

# 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 **RREF II-RD WILLOWS, LLC**, a California limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 28118 Agoura Road, Suite 105, Agoura Hills, California 91301; (hereinafter referred to as "Owner"); concerning **TREVISO II, TM 11-1502** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 10 day of Feb, 2015.

### 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 **TREVISO II, TM 11-1502**. 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 16.16.010 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 Treviso II, TM 11-1502 which were approved by the County Engineer, Community Development Agency, Transportation Division, on April 23, 2014. Attached hereto are Exhibit A, marked "Engineer's Cost Estimate" and Exhibit B, marked "Certificate of Partial Completion of Subdivision Improvements" both 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 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 16.16.050 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 16.16.060 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 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 16.16.050 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 16.16.040 of the Code.

16. Release the security posted in accordance with Sections 16.16.040 and 16.16.052 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 ONE HUNDRED SIXTY-ONE THOUSAND SEVEN HUNDRED TWENTY-SEVEN DOLLARS AND THIRTY-SIX CENTS (\$2,161,727.36).**

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.  
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

RREF II – RD Willows, LLC  
28118 Agoura Road, Suite 105  
Agoura Hills, CA 91301

Attn.: Steve Kessler,  
Manager

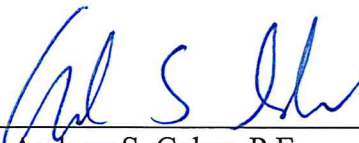
or to such other location as Owner directs.

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

Dated: Oct 21, 2014

**Requesting Department Concurrence:**

By:   
Steven M. Pedretti, Director  
Community Development Agency

Dated: 10/22/14

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:   
Brian K. Veerkamp, Chair

Dated: 2-10-15

Board of Supervisors  
"County"

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

By:   
Deputy Clerk

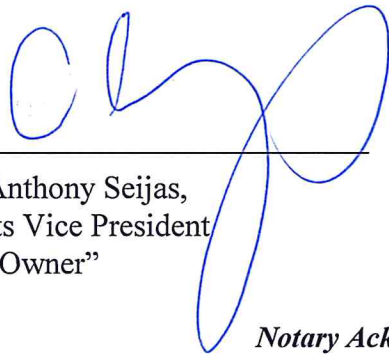
Dated: 2-10-15

**--RREF II-RD WILLOWS, LLC--**  
a California limited liability company

RREF II-RD WILLOWS JV MEMBER, LLC  
a Delaware limited liability company

By: Rialto Real Estate Fund II, LP  
a Delaware limited partnership  
its Sole Member

By: Rialto Partners GP II, LLC  
a Delaware limited liability company  
its General Partner

By:   
\_\_\_\_\_  
Anthony Seijas,  
its Vice President  
"Owner"

Dated: 10/8/14

*Notary Acknowledgment Attached*



OWNER

ACKNOWLEDGMENT

State of Florida  
~~California~~  
County of Miami-Dade

On 10/8/14 before me, Michelle Shaffer, Public Notary,  
(here insert name and title of the officer)

personally appeared

Anthony Seijas, Vice President

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.

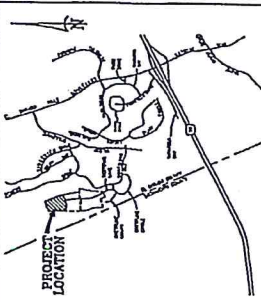
I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

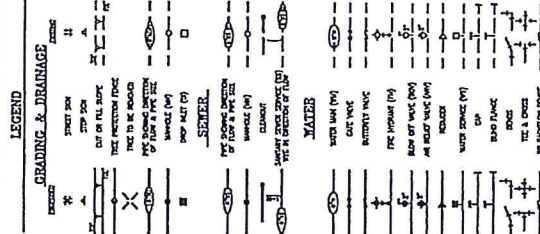
Signature M Shaffer



(Seal)



VICINITY MAP



**LEGEND**

**GRADING & DRAINAGE**

EXISTING GRADE

PROPOSED GRADE

EXISTING DRAINAGE

PROPOSED DRAINAGE

**UTILITIES**

EXISTING WATER

PROPOSED WATER

EXISTING SANITARY

PROPOSED SANITARY

EXISTING GAS

PROPOSED GAS

EXISTING POWER

PROPOSED POWER

EXISTING TELEPHONE

PROPOSED TELEPHONE

**MARKERS**

EXISTING MARKERS

PROPOSED MARKERS

**EACHWORK QUANTITIES**

NO.	DESCRIPTION	QUANTITY
1	GRAVEL	
2	CONCRETE	
3	ASPHALT	
4	PAVEMENT	
5	LANDSCAPING	
6	PLANTING	
7	IRRIGATION	
8	SEWER	
9	WATER	
10	ELECTRICAL	
11	TELEPHONE	

**SOILS REPORT TITLED:**

SOILS ENGINEER

DATE

**AREA OF DISTURBANCE**

NO.	DESCRIPTION	QUANTITY
1	GRAVEL	
2	CONCRETE	
3	ASPHALT	
4	PAVEMENT	
5	LANDSCAPING	
6	PLANTING	
7	IRRIGATION	
8	SEWER	
9	WATER	
10	ELECTRICAL	
11	TELEPHONE	

**MATERIAL LIST - WATER**

NO.	DESCRIPTION	QUANTITY
1	GRAVEL	
2	CONCRETE	
3	ASPHALT	
4	PAVEMENT	
5	LANDSCAPING	
6	PLANTING	
7	IRRIGATION	
8	SEWER	
9	WATER	
10	ELECTRICAL	
11	TELEPHONE	

**MATERIAL LIST - SEWER**

NO.	DESCRIPTION	QUANTITY
1	GRAVEL	
2	CONCRETE	
3	ASPHALT	
4	PAVEMENT	
5	LANDSCAPING	
6	PLANTING	
7	IRRIGATION	
8	SEWER	
9	WATER	
10	ELECTRICAL	
11	TELEPHONE	

**REGISTERED CIVIL ENGINEER**

**REGISTERED ELECTRICAL ENGINEER**

**REGISTERED MECHANICAL ENGINEER**

**REGISTERED SANITARY ENGINEER**

**PREPARED UNDER THE DIRECTION OF:**

**REGISTERED CIVIL ENGINEER**

**REGISTERED ELECTRICAL ENGINEER**

**REGISTERED MECHANICAL ENGINEER**

**REGISTERED SANITARY ENGINEER**

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**REGISTERED SANITARY ENGINEER**

**IMPROVEMENT PLANS FOR**

**TREVISO II**

TM 11-1502

**DEVELOPER/OWNER**

REHACCI TREVISO, LLC

20116 AGOURA RD, SUITE 105

AGOURA HILLS, CA 91243

PHONE # (805)794-9800

**ENGINEERING & SURVEYING**

cta Engineering & Surveying

20116 AGOURA RD, SUITE 105

AGOURA HILLS, CA 91243

PHONE # (805)794-9800

**COVER SHEET**

TM 11-1502

COVER SHEET

**ABBREVIATIONS**

1. LOT

2. TRAIL

3. DRIVE

4. ROAD

5. HIGHWAY

6. AVENUE

7. BOULEVARD

8. PARKWAY

9. DRIVEWAY

10. ALLEY

11. WALKWAY

12. SIDEWALK

13. CURB

14. GUTTER

15. DRAINAGE

16. SEWER

17. WATER

18. GAS

19. TELEPHONE

20. POWER

21. FENCE

22. SIGN

23. LIGHT

24. TREE

25. PLANT

26. IRRIGATION

27. PAVEMENT

28. ASPHALT

29. CONCRETE

30. GRAVEL

31. SAND

32. CLAY

33. SILT

34. LOESS

35. COBBLE

36. GRAVEL

37. SAND

38. CLAY

39. SILT

40. LOESS

41. COBBLE

42. GRAVEL

43. SAND

44. CLAY

45. SILT

46. LOESS

47. COBBLE

48. GRAVEL

49. SAND

50. CLAY

51. SILT

52. LOESS

53. COBBLE

54. GRAVEL

55. SAND

56. CLAY

57. SILT

58. LOESS

59. COBBLE

60. GRAVEL

61. SAND

62. CLAY

63. SILT

64. LOESS

65. COBBLE

66. GRAVEL

67. SAND

68. CLAY

69. SILT

70. LOESS

71. COBBLE

72. GRAVEL

73. SAND

74. CLAY

75. SILT

76. LOESS

77. COBBLE

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95. COBBLE

96. GRAVEL

97. SAND

98. CLAY

99. SILT

100. LOESS

101. COBBLE

102. GRAVEL

103. SAND

104. CLAY

105. SILT

106. LOESS

107. COBBLE

108. GRAVEL

109. SAND

110. CLAY

111. SILT

112. LOESS

113. COBBLE

114. GRAVEL

115. SAND

116. CLAY

117. SILT

118. LOESS

119. COBBLE

120. GRAVEL

**APN 120-070-07**

**ZONING: R-1 PD**

**FIRE DEPARTMENT APPROVAL**

**CITY OF EL DORADO CDA**

**PLANNING DIVISION**

**EL DORADO IRRIGATION DISTRICT**

**APPROVED BY:**

**DATE:**

**APN 120-070-03**

**RIDGEVIEW WEST UNIT 4**

**APN 120-070-04**

**RIDGEVIEW WEST UNIT 4**

**APN 120-070-05**

**RIDGEVIEW WEST UNIT 4**

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	DATE
WATER	JOHN DODD	11/11/11
SEWER	JOHN DODD	11/11/11
GAS	JOHN DODD	11/11/11
TELEPHONE	JOHN DODD	11/11/11
POWER	JOHN DODD	11/11/11
IRRIGATION	JOHN DODD	11/11/11
WATER	JOHN DODD	11/11/11
SEWER	JOHN DODD	11/11/11
GAS	JOHN DODD	11/11/11
TELEPHONE	JOHN DODD	11/11/11
POWER	JOHN DODD	11/11/11
IRRIGATION	JOHN DODD	11/11/11

**PREPARED UNDER THE DIRECTION OF:**

**REGISTERED CIVIL ENGINEER**

**REGISTERED ELECTRICAL ENGINEER**

**REGISTERED MECHANICAL ENGINEER**

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**REGISTERED SANITARY ENGINEER**

## Exhibit A Engineer's Cost Estimate



Engineer's Bond Estimate  
TREVISO II - 20 LOTS  
TM11-1502

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>EARTHWORK</b>					
1	Clear and Grub	6.31	ac	\$8,550.00	\$53,865.00
2	Excavation	37,600	cy	\$5.70	\$214,320.00
3	Place & Compact Existing Stockpile	7,560	cy	\$5.70	\$43,092.00
4	Local Borrow (assume import)	3,440	cy	\$20.35	\$70,004.00
5	Finish Pads	19	ea	\$250.00	\$4,750.00
6	Rock Retaining Wall	3,677	cy	\$80.00	\$294,160.00
Subtotal Direct Earthwork Costs					\$680,191.00
1	Bond Enforcement Costs	2%			13,603.82
2	Construction Staking	4%			27,207.64
3	Construction Management	10%			68,019.10
4	Contingency	10%			68,019.10
5	Inspection	4%			27,207.64
Total Earthwork Costs					\$884,248.30
<b>STREETS AND MISCELLANEOUS</b>					
1	13" Street A.C.	50,614	sf	\$2.05	\$103,758.70
2	8" Street A.B.	50,614	sf	\$2.75	\$139,188.50
3	Curb and Gutter, Type I (Rolled; Vertical at Hydrants)	1,503	lf	\$30.50	\$45,841.50
4	Sidewalk	2,271	sf	\$6.10	\$13,863.10
5	Demo Existing Pavement, Curb & gutter and Sidewalk	40	sy	\$15.00	\$600.00
Subtotal Direct Streets and Miscellaneous Costs					\$303,241.80
1	Bond Enforcement Costs	2%			6,064.84
2	Construction Staking	4%			12,129.67
3	Construction Management	10%			30,324.18
4	Contingency	10%			30,324.18
5	Inspection	4%			12,129.67
Total Streets and Miscellaneous Costs					\$394,214.34
<b>DRAINAGE</b>					
1	12" Storm Drain	17	lf	\$50.80	\$863.60
2	18" Storm Drain	76	lf	\$55.90	\$4,248.40
3	18" RCP Class IV	41	lf	\$60.00	\$2,460.00
4	24" Storm Drain	97	lf	\$61.00	\$5,917.00
5	30" Storm Drain	209	lf	\$66.05	\$13,804.45
6	36" Storm Drain	200	lf	\$74.45	\$14,890.00
7	18" FES	1	ea	\$889.00	\$889.00
8	36" FES	3	ea	\$1,200.00	\$3,600.00
9	Drop Inlet Type F	2	ea	\$2,000.00	\$4,000.00
10	Type B Drainage Inlet	1	ea	\$1,016.00	\$1,016.00
11	Type GO Drainage Inlet	1	ea	\$1,828.80	\$1,828.80
12	Grated Inlet	1	ea	\$3,600.00	\$3,600.00
13	48" Drain Manhole	3	ea	\$3,048.00	\$9,144.00
14	8'X10'X6' Jensen Precast Box w/48" DMH	2	ea	\$12,000.00	\$24,000.00
15	8' X 3 Jensen Precast Cantilever Wall Type Box Culvert	148	lf	\$300.00	\$44,400.00
16	8' X 3 Jensen Precast Cantilever Wall Type Box Culvert (Via Bartolgio Option) incl PCC Headwall	108	lf	\$400.00	\$43,200.00
17	Rock Lined Ditch	1,808	sf	\$4.00	\$7,232.00
18	Grout Rock	240	sf	\$18.30	\$4,392.00
19	Temporary/Interim Rock Lined Ditch	1,050	lf	\$12.00	\$12,600.00
20	PCC Terrace Interceptor Ditch / PCC Overland Release Ditch	660	lf	\$12.20	\$8,052.00
21	Fabric Lined Ditch	1,079	lf	\$14.00	\$15,106.00
22	T.V. Storm Drain	323	lf	\$2.05	\$662.15
Subtotal Direct Drainage Costs					\$224,685.40
1	Bond Enforcement Costs	2%			4,493.71
2	Construction Staking	4%			8,987.42
3	Construction Management	10%			22,468.54
4	Contingency	10%			22,468.54
5	Inspection	4%			8,987.42
Total Drainage Costs					\$292,091.02
<b>SANITARY SEWER</b>					
1	4" Sanitary Sewer Extension to Lot 20	210	lf	\$31.50	\$6,615.00
2	6" Sanitary Sewer	518	lf	\$40.65	\$21,056.70
3	48" Sanitary Sewer Manhole	3	ea	\$5,000.00	\$15,000.00
4	Adjust Existing SS Manhole to Grade	1	ea	\$1,500.00	\$1,500.00
5	COTG	41	ea	\$508.00	\$20,328.00
6	10" Force Main	774	lf	\$50.80	\$39,319.20
7	Reconstruct E. SSMH w/60" SSMH	2	ea	\$10,000.00	\$20,000.00
8	Connect to E Sewer Line	3	ea	\$1,500.00	\$4,500.00
9	Sewer Services	20	ea	\$1,250.00	\$25,000.00
10	T.V. Sewer Line	728	lf	\$2.05	\$1,492.40
Subtotal Direct Sanitary Sewer Costs					\$136,515.30
1	Bond Enforcement Costs	2%			2,730.31
2	Construction Staking	4%			5,460.61
3	Construction Management	10%			13,651.53
4	Contingency	10%			13,651.53
5	Inspection	4%			5,460.61
Total Sanitary Sewer Costs					\$177,469.89

Exhibit A  
Enginner's Cost Estimate



Engineer's Bond Estimate  
TREVISO II - 20 LOTS  
TM11-1502

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>WATER</b>					
1	1" Water Service Extension to Lot 20	240	lf	\$5.00	\$1,200.00
2	2" Water Including Fillings	206	lf	\$10.00	\$2,060.00
3	8" Water Including Fillings	642	lf	\$40.65	\$26,097.30
4	8" Gate Valve	1	ea	\$1,200.00	\$1,200.00
5	10" Gate Valve	2	ea	\$1,770.00	\$3,540.00
6	Water Service	20	ea	\$900.00	\$18,000.00
7	2" Water Service	1	ea	\$457.20	\$457.20
8	2" Blow Off Valve	2	ea	\$1,000.00	\$2,000.00
9	1" Air Release Valve	1	ea	\$965.20	\$965.20
10	Fire Hydrant	2	ea	\$2,540.00	\$5,080.00
11	Connect to E Water Line	3	ea	\$1,500.00	\$4,500.00
Subtotal Direct Water Costs					\$65,099.70
1	Bond Enforcement Costs	2%			1,301.99
2	Construction Staking	4%			2,603.99
3	Construction Management	10%			6,509.97
4	Contingency	10%			6,509.97
5	Inspection	4%			2,603.99
Total Water Costs					\$84,629.61
<b>DRY UTILITY</b>					
1	Joint Utility Trench	570	lf	\$10.20	\$5,814.00
2	Utility Services	20	lot	\$8,128.00	\$162,560.00
3	Conduit and Service Boxes	20	lot	\$1,219.00	\$24,380.00
4	Wiring and Transformer	20	lot	\$1,219.00	\$24,380.00
Subtotal Direct Dry Utility Costs					\$217,134.00
1	Bond Enforcement Costs	2%			4,342.68
2	Construction Staking	4%			8,685.36
3	Construction Management	10%			21,713.40
4	Contingency	10%			21,713.40
5	Inspection	4%			8,685.36
Total Dry Utility Costs					\$282,274.20
<b>MISCELLANEOUS</b>					
1	SWPPP	20	lot	1,000.00	20,000.00
2	City of Folsom Encroachment	1	ls	16,000.00	16,000.00
Subtotal Direct Miscellaneous Costs					36,000.00
1	Bond Enforcement Costs	2%			720.00
2	Construction Staking	4%			1,440.00
3	Construction Management	10%			3,600.00
4	Contingency	10%			3,600.00
5	Inspection	4%			1,440.00
Total Miscellaneous Costs					46,800.00
<b>SUMMARY</b>					
				Total Direct Construction Cost	\$1,662,867.20
1	Bond Enforcement Costs	2%			33,257.34
2	Construction Staking	4%			66,514.69
3	Construction Management	10%			166,286.72
4	Contingency	10%			166,286.72
5	Inspection	4%			66,514.69
Total Estimated Cost					2,161,727.35
CDA - TD - no exceptions taken					
EID - no exceptions taken					

*[Handwritten Signature]* 6/16/14  
*[Handwritten Signature]* 6/15/14



Exhibit B  
Certificate of Partial Completion

**CERTIFICATION OF PARTIAL COMPLETION OF IMPROVEMENTS**

I hereby certify that the following improvements in the Treviso II, TM 11-1502 Subdivision have been completed, to wit:

	Total Amount	Percent Complete	Remaining Amount
Earthwork Improvements	\$884,248.30	0%	\$884,248.30
Street & Miscellaneous Improvements	394,214.34	0%	\$394,214.34
Drainage Improvements	292,091.02	0%	\$292,091.02
Sanitary Sewer Improvements	177,469.89	0%	\$177,469.89
Water Improvements	84,629.61	0%	\$84,629.61
Dry Utility Improvements	282,274.20	0%	\$282,274.20
Miscellaneous Improvements	46,800.00	0%	\$46,800.00
<b>Totals</b>	<b>\$2,161,727.36</b>		<b>\$2,161,727.36</b>

I estimate the total cost of completing the remainder of the improvements, agreed to be performed by the Owner to be **Two Million, One Hundred Sixty-One Thousand Seven Hundred Twenty-Seven dollars and 36 cents (\$2,161,727.36)**.

The Performance Bond is for the amount of **Two Million, One Hundred Sixty-One Thousand Seven Hundred Twenty-Seven dollars and 36 cents (\$2,161,727.36)**.

The Laborers and Materialmens Bond is for the amount of **One Million Eighty Thousand Eight Hundred Sixty-Three dollars and 68 cents (\$1,080,863.68)**.

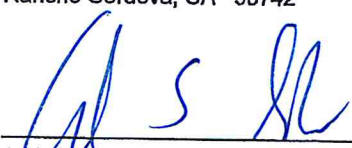
DATED: 7-29-14

  
Subdivision Engineer  
David R. Crosariol, RCE 34520  
CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742



ACCEPTED BY THE COUNTY OF EL DORADO

DATED: 10/21/2014

  
Andrew S. Gaber, PE  
Deputy Director  
Development/ROW/Engineering  
Community Development Agency