

# 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 THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC, a Delaware Limited Liability Company, duly qualified to conduct business in the State of California, whose principal place of business is 2220 Douglas Boulevard, Suite 240 Roseville, California, 95661 (hereinafter referred to as "Owner"); concerning WEST VALLEY VILLAGE LOT W (LOT12) PHASE 1, TM 12-1506 (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 19 day of May, 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 West Valley Village Lot W (Lot 12). 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 West Valley Village Lot W (Lot 12) Phase 1 which were approved by the County Engineer, Community Development Agency, Transportation Division, on October 23, 2018. Attached hereto is Exhibit A, marked "Engineer's Cost Estimate," 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. *KJK*

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 Two Hundred Eighteen Thousand Three Hundred Ninety-Seven Dollars and Forty-Eight Cents (\$2,218,397.48).**

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:

The New Home Company Northern California, LLC  
2220 Douglas Boulevard, Suite 240 Roseville, CA 95661  
Attn.: Kevin Carson  
President

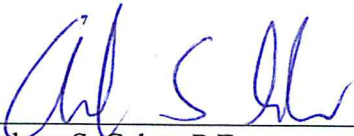
or to such other location as Owner directs.

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.

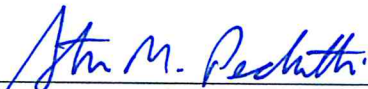
30. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Division and Contract Administrator Concurrence:**

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

Dated: April 3, 2015

**Requesting Department Concurrence:**

By:   
Steven M. Pedretti, Director  
Community Development Agency

Dated: 4/6/15

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.

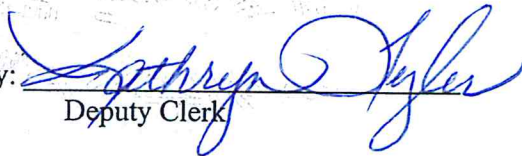
--COUNTY OF EL DORADO--

By:   
Brian K. Veerkamp, Chair

Dated: 5-19-15

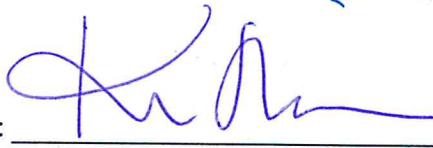
Board of Supervisors  
"County"

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

By:   
Deputy Clerk

Dated: 5-19-15

--THE NEW HOME COMPANY NORTHERN  
CALIFORNIA, LLC--  
a Delaware Limited Liability Company

By:   
Kevin Carson  
President  
"Owner"

Dated: 2/23/15

*Notary Acknowledgment Attached*

OWNER

ACKNOWLEDGMENT

State of California

County of Sacramento

On February 23, 2015 before me, Anke Jauregui,  
(here insert name and title of the officer)

personally appeared

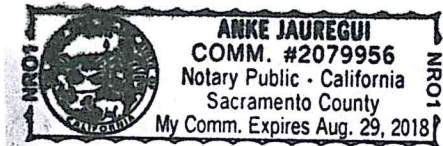
Kevin Carson

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 Anke Jauregui



(Seal)





**Certificate of Partial Completion of Subdivision Improvements**

I hereby certify that the following improvements for **West Valley Village Lot W (Lot 12), Phase 1, TM 12-1506** have been completed, to wit:

	<b>Total Amount</b>	<b>Percent Complete</b>	<b>Remaining Amount</b>
Grading Improvements	\$ 13,300.00	50%	\$ 6,650.00
Streets Improvements	\$ 440,023.75	0%	\$ 440,023.75
Drainage Improvements	\$ 59,390.70	25%	\$ 44,543.03
Sewer Improvements	\$ 364,402.15	25%	\$ 273,301.61
Water Improvements	\$ 224,062.00	0%	\$ 224,062.00
Recycled Water Improvements	\$ 193,149.00	25%	\$ 144,861.75
Misellaneous Improvements	\$ 412,132.00	0%	\$ 412,132.00
Bond Enforcement (2%)	\$ 34,129.19	0%	\$ 30,911.48
Construction Staking (4%)	\$ 68,258.38	0%	\$ 61,822.97
Construction Management (10%)	\$ 170,645.96	0%	\$ 154,557.41
Contingency (10%)	\$ 170,645.96	0%	\$ 154,557.41
Inspection (4%)	\$ 68,258.38	0%	\$ 61,822.97
<b>Total</b>	<b>\$ 2,218,397.47</b>		<b>\$ 2,009,246.38</b>

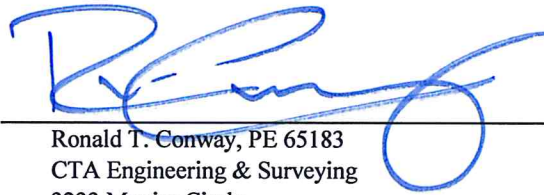
I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Two Million Two Hundred Eighteen Thousand Three Hundred Ninety-Seven Dollars and Forty-Seven Cents (\$2,218,397.47)**.

I estimate the total cost of completing the remainder of the improvements to be **Two Million Nine Thousand Two Hundred Forty-Six Dollars and Thirty-Eight Cents (\$2,009,246.38)** and the revised cost of the completed work to be **Two Hundred Nine Thousand One Hundred Fifty-One Dollars and Nine Cents (\$209,151.09)**.

The Performance Bond is for the amount of **Two Million Nine Thousand Two Hundred Forty-Six Dollars and Thirty-Eight Cents (\$2,009,246.38)**, representing 100% of the Remaining Amount Total.

The Laborers and Materialmens Bond is for the amont of **One Million One Hundred Nine Thousand One Hundred Ninety-Eight Dollars and Seventy-Four Cents (\$1,109,198.74)**, which is 50% of the Total Cost of the Improvements.

DATED: 2-17-15

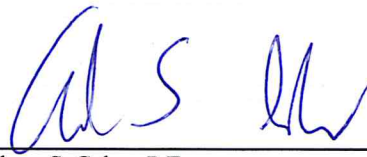


Ronald T. Conway, PE 65183  
CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742



**ACCEPTED BY THE COUNTY OF EL DORADO**

DATED: 4/3/2015



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

Exhibit A  
Engineer's Cost Estimate



Civil Engineering ■ Land Surveying ■ Land Planning

ENGINEERING SOLUTIONS ■



**West Valley Village Lot W (Lot 12) - Phase 1  
Engineer's Bond Estimate**

**TM12-1506**

As of: 12/05/2014



ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<b>GRADING</b>					
1	Finish Pads	38	EA	\$350.00	\$13,300.00
Subtotal: Grading					\$13,300.00
<b>STREETS</b>					
2	3" AC/ 8" AB	49,800	SF	\$4.80	\$239,040.00
3	Type I Curb and Gutter	2,600	LF	30.50	79,300.00
4	Type II Curb and Gutter	880	LF	30.50	26,840.00
5	Type III Curb	475	LF	15.25	7,243.75
6	PCC Sidewalk	7,450	SF	6.10	45,445.00
7	Extra for Handicap Ramp	15	EA	2,000.00	30,000.00
8	PCC Cross Gutter	1,700	SF	7.15	12,155.00
Subtotal: Streets					\$440,023.75
<b>DRAINAGE</b>					
9	12" Storm Drain	52	LF	\$50.80	\$2,641.60
10	18" Storm Drain	325	LF	55.90	18,167.50
11	24" Storm Drain	350	LF	61.00	21,350.00
12	48" Storm Drain Manhole	1	EA	3,048.00	3,048.00
13	Type 'B' Drain Inlet	3	EA	1,016.00	3,048.00
14	Type 'GO' DI	5	EA	1,828.80	9,144.00
15	24" FES	1	EA	1,016.00	1,016.00
16	Rock Slope Protection	8	CY	121.95	975.60
Subtotal: Drainage					\$59,390.70
<b>SEWER</b>					
17	6" Gravity Sewer SDR-26	1,730	LF	\$61.00	\$105,530.00
18	10" Sewer Force Main C900 CL150	933	LF	75.00	69,975.00
19	48" Sewer Manhole	1	EA	6,531.00	6,531.00
20	48" Sewer Manhole w/ Lining	3	EA	9,886.00	29,658.00
21	60" Sewer Manhole w/ Lining	4	EA	12,474.00	49,896.00
22	Back Flow Preventer	25	EA	500.00	12,500.00
23	Sewer Cleanout	4	EA	508.00	2,032.00
24	Connect to Existing 10" Gravity Sewer	1	EA	5,000.00	5,000.00
25	Connect to Existing 10" Sewer Force Main	2	EA	5,000.00	10,000.00
26	TV Inspection	2,663	LF	2.05	5,459.15
27	4" Sewer Services	37	EA	1,833.00	67,821.00
Subtotal: Drainage					\$364,402.15

Exhibit A  
Engineer's Cost Estimate

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<b>WATER</b>					
28	6" Line incl. Fittings	2,245	LF	\$42.00	\$94,290.00
29	6" Gate Valve	23	EA	1,632.00	37,536.00
30	2" Blow Off Valve	5	EA	1,654.00	8,270.00
31	1" Air Release Valve	2	EA	2,960.00	5,920.00
32	Water Services	38	EA	1,445.00	54,910.00
33	Fire Hydrants	4	EA	5,784.00	23,136.00
Subtotal: Water					\$224,062.00
<b>RECYCLED WATER</b>					
34	6" Line incl. Fittings	2,113	LF	\$44.00	\$92,972.00
35	6" Gate Valve	20	EA	1,632.00	32,640.00
36	2" Blow Off Valve	5	EA	1,474.00	7,370.00
37	1" Air Release Valve	1	EA	2,915.00	2,915.00
38	Water Services	38	EA	1,468.00	55,784.00
39	1" Irrigation Service	1	EA	1,468.00	1,468.00
Subtotal: Recycled Water					\$193,149.00
<b>MISCELLANEOUS</b>					
40	Street Signs	5	EA	\$406.40	\$2,032.00
41	Stop Sign w/ Marking	3	EA	762.00	2,286.00
42	Joint Utility Trench	2,250	LF	10.20	22,950.00
43	Joint Utility Service	38	LF	8,128.00	308,864.00
44	Erosion Control	38	EA	2,000.00	76,000.00
Subtotal: Miscellaneous					\$412,132.00
<b>TOTAL DIRECT CONSTRUCTION COST:</b>					<b>\$1,706,459.60</b>
<b>SOFT COSTS</b>					
1	Bond Enforcement Costs	2%			34,129.19
2	Construction Staking	4%			68,258.38
3	Construction Management	10%			170,645.96
4	Contingency	10%			170,645.96
5	Inspection	4%			68,258.38
<b>TOTAL ESTIMATE COST:</b>					<b>\$2,218,397.48</b>

*Gregory Nicks* 12/16/14  
CDA - TD - No exceptions taken

*Mark M. D.* 12/17/14  
EID - No exceptions taken

