2,800,426.12)**.

23. 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 latest 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.

24. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating that 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 of its obligation 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.

25. 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.

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

27. 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
Community Development Agency
Transportation Division
2850 Fairlane Court
Placerville, CA 95667

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

County of El Dorado
Community Development Agency
Transportation Division
2850 Fairlane Court
Placerville, CA 95667

Attn.: ~~Gregory Hicks~~, P.E. ^{Adam Bane AB}
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

CalAtlantic Group, Inc.
3200 Douglas Boulevard, #121
Roseville, California 95661

Attn.: Rachel Corona
Project Manager

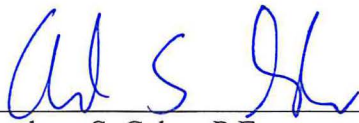
or to such other location as Owner directs.

28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/ Environmental Unit, Transportation Division, Community Development Agency, or successor.

29. 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.


30. 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 Division and Contract Administrator Concurrence:

By: 
Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental
Transportation Division
Community Development Agency

Dated: 7/6/2016


Requesting Department Concurrence:

By:  For:
Steven M. Pedretti, Director
Community Development Agency

Dated: 7-6-16

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: 
Michael Kanalli
2nd Vice-Chair
Board of Supervisors
"County"

Dated: 10/25/14

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By: 
Deputy Clerk

Dated: 10/25/14

--CALATLANTIC GROUP, INC.--
a Delaware Corporation

By: 
Rachel Corona
Project Manager
"Owner"

Dated: 6/1/14

Notary Acknowledgment Attached

OWNER

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 10/11/16 before me, Trina Johnson, Notary Public
(here insert name and title of the officer)

personally appeared Rachol Corona,

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 [Handwritten Signature]



(Seal)

Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for El Dorado Springs 23, TM 14-1514 have been completed, to wit:

	Total Amount	Percent Completed	Remaining Amount
Grading Improvements & Erosion Control	\$ 149,805.00	50%	\$ 74,902.50
Streets Improvements	\$ 531,702.35	0%	\$ 531,702.35
Potable Water Improvements	\$ 394,554.00	0%	\$ 394,554.00
Drainage Improvements	\$ 258,107.35	0%	\$ 258,107.35
Sewer Improvements	\$ 439,555.50	0%	\$ 439,555.50
Dry Utilities Costs	\$ 343,000.00	0%	\$ 343,000.00
Mobilization	\$ 105,836.21		\$ 105,836.21
Bond Enforcement (2%)	\$ 44,451.21		\$ 42,953.16
Construction Staking (4%)	\$ 88,902.42		\$ 85,906.32
Construction Management & Inspection (10%)	\$ 222,256.04		\$ 214,765.79
Contingency (10%)	\$ 222,256.04		\$ 214,765.79
Total	\$ 2,800,426.12		\$ 2,706,048.97

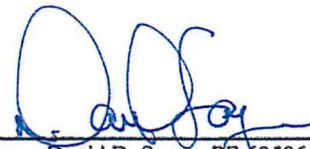
I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Two Million Eight Hundred Thousand Four Hundred Twenty-Six Dollars and Twelve Cents (\$2,800,426.12)**.

I estimate the total cost of completing the remainder of the improvements to be **Two Million Seven Hundred Six Thousand Forty-Eight Dollars and Ninety-Seven Cents (\$2,706,048.97)** and the cost of the completed work to be **Ninety-Four Thousand Three Hundred Seventy-Seven Dollars and Fifteen Cents (\$94,377.15)**.

The amount of the Performance Bond is **Two Million Seven Hundred Six Thousand Forty-Eight Dollars and Ninety-Seven Cents (\$2,706,048.97)**, representing 100% of the Total Remaining Amount.

The amount of the Laborers and Materialmens Bond is **One Million Four Hundred Thousand Two Hundred Thirteen Dollars and Six Cents (\$1,400,213.06)**, which is 50% of the Total Cost of the Improvements.

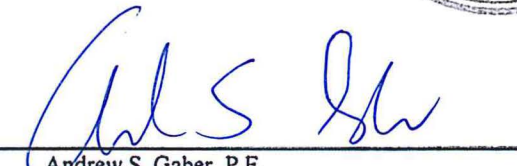
DATED: 9/22/2016


 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: 9/23/2016


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

Improvement Plans for El Dorado Springs 23 (TM 14-1514)
 Engineer's Opinion of Probable Construction Cost

Job number: 8457.006
 Date: 4/13/2016
 Plan Set Date: 4/13/2016
 Prepared by: EML
 Reviewed by: DDS

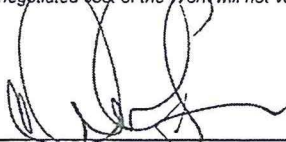
REY ENGINEERS, INC.
 Civil Engineers | Land Surveyors | LiDAR
 905 Sutter Street, Suite 200, Folsom, CA 95630
 Phone: (916) 366-3040 Fax: (916) 366-3303
 www.reyengineers.com



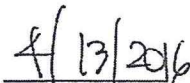
Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
GRADING					
1	Finish Pads	49	EA	\$350.00	\$17,150.00
2	Rock Slope Protection (3' average diameter)	100	SF	\$18.30	\$1,830.00
3	Retaining Wall (Rockery)	110	SF	\$20.00	\$2,200.00
				Subtotal	\$21,180.00
EROSION CONTROL AND FUGITIVE DUST					
4	Erosion Control & SWPPP	49	LOT	\$2,000.00	\$98,000.00
5	Fugitive Dust Control	49	LOT	\$625.00	\$30,625.00
				Subtotal	\$128,625.00
STREET IMPROVEMENTS					
6	3" AC	82,962	SF	\$1.75	\$145,183.50
7	8" AB	82,962	SF	\$1.75	\$145,183.50
8	Gravel Access Road	5,692	SF	\$1.00	\$5,692.00
9	Type 1 - Rolled Curb & Gutter	5,062	LF	\$20.00	\$101,240.00
10	Type 2 - Vertical Curb & Gutter	504	LF	\$20.00	\$10,080.00
11	Type 3 - Median/Barrier Curb	103	LF	\$16.00	\$1,648.00
12	AC Dike	609	LF	\$4.00	\$2,436.00
13	Concrete Sidewalk (4")	11,857	SF	\$5.10	\$60,470.70
14	Temporary Asphalt Sidewalk	1,430	SF	\$3.50	\$5,005.00
15	Pedestrian Ramp	6	EA	\$1,190.00	\$7,140.00
16	Grind and Overlay (Pavement Conform)	1,592	SF	\$5.00	\$7,960.00
17	Remove Ex. Road Section & Replace in Kind (Water Lateral 'B' Installation)	154	SF	\$6.50	\$1,001.00
18	Street Gate/Barricade	1	LS	\$3,000.00	\$3,000.00
19	Remove Ex. White Rock Road Section (6"AC/12"AB) & Replace in Kind for Waterline Installation	395	SF	\$8.00	\$3,160.00
20	Stop Bar and "STOP" sign	5	EA	\$800.00	\$4,000.00
21	Street Sign	5	EA	\$380.00	\$1,900.00
22	Fire Lane "No Parking" Sign	2	EA	\$380.00	\$760.00
23	Painted Curb (Red for Fire Lane Identification)	2,739	LF	\$1.35	\$3,697.65
24	Remove Existing Striping	1	LS	\$2,500.00	\$2,500.00
25	Striping	1	LS	\$6,500.00	\$6,500.00
26	4" PVC Sch. 40 (Landscape/Irrigation Sleeving)	255	LF	\$15.00	\$3,825.00
27	6" PVC Sch. 40 (Landscape/Irrigation Sleeving)	116	LF	\$20.00	\$2,320.00
28	Construction Area Signs	1	LS	\$2,000.00	\$2,000.00
29	Traffic Control	1	LS	\$5,000.00	\$5,000.00
				Subtotal	\$531,702.35
POTABLE WATER IMPROVEMENTS					
30	6" Fire Hydrant Line (DI or PVC DR-14)	133	LF	\$42.00	\$5,586.00
31	8" PVC C900, DR-14	55	LF	\$48.00	\$2,640.00
32	8" PVC C900, DR-18	3,295	LF	\$48.00	\$158,160.00
33	12" PVC, C900, DR-18	158	LF	\$69.00	\$10,902.00
34	8" Gate Valve	7	EA	\$1,863.00	\$13,041.00
35	12" Gate Valve	1	EA	\$3,520.00	\$3,520.00
36	2" Blow Off	2	EA	\$1,236.00	\$2,472.00
37	1" Air Release Valve	3	EA	\$2,960.00	\$8,880.00
38	12" x 8" Reducer	1	EA	\$800.00	\$800.00
39	Fire Hydrant Assembly	6	EA	\$5,678.00	\$34,068.00
40	1" Service	49	EA	\$1,445.00	\$70,805.00
41	2" Irrigation Service	1	EA	\$1,980.00	\$1,980.00
42	2" Backflow for Irrigation Service	1	EA	\$3,000.00	\$3,000.00
43	Remove Existing 6" Pipe	40	LF	\$25.00	\$1,000.00
44	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	1	EA	\$1,500.00	\$1,500.00
45	Connect to Ex. Waterline	1	EA	\$1,200.00	\$1,200.00
46	Jack and Bore under Wetland	1	LS	\$75,000.00	\$75,000.00
				Subtotal	\$394,554.00


DRAINAGE IMPROVEMENTS					
47	12" HDPE	214	LF	\$35.00	\$7,490.00
48	18" HDPE	1,746	LF	\$45.00	\$78,570.00
49	24" HDPE	547	LF	\$61.00	\$33,367.00
50	Type 'B' Drainage Inlet	5	EA	\$2,500.00	\$12,500.00
51	Reinforced Type 'B' Drainage Inlet	6	EA	\$3,600.00	\$21,600.00
52	Type 'GO' Inlet	1	EA	\$3,600.00	\$3,600.00
53	24" FES	1	EA	\$1,016.00	\$1,016.00
54	48" Manhole	18	EA	\$4,700.00	\$84,600.00
55	36" OMPI	2	EA	\$3,600.00	\$7,200.00
56	Inlet/Outlet Protection (T-504)	1	EA	\$1,000.00	\$1,000.00
57	Remove Existing 12" Pipe	33	LF	\$25.00	\$825.00
58	Connect to Existing Storm Drain Manhole	1	EA	\$1,200.00	\$1,200.00
59	TV Inspection	2,507	LF	\$2.05	\$5,139.35
				Subtotal	\$258,107.35
SEWER IMPROVEMENTS					
60	6" PVC, SDR-26	2,754	LF	\$61.00	\$167,994.00
61	6" Flanged Ductile Iron w/ Protecto 401 Lining (Includes required hangers)	96	LF	\$115.00	\$11,040.00
62	48" Manhole	12	EA	\$6,620.00	\$79,440.00
63	48" Manhole with Lining	4	EA	\$9,967.00	\$39,868.00
64	48" Manhole with Lining & Cast-in-Place Base	1	EA	\$13,000.00	\$13,000.00
65	48" Drop Manhole with Cast-in-Place Base	1	EA	\$13,000.00	\$13,000.00
66	60" Manhole with Lining	1	EA	\$12,474.00	\$12,474.00
67	Sewer Service (4")	49	EA	\$1,953.00	\$95,697.00
68	TV Camera Inspection	2,850	LF	\$2.05	\$5,842.50
69	Connect to Existing Sewerline	1	EA	\$1,200.00	\$1,200.00
				Subtotal	\$439,555.50
DRY UTILITY COSTS					
70	Includes- Joint Utility Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer	49	LOT	\$7,000.00	\$343,000.00
				Subtotal	\$343,000.00
Estimated Direct Construction Cost					\$2,116,724.20
Mobilization (5% of Estimated Direct Construction Cost)					\$105,836.21
Total Hard Cost					\$2,222,560.41
SOFT COSTS					
A	Bond Enforcement Costs	2%			\$44,451.21
B	Construction Staking	4%			\$88,902.42
C	Construction Management & Inspection	10%			\$222,256.04
D	Contingency	10%			\$222,256.04
Subtotal Soft Cost					\$577,865.71
Total Estimated Cost					\$2,800,426.12

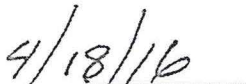
In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis 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.

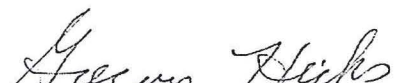

 R.E.Y. Engineers, Inc.





 Date


 EID: No Exceptions Taken


 Date


 EDC-CDA ID: No Exceptions Taken


 Date