

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 **MERITAGE HOMES OF CALIFORNIA, INC.**, a California corporation, duly qualified to conduct business in the State of California, whose principal place of business address is 17851 North 85th Street, Suite 300, Scottsdale, Arizona 85255, and whose local office address is 1671 East Monte Vista Avenue, Suite 214, Vacaville, California 95688 (hereinafter referred to as "Owner"); concerning **WEST VALLEY VILLAGE UNIT 5B Phase-2, TM 99-1359R** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the _____ day of _____, 2014.

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 Unit 5B Phase-2**. 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 West Valley Village Unit 5B Phase-2, TM NO. 99-1359R which were approved by the County Engineer, Community Development Agency, Transportation Division, on March 12, 2014. Attached hereto is Exhibit A, marked "Schedule of Improvements;" 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 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 **Three Million Two Hundred Forty Thousand Four Hundred Ten Dollars and Seventy Cents (\$3,240,410.70).**

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.: Dave Spiegelberg, P.E.
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

Meritage Homes of California, Inc.
1671 East Monte Vista Avenue, Suite 214
Vacaville, California 95688

Attn.: Barry Grant,
Division President

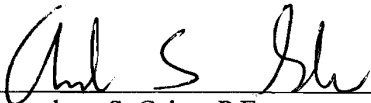
or to such other location as Owner directs.

28. The County officer or employee with responsibility for administering this Agreement is Bard R. Lower, Transportation Division Director, 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.

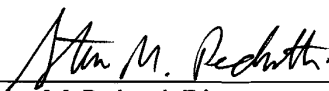
30. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

Requesting Division and Contract Administrator Concurrence:

By: 
Andrew S. Gaber, P.E.
Deputy Director, DRE
Community Development Agency

Dated: JUNE 2, 2014

Requesting Department Concurrence:

By: 
Steven M. Pedretti, Director
Community Development Agency

Dated: 6/3/14

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: _____

Dated: _____

Board of Supervisors
"County"

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

By: _____
Deputy Clerk

Dated: _____

-- MERITAGE HOMES OF CALIFORNIA, INC. --

By: Barry Grant
Barry Grant
Division President
"Owner"

Dated: 5/8/2014

Notary Acknowledgment Attached

OWNER

ACKNOWLEDGMENT

State of California
County of Solano

On May 8, 2014 before me, Rebecca A. Goddard, Notary Public
(here insert name and title of the officer)

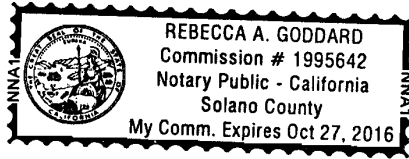
personally appeared Barry Grant

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.

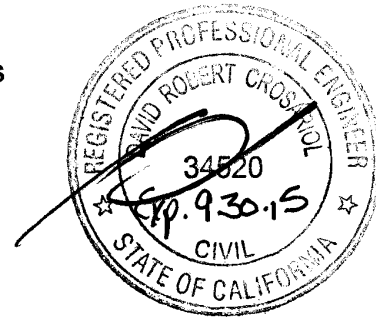
WITNESS my hand and official seal.

Signature [Handwritten Signature]



(Seal)

Exhibit A
Schedule of Improvements



**WEST VALLEY VILLAGE UNIT 5B - PHASE 2
ENGINEERS BOND ESTIMATE**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
EARTHWORK					
1	Clear and Grub	3	ac	8,550.00	25,650.00
2	Excavation	10,000	cy	5.70	57,000.00
3	Finish Pads	0	ea	350.00	-
4	Retaining Walls - Rockery	0	sf	40.00	-
5	Retaining Walls - Alternate (CMU or Keystone)	0	sf	70.00	-
STREETS & MISCELLANEOUS					
6	3" AC	78,788	sf	2.05	161,515.40
7	8" AB	78,788	sf	2.75	216,667.00
8	Type 1 Rolled Curb & Gutter	4,751	lf	30.50	144,905.50
9	Type 2 Vertical Curb & Gutter	1,453	lf	30.50	44,316.50
10	Sidewalk	12,939	sf	6.10	78,927.90
11	Extra for Handicapped Ramp	6	ea	2,000.00	12,000.00
12	Barricade	130	lf	50.80	6,604.00
13	Commercial Driveway	389	sf	7.50	2,917.50
14	Street Signs	3	ea	406.40	1,219.20
DRAINAGE					
15	12" Storm Drain	195	lf	50.80	9,906.00
16	18" Storm Drain	2,010	lf	55.90	112,359.00
17	24" Storm Drain	142	lf	61.00	8,662.00
18	CP 4A DI w/Reinforcements	2	ea	800.00	1,600.00
19	CP 4A DI w/48" Manhole Base	9	ea	4,000.00	36,000.00
20	CP 4A DI w/48" Manhole Base w/6Y Gallery	1	ea	5,000.00	5,000.00
21	Std. Grated Inlet	3	ea	3,600.00	10,800.00
22	48" SDMH	6	ea	3,048.00	18,288.00
23	C.P. 6Y Pelican Gallery	1	ea	1,828.00	1,828.00
24	RSP Backing	30	cy	81.30	2,439.00
25	Connect to E Drain Line	2	ea	500.00	1,000.00
26	TV Storm Drain	2,279	lf	2.05	4,671.95
SANITARY SEWER					
27	2" Line	269	lf	25.00	6,725.00
28	6" Line	3,234	lf	40.65	131,462.10
29	Std. 48" SSMH	12	ea	5,000.00	60,000.00
30	Std. 48" SSMH w/Lining	1	ea	8,000.00	8,000.00
31	Gravity Service	48	ea	508.00	24,384.00
32	Pumped Service	8	ea	1,500.00	12,000.00
33	Backwater Valve	25	ea	690.00	17,250.00
34	Cleanout	1	ea	508.00	508.00
35	Tie-In to Existing Line	1	ea	1,500.00	1,500.00
36	T.V. Sewer Line	3,234	lf	2.05	6,629.70

3233 Monier Circle ■ Rancho Cordova, CA 95742 ■ T (916) 638-0919 ■ F (916) 638-2479

Exhibit A
Schedule of Improvements



**WEST VALLEY VILLAGE UNIT 5B - PHASE 2
ENGINEERS BOND ESTIMATE**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
WATER					
37	8" Line including Fittings	1,266	lf	40.65	51,462.90
38	12" Line including Fittings	1,621	lf	61.00	98,881.00
39	8" Gate Valve	2	ea	1,200.00	2,400.00
40	12" Gate Valve	2	ea	2,340.00	4,680.00
41	Fire Hydrant Assembly	7	ea	2,540.00	17,780.00
42	1" ARV	2	ea	965.20	1,930.40
43	2" BOV	1	ea	711.20	711.20
44	4" BOV	1	ea	2,032.00	2,032.00
45	Tie-In to Existing Line	1	ea	1,500.00	1,500.00
46	Service	44	ea	900.00	39,600.00
RECYCLED WATER					
47	6" Line including Fittings	2,852	lf	35.60	101,531.20
48	6" Gate Valve	4	ea	905.50	3,622.00
49	1" ARV	2	ea	965.20	1,930.40
50	2" BOV	3	ea	711.20	2,133.60
51	Tie-In to Existing Line	1	ea	1,500.00	1,500.00
52	Service	40	ea	900.00	36,000.00
DRY UTILITIES					
53	Mainline Trenching	66	Lot	1,600.00	105,600.00
54	Conduit and Boxes	66	Lot	1,219.00	80,454.00
55	Wiring and Transformers	66	Lot	1,219.00	80,454.00
56	Utility Service	66	Lot	8,128.00	536,448.00
MISCELLANEOUS					
57	Erosion Control Measures ad SWPPP Compliance	66	lot	500.00	33,000.00
58	Dust Control	66	lot	200.00	13,200.00
Sub-total Direct Construction Cost					2,449,586.45
1	Mobilization-5% of Direct Cost	5%			122,479.32
Total Direct Construction Cost					2,572,065.77
1	Bond Enforcement Costs	2%			51,441.32
2	Construction Staking	4%			102,882.63
3	Construction Management	10%			257,206.58
4	Contingency	6%			153,931.77
5	Inspection	4%			102,882.63
Total Estimated Cost					3,240,410.70
<p><i>[Signature]</i> 6/10/14 CDA - TD / No Exceptions Taken</p>					
<p><i>[Signature]</i> 6/11/14 EID / No Exceptions Taken</p>					

3233 Monier Circle ■ Rancho Cordova, CA 95742 ■ T (916) 638-0919 ■ F (916) 638-2479

Certificate Of Partial Completion Of Subdivision Improvements

I hereby certify that the following improvements in the **West Valley Village Unit 5B, Phase 2** Subdivision have been completed, to wit:

	Total Amount	Percent Complete	Remaining Amount
Earthwork	\$112,817.25	0.0%	\$112,817.25
Streets & Miscellaneous	\$913,284.65	0.0%	\$913,284.65
Drainage	\$290,136.14	0.0%	\$290,136.14
Sanitary Sewer	\$318,037.90	0.0%	\$318,037.90
Water	\$272,992.22	0.0%	\$272,992.22
Recycled Water	\$174,044.60	0.0%	\$174,044.60
Dry Utilities	\$1,096,034.94	0.0%	\$1,096,034.94
Miscellaneous	\$63,063.00	0.0%	\$63,063.00
Totals	\$3,240,410.70	0.0%	\$3,240,410.70

I estimate the total cost of completing the remainder of the improvements, agreed to be performed by the Owner to be **Three Million Two Hundred Forty Thousand Four Hundred Ten Dollars and Seventy Cents (\$3,240,410.70)**.

The Performance Bond is for the amount of **Three Million Two Hundred Forty Thousand Four Hundred Ten Dollars and Seventy Cents (\$3,240,410.70)**. (100% of Remaining Amount Total,)

The Labor and Materialmens Bond is for the amount of **One Million Six Hundred Twenty Thousand Two Hundred Five Dollars and Thirty-Five Cents (\$1,620,205.35)**. (50% of the Total Amount)

DATED: 7.30.14



[Signature]
 David R. Crosariol, RCE 34520
 CTA Engineering & Surveying
 3233 Monier Circle
 Rancho Cordova, CA 95742

ACCEPTED BY THE COUNTY OF EL DORADO

DATED: June 2, 2014

[Signature]
 Andrew S. Gaber, P.E.
 Deputy Director, DRE
 Transportation Division
 Community Development Agency


SECRETARY'S CERTIFICATE

MERITAGE HOMES OF CALIFORNIA, INC.

I, C. Timothy White, do hereby certify that I am the duly appointed Executive Vice President – Secretary and General Counsel of Meritage Homes of California, Inc., a California corporation (the “Company”).

I also do hereby certify that Barry Grant is the Division President of the Northern California Division of the Company, and is authorized by and on behalf of the Company, to execute documents necessary or appropriate relating to his position as the Company’s Division President, including, but not limited to, documents, contracts, and agreements for: (i) the sale of completed homes (attached and detached), including deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions; (ii) the acquisition of real property, including land acquisition contracts, purchase contracts, option contracts, and related ancillary documents (such as deeds, closing documents and instructions); (iii) land planning and development, such as easements, declarations of covenant, conditions and restrictions/condominium declarations, joint development agreements, development agreements; and (iv) general and other contracts and agreements with subcontractors, vendors, service providers, and other third parties in the ordinary course of business.

Dated: May 8, 2014

By: 
Name: C. Timothy White
Title: Executive Vice President –
Secretary and General Counsel

Bond No. 024057245
Premium Included in performance bond

LABORERS AND MATERIALMENS BOND FORM

Whereas, the Board of Supervisors of the County of El Dorado, a political subdivision of the State of California, and **MERITAGE HOMES OF CALIFORNIA, INC.**, (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated _____, _____, and identified as the Subdivision Improvement Agreement for **West Valley Village Unit 5B – Phase 2 (TM 99-1359R)** between the County and the Developer, AGMT # 13-53756, hereby referred to and made part hereof; and

Whereas, under the terms of said Agreement, Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the County of El Dorado to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California.

Now, therefore, we, the Principal and Liberty Mutual Insurance Company (hereinafter designated "Surety"), are held firmly bound unto the County of El Dorado and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Civil Code in the sum of **One Million Six Hundred Twenty Thousand Two Hundred Five Dollars and Thirty-Five Cents (\$1,620,205.35)**, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the County of El Dorado in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing

with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

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

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on May 8, 20 14.

"Surety"

Liberty Mutual Insurance Company

By Brandy L. Baich
Brandy L. Baich
Attorney-in-Fact
Print Name

"Principal"

Meritage Homes of California, Inc

By Barry Grant
Barry Grant, Division President
1671 East Monte Vista Avenue
Suite 214
Vacaville, California 95688

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

ACKNOWLEDGMENT

State of California

County of Solano

On May 8, 2014 before me, Rebecca A. Goddard
(here insert name and title of the officer)

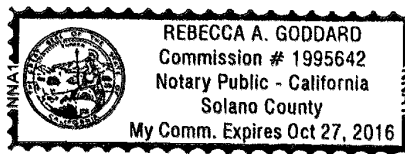
personally appeared Barry Grant

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)

ARIZONA GENERAL ALL-PURPOSE ACKNOWLEDGMENT

State of Arizona

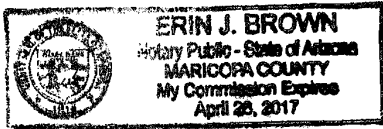
County of Maricopa

On May 8, 2014 before me, Erin J. Brown, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Brandy L. Baich
Name(s) of Signer(s)

- personally known to me
- 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 capacities 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 said instrument.



WITNESS my hand and official seal.

Erin J. Brown
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

Bond No. 024057245
TITLE OR TYPE OF DOCUMENT

- PARTNER(S) LIMITED
- GENERAL

NUMBER OF PAGES

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER _____

May 8, 2014
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

n/a
SIGNER(S) OTHER THAN NAMED ABOVE

Liberty Mutual Insurance Company

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 9417641

American Fire and Casualty Company
The Ohio Casualty Insurance Company

Liberty Mutual Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brandy L. Baich; David G. Jensen; Erin Brown; Terry Crull; Vicki L. Breunig

all of the city of Scottsdale, state of AZ each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 15th day of January, 2014.

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 15th day of January, 2014, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12: Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 8th day of May, 2014



By: Gregory W. Davenport
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

Bond No. 024057245
Premium: \$23,493.00

PERFORMANCE BOND AGREEMENT FORM

Whereas, the Board of Supervisors of the County of El Dorado, a political subdivision of the State of California, and **MERITAGE HOMES OF CALIFORNIA, INC.** (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated _____, 2014, and identified as project **West Valley Village Unit 5B – Phase 2 (TM 99-1359R)** is hereby referred to and made 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 Liberty Mutual Insurance Company, (hereinafter designated as "Surety"), are held and firmly bound unto the County of El Dorado, as Obligee, in the penal sum of **Three Million Two Hundred Forty Thousand Four Hundred Ten Dollars and Seventy Cents (\$3,240,410.70)** 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 condition of this obligation is such that if the above bound Principal his or its heirs, executors and 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 in 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 the 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.

This guarantee shall insure the County of El Dorado during the work required by any Contract and for a period of one (1) year from the date of acceptance of the work against faulty or improper materials or workmanship that may be discovered during that time.

As a 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 the County of El Dorado 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 performed thereunder or the specifications accompanying the same shall in any way 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.

In witness whereof, this instrument has been duly executed by the Principal and Surety above named on May 8, 2014.

"Surety"

Liberty Mutual Insurance Company

By Brandy L. Baich

Brandy L. Baich
Attorney-in-Fact
Print Name

"Principal"

Meritage Homes of California, Inc

By Barry Grant

Barry Grant, Division President
1671 East Monte Vista Avenue
Suite 214
Vacaville, California 95688

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

ACKNOWLEDGMENT

State of California

County of Solano

On May 8, 2014 before me, Rebecca A. Goddard, Notary Public
(here insert name and title of the officer)

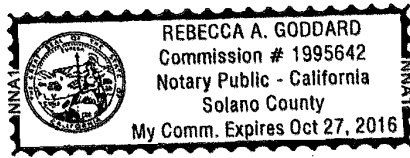
personally appeared Barry Grant

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)

ARIZONA GENERAL ALL-PURPOSE ACKNOWLEDGMENT

State of Arizona

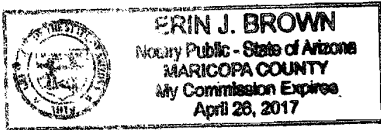
County of Maricopa

On May 8, 2014 before me, Erin J. Brown, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Brandy L. Baich
Name(s) of Signer(s)

- personally known to me
- 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 capacities 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 said instrument.



WITNESS my hand and official seal.

Erin J. Brown
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

Bond No. 024057245
TITLE OR TYPE OF DOCUMENT

- PARTNER(S) LIMITED
- GENERAL

NUMBER OF PAGES

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER _____

May 8, 2014
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

n/a
SIGNER(S) OTHER THAN NAMED ABOVE

Liberty Mutual Insurance Company

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 6417642

American Fire and Casualty Company
The Ohio Casualty Insurance Company

Liberty Mutual Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brandy L. Baich; David G. Jensen; Erin Brown; Terry Crull; Vicki L. Breunig

all of the city of Scottsdale, state of AZ each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 15th day of January, 2014.

American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

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Teresa Pastella, Notary Public

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ARTICLE XIII - Execution of Contracts - SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

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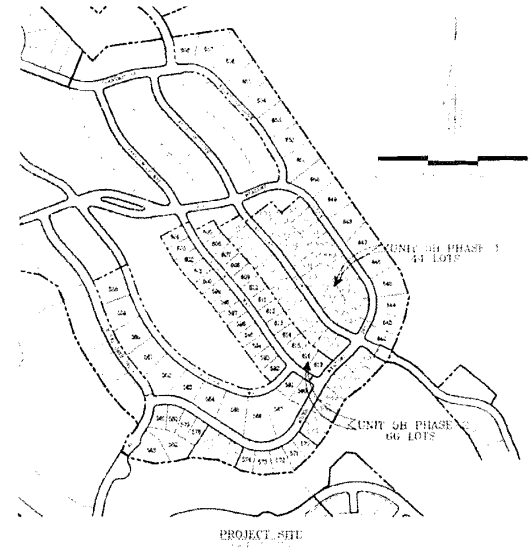
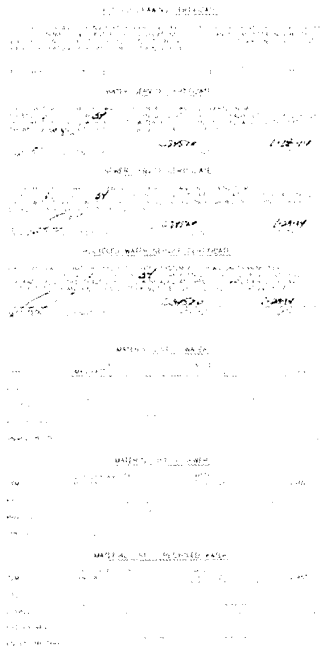
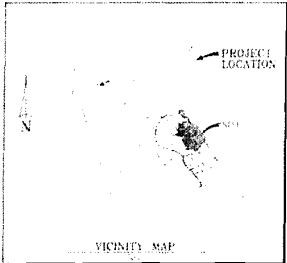
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 8th day of May, 2014.

By: Gregory W. Davenport
Gregory W. Davenport, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

IMPROVEMENT PLANS FOR WEST VALLEY VILLAGE UNIT 5B PHASE-2 TM NO. 99-1359R



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND
3	GRADING & DRAINAGE
4	SEWER
5	WATER
6	RECYCLED WATER
7	GRADING AND GEOTECHNICAL SPECIFICATIONS
8	ABBREVIATIONS
9	UTILITY REPRESENTATIVES
10	BASE OF BEARINGS
11	PREPARED UNDER THE DIRECTION OF
12	EL DORADO COUNTY BENCH MARK
13	DEVELOPER'S SIGNATURE
14	FIRE & OPEN SPACE ACCESS PER CONDITIONS #29 and FIRE HYDRANT LOCATIONS
15	EL DORADO IRRIGATION DISTRICT
16	COUNTY OF EL DORADO CDA TRANSPORTATION DIVISION
17	DATE
18	SHEET NO.
19	TOTAL NO.

LEGEND

GRADING & DRAINAGE

	EXISTING GROUND SURFACE
	PROPOSED GROUND SURFACE
	EXISTING DRAINAGE
	PROPOSED DRAINAGE
	STORM DRAIN
	WATER MAIN
	SEWER MAIN
	RECYCLED WATER MAIN

SEWER

	SEWER MAIN
	SEWER LATERAL
	MANHOLE

WATER

	WATER MAIN
	WATER LATERAL
	FIRE HYDRANT
	FIRE HYDRANT LOCATION

RECYCLED WATER

	RECYCLED WATER MAIN
	RECYCLED WATER LATERAL

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES (CDOT&PU) AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES (CDWR).

2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES (CDOT&PU) AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES (CDWR).

3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES (CDOT&PU) AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES (CDWR).

ABBREVIATIONS

AC	ASBESTOS CEMENT
AD	ADJUSTED
AG	AGRICULTURE
AL	ALUMINUM
AM	AMERICAN
AN	ANODE
AO	ANODE OXIDATION
AP	APPROXIMATE
AR	ARCHITECTURE
AS	ASBESTOS
AT	ATMOSPHERE
AV	AVERAGE
AW	AIRWAY
AX	AXIS
BA	BALANCE
BB	BENCH MARK
BC	BENCH MARK
BD	BENCH MARK
BE	BENCH MARK
BF	BENCH MARK
BG	BENCH MARK
BH	BENCH MARK
BI	BENCH MARK
BJ	BENCH MARK
BK	BENCH MARK
BL	BENCH MARK
BM	BENCH MARK
BN	BENCH MARK
BO	BENCH MARK
BP	BENCH MARK
BQ	BENCH MARK
BR	BENCH MARK
BS	BENCH MARK
BT	BENCH MARK
BU	BENCH MARK
BV	BENCH MARK
BW	BENCH MARK
BX	BENCH MARK
BY	BENCH MARK
BZ	BENCH MARK
CA	CALIFORNIA
CB	CALIFORNIA
CC	CALIFORNIA
CD	CALIFORNIA
CE	CALIFORNIA
CF	CALIFORNIA
CG	CALIFORNIA
CH	CALIFORNIA
CI	CALIFORNIA
CJ	CALIFORNIA
CK	CALIFORNIA
CL	CALIFORNIA
CM	CALIFORNIA
CN	CALIFORNIA
CO	CALIFORNIA
CP	CALIFORNIA
CQ	CALIFORNIA
CR	CALIFORNIA
CS	CALIFORNIA
CT	CALIFORNIA
CU	CALIFORNIA
CV	CALIFORNIA
CW	CALIFORNIA
CX	CALIFORNIA
CY	CALIFORNIA
CZ	CALIFORNIA
DA	DRAINAGE
DB	DRAINAGE
DC	DRAINAGE
DD	DRAINAGE
DE	DRAINAGE
DF	DRAINAGE
DG	DRAINAGE
DH	DRAINAGE
DI	DRAINAGE
DJ	DRAINAGE
DK	DRAINAGE
DL	DRAINAGE
DM	DRAINAGE
DN	DRAINAGE
DO	DRAINAGE
DP	DRAINAGE
DQ	DRAINAGE
DR	DRAINAGE
DS	DRAINAGE
DT	DRAINAGE
DU	DRAINAGE
DV	DRAINAGE
DW	DRAINAGE
DX	DRAINAGE
DY	DRAINAGE
DZ	DRAINAGE
EA	EARTHWORK
EB	EARTHWORK
EC	EARTHWORK
ED	EARTHWORK
EE	EARTHWORK
EF	EARTHWORK
EG	EARTHWORK
EH	EARTHWORK
EI	EARTHWORK
EJ	EARTHWORK
EK	EARTHWORK
EL	EARTHWORK
EM	EARTHWORK
EN	EARTHWORK
EO	EARTHWORK
EP	EARTHWORK
EQ	EARTHWORK
ER	EARTHWORK
ES	EARTHWORK
ET	EARTHWORK
EU	EARTHWORK
EV	EARTHWORK
EW	EARTHWORK
EX	EARTHWORK
EY	EARTHWORK
EZ	EARTHWORK
FA	FIRE
FB	FIRE
FC	FIRE
FD	FIRE
FE	FIRE
FF	FIRE
FG	FIRE
FH	FIRE
FI	FIRE
FJ	FIRE
FK	FIRE
FL	FIRE
FM	FIRE
FN	FIRE
FO	FIRE
FP	FIRE
FQ	FIRE
FR	FIRE
FS	FIRE
FT	FIRE
FU	FIRE
FV	FIRE
FW	FIRE
FX	FIRE
FY	FIRE
FZ	FIRE
GA	GRADING
GB	GRADING
GC	GRADING
GD	GRADING
GE	GRADING
GF	GRADING
GG	GRADING
GH	GRADING
GI	GRADING
GJ	GRADING
GK	GRADING
GL	GRADING
GM	GRADING
GN	GRADING
GO	GRADING
GP	GRADING
GQ	GRADING
GR	GRADING
GS	GRADING
GT	GRADING
GU	GRADING
GV	GRADING
GW	GRADING
GX	GRADING
GY	GRADING
GZ	GRADING
HA	HYDRAULIC
HB	HYDRAULIC
HC	HYDRAULIC
HD	HYDRAULIC
HE	HYDRAULIC
HF	HYDRAULIC
HG	HYDRAULIC
HH	HYDRAULIC
HI	HYDRAULIC
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HS	HYDRAULIC
HT	HYDRAULIC
HU	HYDRAULIC
HV	HYDRAULIC
HW	HYDRAULIC
HX	HYDRAULIC
HY	HYDRAULIC
HZ	HYDRAULIC
IA	IRIGATION
IB	IRIGATION
IC	IRIGATION
ID	IRIGATION
IE	IRIGATION
IF	IRIGATION
IG	IRIGATION
IH	IRIGATION
II	IRIGATION
IJ	IRIGATION
IK	IRIGATION
IL	IRIGATION
IM	IRIGATION
IN	IRIGATION
IO	IRIGATION
IP	IRIGATION
IQ	IRIGATION
IR	IRIGATION
IS	IRIGATION
IT	IRIGATION
IU	IRIGATION
IV	IRIGATION
IW	IRIGATION
IX	IRIGATION
IY	IRIGATION
IZ	IRIGATION
JA	JOB
JB	JOB
JC	JOB
JD	JOB
JE	JOB
JF	JOB
JG	JOB
JH	JOB
JI	JOB
JJ	JOB
JK	JOB
JL	JOB
JM	JOB
JN	JOB
JO	JOB
JP	JOB
JQ	JOB
JR	JOB
JS	JOB
JT	JOB
JU	JOB
JV	JOB
JW	JOB
JX	JOB
JY	JOB
JZ	JOB
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KB	KITCHEN
KC	KITCHEN
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KE	KITCHEN
KF	KITCHEN
KG	KITCHEN
KH	KITCHEN
KI	KITCHEN
KJ	KITCHEN
KK	KITCHEN
KL	KITCHEN
KM	KITCHEN
KN	KITCHEN
KO	KITCHEN
KP	KITCHEN
KQ	KITCHEN
KR	KITCHEN
KS	KITCHEN
KT	KITCHEN
KU	KITCHEN
KV	KITCHEN
KW	KITCHEN
KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
LA	LANDSCAPE
LB	LANDSCAPE
LC	LANDSCAPE
LD	LANDSCAPE
LE	LANDSCAPE
LF	LANDSCAPE
LG	LANDSCAPE
LH	LANDSCAPE
LI	LANDSCAPE
LJ	LANDSCAPE
LK	LANDSCAPE
LL	LANDSCAPE
LM	LANDSCAPE
LN	LANDSCAPE
LO	LANDSCAPE
LP	LANDSCAPE
LQ	LANDSCAPE
LR	LANDSCAPE
LS	LANDSCAPE
LT	LANDSCAPE
LU	LANDSCAPE
LV	LANDSCAPE
LW	LANDSCAPE
LX	LANDSCAPE
LY	LANDSCAPE
LZ	LANDSCAPE
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
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MQ	MATERIAL
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MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
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MZ	MATERIAL
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ND	NORTH
NE	NORTH
NF	NORTH
NG	NORTH
NH	NORTH
NI	NORTH
NJ	NORTH
NK	NORTH
NL	NORTH
NM	NORTH
NN	NORTH
NO	NORTH
NP	NORTH
NQ	NORTH
NR	NORTH
NS	NORTH
NT	NORTH
NU	NORTH
NV	NORTH
NW	NORTH
NX	NORTH
NY	NORTH
NZ	NORTH
OA	OPEN SPACE
OB	OPEN SPACE
OC	OPEN SPACE
OD	OPEN SPACE
OE	OPEN SPACE
OF	OPEN SPACE
OG	OPEN SPACE
OH	OPEN SPACE
OI	OPEN SPACE
OJ	OPEN SPACE
OK	OPEN SPACE
OL	OPEN SPACE
OM	OPEN SPACE
ON	OPEN SPACE
OO	OPEN SPACE
OP	OPEN SPACE
OQ	OPEN SPACE
OR	OPEN SPACE
OS	OPEN SPACE
OT	OPEN SPACE
OU	OPEN SPACE
OV	OPEN SPACE
OW	OPEN SPACE
OX	OPEN SPACE
OY	OPEN SPACE
OZ	OPEN SPACE
PA	PARKING
PB	PARKING
PC	PARKING
PD	PARKING
PE	PARKING
PF	PARKING
PG	PARKING
PH	PARKING
PI	PARKING
PJ	PARKING
PK	PARKING
PL	PARKING
PM	PARKING
PN	PARKING
PO	PARKING
PP	PARKING
PQ	PARKING
PR	PARKING
PS	PARKING
PT	PARKING
PU	PARKING
PV	PARKING
PW	PARKING
PX	PARKING
PY	PARKING
PZ	PARKING
QA	QUALITY ASSURANCE
QB	QUALITY ASSURANCE
QC	QUALITY ASSURANCE
QD	QUALITY ASSURANCE
QE	QUALITY ASSURANCE
QF	QUALITY ASSURANCE
QG	QUALITY ASSURANCE
QH	QUALITY ASSURANCE
QI	QUALITY ASSURANCE
QJ	QUALITY ASSURANCE
QK	QUALITY ASSURANCE
QL	QUALITY ASSURANCE
QM	QUALITY ASSURANCE
QN	QUALITY ASSURANCE
QO	QUALITY ASSURANCE
QP	QUALITY ASSURANCE
QQ	QUALITY ASSURANCE
QR	QUALITY ASSURANCE
QS	QUALITY ASSURANCE
QT	QUALITY ASSURANCE
QU	QUALITY ASSURANCE
QV	QUALITY ASSURANCE
QW	QUALITY ASSURANCE
QX	QUALITY ASSURANCE
QY	QUALITY ASSURANCE
QZ	QUALITY ASSURANCE
RA	RECYCLED WATER
RB	RECYCLED WATER
RC	RECYCLED WATER
RD	RECYCLED WATER
RE	RECYCLED WATER
RF	RECYCLED WATER
RG	RECYCLED WATER
RH	RECYCLED WATER
RI	RECYCLED WATER
RJ	RECYCLED WATER
RK	RECYCLED WATER
RL	RECYCLED WATER
RM	RECYCLED WATER
RN	RECYCLED WATER
RO	RECYCLED WATER
RP	RECYCLED WATER
RQ	RECYCLED WATER
RR	RECYCLED WATER
RS	RECYCLED WATER
RT	RECYCLED WATER
RU	RECYCLED WATER
RV	RECYCLED WATER
RW	RECYCLED WATER
RX	RECYCLED WATER
RY	RECYCLED WATER
RZ	RECYCLED WATER
SA	SEWER
SB	SEWER
SC	SEWER
SD	SEWER
SE	SEWER
SF	SEWER
SG	SEWER
SH	SEWER
SI	SEWER
SJ	SEWER
SK	SEWER