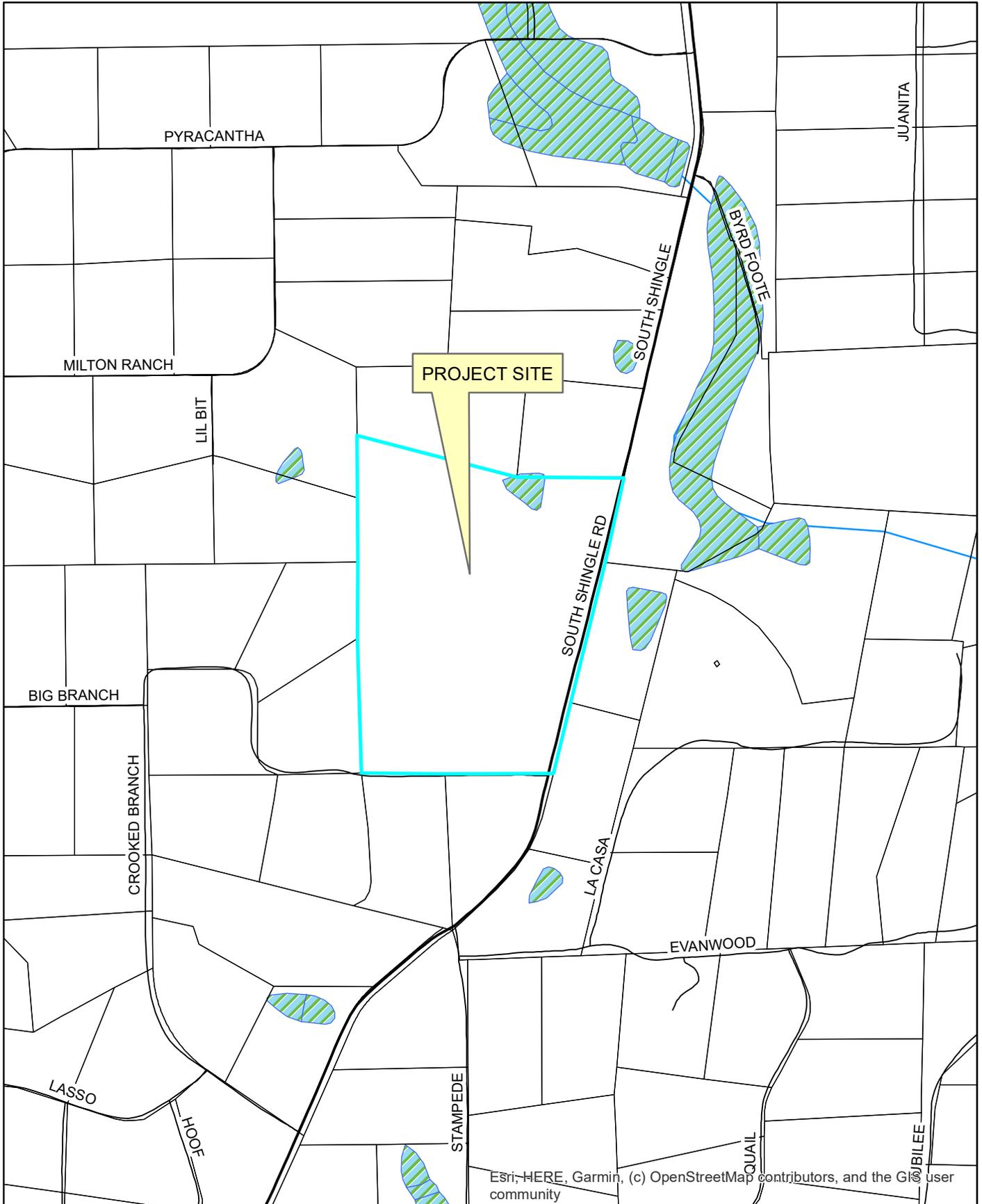


TM-F24-0002 SIERRA VIEW ESTATES FINAL MAP
EXHIBIT B - LOCATION/VICINITY MAP



0 0.0325 0.065 0.13 0.195 0.26 Miles

Scale

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

N

EXHIBIT C - SIERRA VIEW ESTATES FINAL MAP (TM-F24-0002)

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR PUBLIC PURPOSES TO THE COUNTY OF EL DORADO THAT PROPERTY SHOWN HEREON AS SOUTH SHINGLE ROAD BEING A HALF-WIDTH OF 30' FROM THE CENTERLINE OF SOUTH SHINGLE ROAD ("LOT 'A'"), INCLUDING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC ACCESS AND UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF LOT "A".

THE UNDERSIGNED OWNERS ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, EASEMENTS AND FACILITIES, OTHER THAN LOT "A", WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HERE. ALL OFFERS MADE HEREIN ARE IRREVOCCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE ACCEPTABLE PUBLIC ENTITY. THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES. WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET EASEMENT LINE SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
B. EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE, WITHOUT LIMITATION, FIRE AND POLICE PROTECTION, AMBULANCE AND RESCUE SERVICES AND OTHER LAWFUL GOVERNMENTAL OR PRIVATE EMERGENCY SERVICES, ON, OVER, AND ACROSS THOSE AREAS SHOWN HEREON AS "EMERGENCY VEHICLE ACCESS EASMENT" (E.V.A.).

HARRY BOYAJIAN, JR.

BY: DATE:

CARRIE LYN BOYAJIAN

BY: DATE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF)

COUNTY OF)

ON BEFORE ME, A NOTARY PUBLIC IN AND

FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, 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:

PRINTED NAME:

MY PRINCIPLE PLACE OF BUSINESS IS THE COUNTY OF:

MY COMMISSION NUMBER:

MY COMMISSION EXPIRES:

FINAL MAP OF SIERRA VIEW ESTATES

PORTION OF SECTION 13 AND 14, T9N., R9E., BEING PARCEL 3, AS SHOWN ON PARCEL MAP IN BOOK 41 OF PARCEL MAPS, AT PAGE 65, COUNTY OF EL DORADO, STATE OF CALIFORNIA

FEBRUARY 2026

SHEET 1 OF 3



PLANNING AND BUILDING DIRECTORS STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JULY, 2023 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE

KAREN L. GARNER, DIRECTOR, PLANNING AND BUILDING DEPARTMENT, COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY DIRECTOR, COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE

ADAM BANE, R.C.E. 61363, COUNTY ENGINEER, COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE

BRIAN K. FRAZIER, L.S. 9190, COUNTY SURVEYOR, COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN C. CISNEROS, P.L.S. 9539, DEPUTY SURVEYOR

TM21-0002 APPROVED DATE JULY 27, 2023. ASSESSOR PARCEL NUMBER 109-340-069-000

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HARRY BOYAJIAN ON APRIL, 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE

TAYLOR ELZE, P.L.S. 9613

COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE

KAREN E. COLEMAN, TAX COLLECTOR, COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT, ON BEHALF OF THE PUBLIC, LOT "A", AND SAID LOT IS HEREBY ACCEPTED IN FEE FOR PUBLIC PURPOSES. SUCH DEDICATED LOT "A" SHALL BE COUNTY MAINTAINED AND ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS. I ALSO ACCEPT, ON BEHALF OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP FOR PUBLIC PURPOSES.

DATE

KIM DAWSON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF EL DORADO, CALIFORNIA

BY:

RECORDER'S STATEMENT

FILED THIS DAY OF 2024, AT M IN BOOK OF MAPS, AT PAGE, AT THE REQUEST OF LODESTAR ENGINEERING AND SURVEYING, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE, PREPARED BY

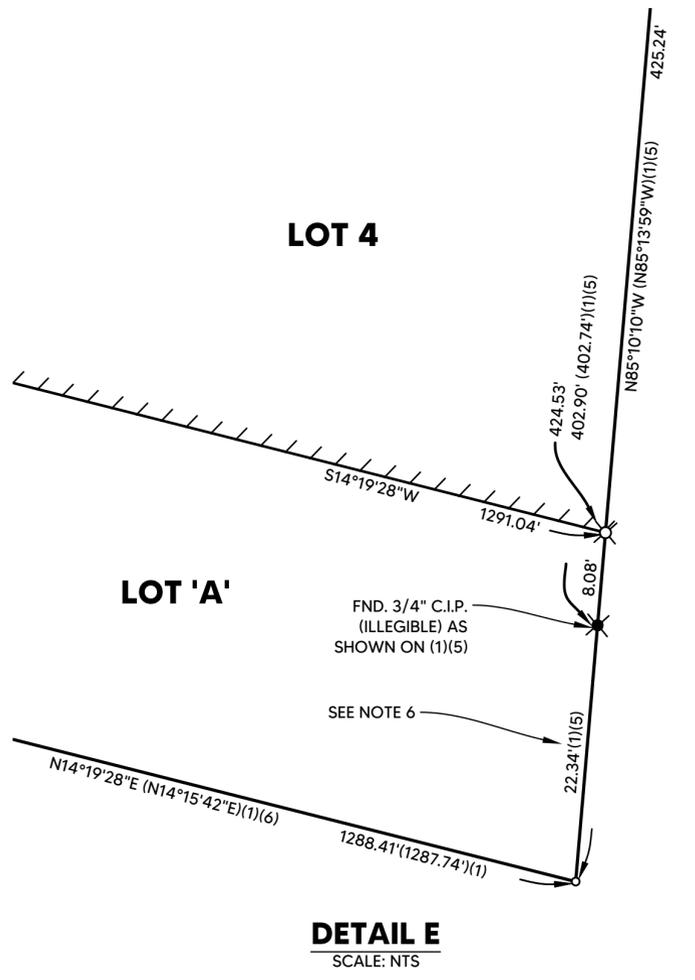
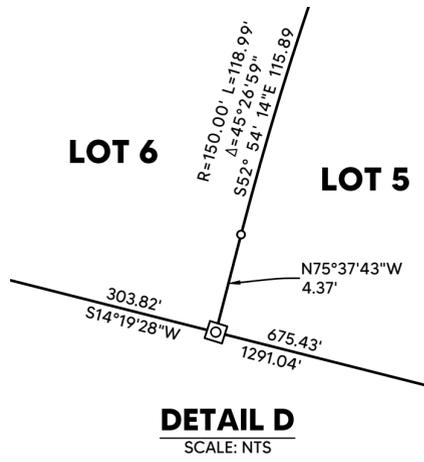
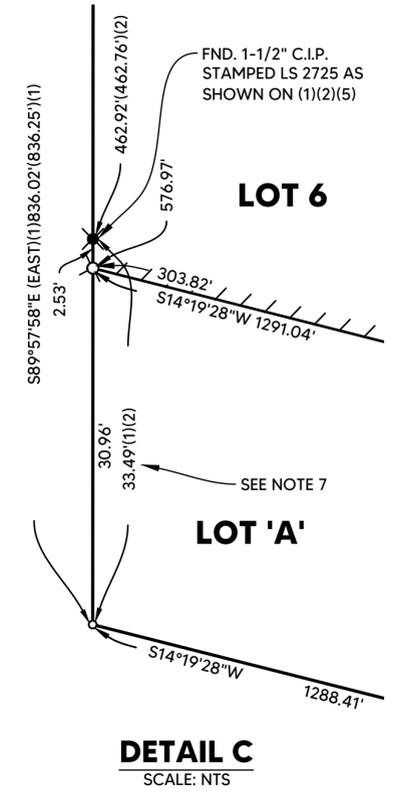
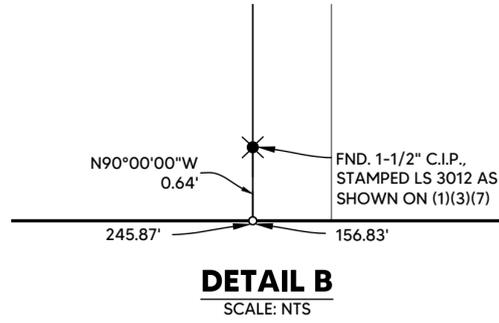
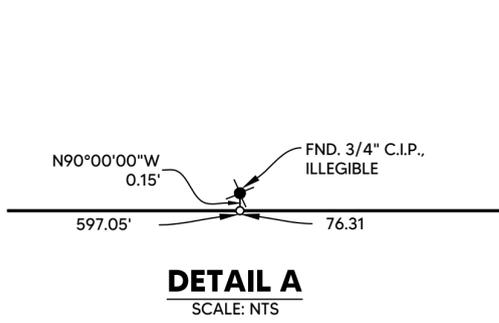
JANELLE K. HORNE, COUNTY RECORDER

DOCUMENT NO.

BY: DEPUTY COUNTY RECORDER



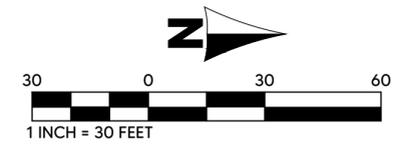
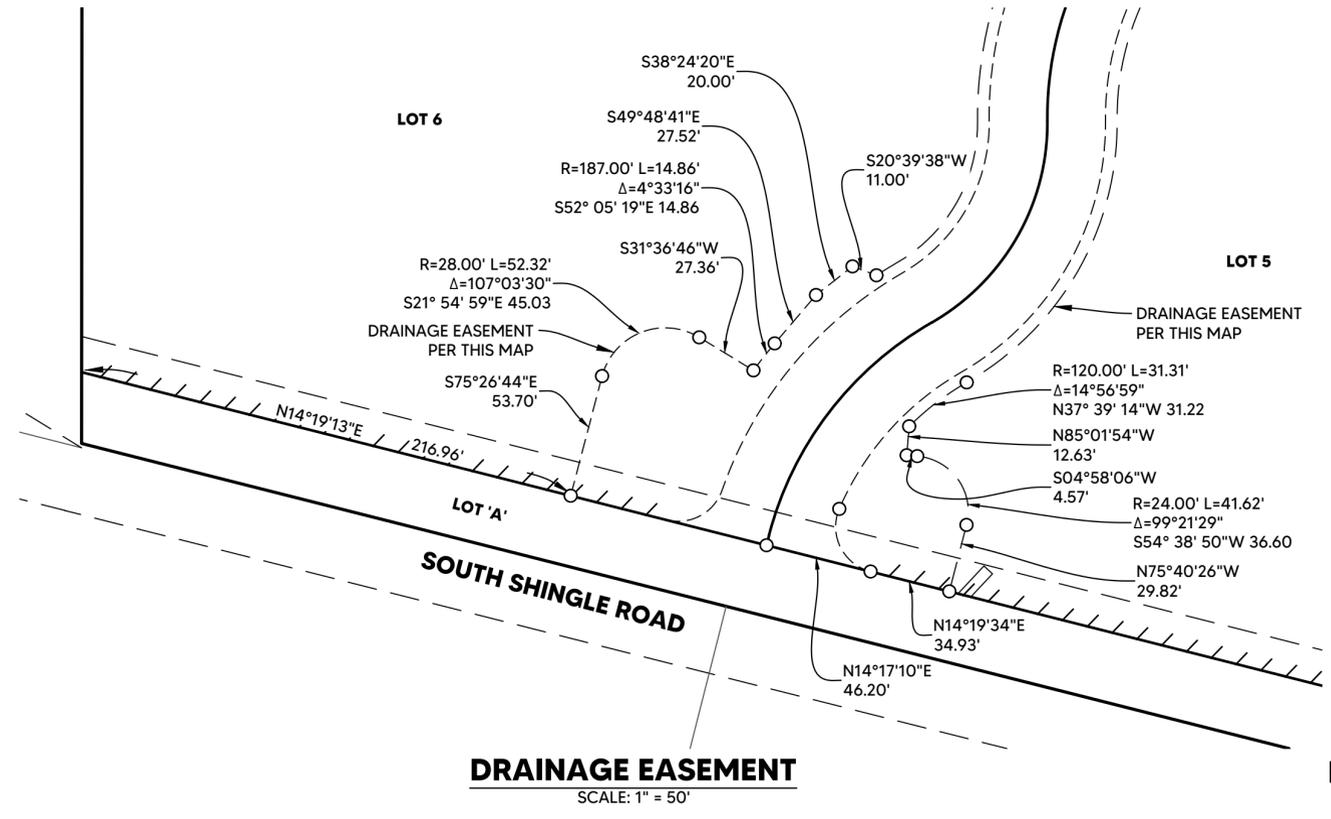
EXHIBIT C - SIERRA VIEW ESTATES FINAL MAP (TM-F24-0002)



CURVE TABLE					
CURVE	CHORD	LENGTH	RADIUS	DELTA	ARC LENGTH
C1	N52°54'14\"W	115.89'	150.00'	045°26'59\"	118.99'
C2	N60°23'56\"W	100.66'	100.00'	060°26'23\"	105.49'
C3	N77°14'10\"W	69.44'	150.00'	026°45'55\"	70.07'
C4	N56°38'03\"W	25.13'	100.00'	014°26'20\"	25.20'
C5	N18°12'56\"W	103.60'	100.00'	062°23'55\"	108.90'
C6	N01°26'57\"E	119.98'	300.00'	023°04'13\"	120.80'
C7	N29°47'21\"W	202.29'	300.00'	039°24'24\"	206.33'

SURVEY NOTES:

- THIS SUBDIVISION MAP CONTAINS 30.87± ACRES GROSS, CONSISTING OF 6 LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP 21-0002 APPROVED BY THE PLANNING COMMISSION ON JULY 23, 2023.
- ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE STREETS AS SHOWN HEREON.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
- PER BOOK 1431, AT PAGE 512, THERE IS A QUITCLAIM DEED RESERVED BY FRANK J. DEANGELIS FOR A 30 FOOT WATERLINE EASEMENT LYING ON EITHER SIDE OF AN EXISTING PIPE LINE. THE EASEMENT IS BLANKET IN NATURE OVER THE ENTIRE SUBJECT PARCEL BEING SUBDIVIDED WITH THIS MAP. IT IS UNKNOWN WHERE SAID WATER PIPE LINE EXISTS, IF IT DOES EXIST, ON THE PROPERTY, THUS EASEMENT CANNOT BE LOCATED.
- PER BOOK 1570, AT PAGE 458, PG&E HAS AN EASEMENT FOR FACILITIES WITHIN A 5 FOOT STRIP OF LAND. EASEMENT CANNOT BE LOCATED BASED ON THE EXHIBIT. THE GENERAL LOCATION IS SHOWN BASED ON THE LOCATION OF AN EXISTING UTILITY POLE SURVEYED.
- RECORD DISTANCE OF 22.34' FROM (1) HELD, AS EXTENSION BETWEEN FOUND MONUMENTS, IN ORDER TO ESTABLISH CORNER.
- RECORD DISTANCE OF 33.49' FROM (1) HELD, AS EXTENSION BETWEEN FOUND MONUMENTS, IN ORDER TO ESTABLISH CORNER.
- RECORD DISTANCE OF 29.71' FROM (1) HELD, AS EXTENSION BETWEEN FOUND MONUMENTS, IN ORDER TO ESTABLISH CORNER.
- THE 50 FOOT PRIVATE ROAD, EMERGENCY VEHICLE ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENT SHOWN HEREON IS FOR THE BENEFIT AND GENERAL USE OF THE LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
- THE DRAINAGE EASEMENT SHOWN HEREON IS FOR THE BENEFIT AND GENERAL USE OF THE LOTS SHOWN HEREON. THIS EASEMENT SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL SHOWN IN THIS MAP.
- SEE DOC # _____ FOR NOTICE OF RESTRICTION REGARDING WILDLAND FIRE SAFE PLAN (WFSP)



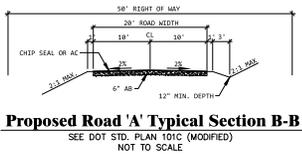
FINAL MAP OF
SIERRA VIEW ESTATES
 PORTION OF SECTION 13 AND 14, T9N., R9E.,
 BEING PARCEL 3, AS SHOWN ON PARCEL MAP
 IN BOOK 41 OF PARCEL MAPS, AT PAGE 65,
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

FEBRUARY 2026 SCALE: 1" = 50'
 SHEET 3 OF 3

TM-F24-0002 SIERRA VIEW ESTATES FINAL MAP
EXHIBIT D - APPROVED TENTATIVE SUBDIVISION MAP SIERRA VIEW ESTATES (TM21-0002)

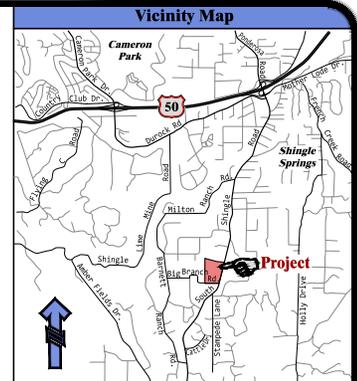
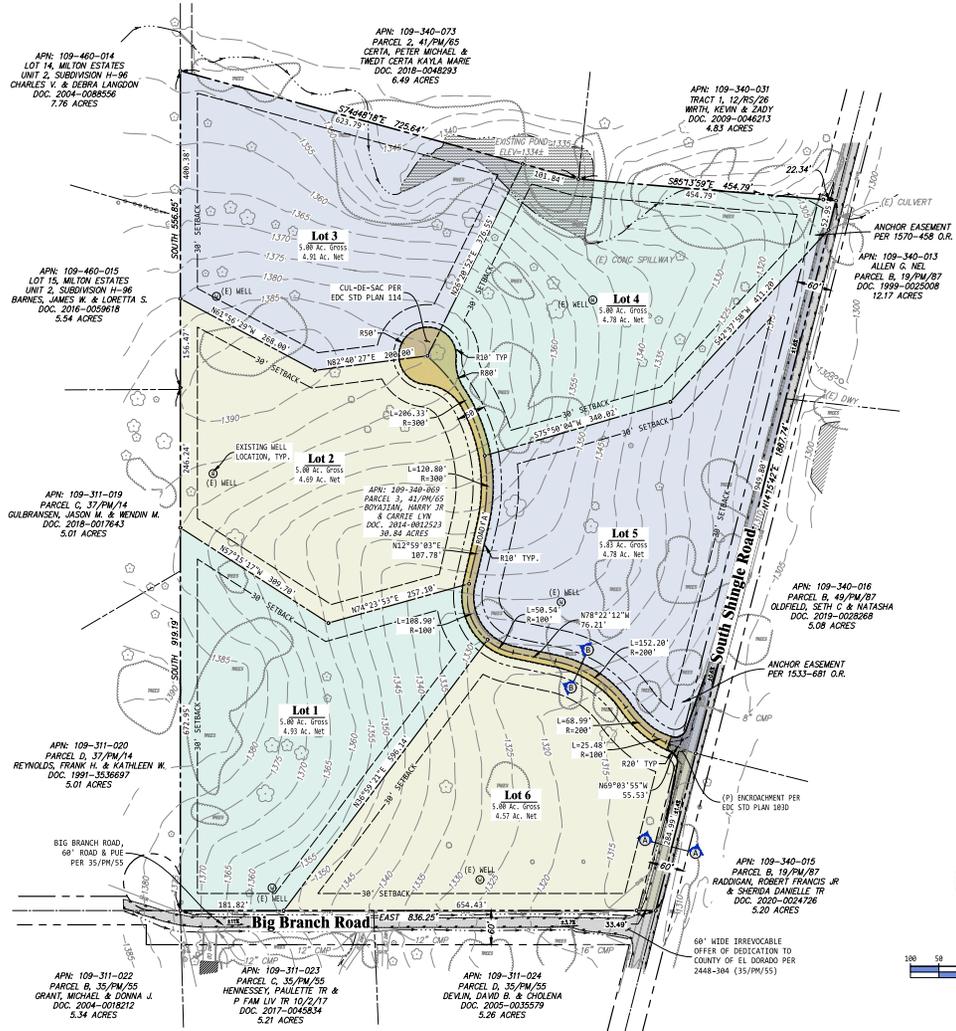
Tentative Subdivision Map
Sierra View Estates a Rural Subdivision

South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
November 2021 Updated June 2023



Project Notes

- ACCESS**
 1) SOUTH SHINGLE ROAD IS AN EXISTING 60 FT. WIDE ROAD AND P.U.E.
- DATA SOURCES**
 2) THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
- EASEMENTS**
 3) LOCATION OF EXISTING WATER PIPELINE EASEMENT PER 1431-512 O.R. CANNOT BE ASCERTAINED FROM RECORD.



Abbreviations

AB	AGGREGATE BASE	L	LENGTH
AC	ACRES/ASPHALTIC CONCRETE	OHW	OVERHEAD WIRES
APN	ASSESSOR'S PARCEL NUMBER	(P)	PROPOSED
BC	BEGIN CURVE	PCC	POINT OF CONCENTRIC CURVE
CMP	CORRUGATED METAL PIPE	P/L	PROPERTY LINE
DWY	DRIVEWAY	PM	PARCEL MAP
(E)	EXISTING	PRC	POINT OF REVERSE CURVE
EC	END CURVE	PUE	PUBLIC UTILITY EASEMENT
EDC	EL DORADO COUNTY	R	RADIUS
EL	ELEVATION	RS	RECORD OF SURVEY
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FG	FINISH GRADE	TP	TEST PIT
FL	FLOKLINE	UP	UTILITY POLE
GB	GRADE BREAK	W	WELL

Lot Data

Parcel	Gross Area	Net Area
(E) APN: 109-340-069	30.837 Acres	29.95 Acres
(P) Lot 1	5.00 Acres	4.93 Acres
(P) Lot 2	5.00 Acres	4.69 Acres
(P) Lot 3	5.00 Acres	4.91 Acres
(P) Lot 4	5.00 Acres	4.78 Acres
(P) Lot 5	5.83 Acres	4.78 Acres
(P) Lot 6	5.00 Acres	4.57 Acres

Project Data

OWNER / APPLICANT:	HARRY JR. & CARRIE LYNN BOVIAJIAN 4348 SWIFT CIRCLE SHINGLE SPRINGS, CA 95682 PHONE: 916-582-1798 EMAIL: HB1182@yahoo.com
PREPARED BY:	LEBOC ENGINEERING, INC. 2000 W. 10TH ST., SUITE 100 SACRAMENTO, CA 95811
SCALE:	1" = 100'
CONTOUR INTERVAL:	5 FEET
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE:	POR. OF SEC'S 13 & 14, 19N., R.9E., M.D.H.
ASSESSOR'S PARCEL NUMBER:	109-340-069
PRESENT LAND USE DESIGNATION:	LDL
TOTAL AREA:	30.837 ACRES
TOTAL NUMBER OF PARCELS:	SIX (6)
MINIMUM PARCEL AREA:	5.00 ACRES
WATER SUPPLY:	EXISTING PRIVATE WELLS (6)
SEWAGE DISPOSAL:	PROPOSED ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DIST.
DATE OF PREPARATION:	NOVEMBER 2021
PROJECT #:	20-173

Approvals

PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	

Sierra View Estates
Tentative Subdivision
Map

TM
Plot Date: Jun 08, 2023

SUBDIVISION GRADING AGREEMENT
BETWEEN COUNTY AND OWNER
AGMT # 25-55105

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 **HARRY BOYAJIAN, JR., AND CARRIE LYN BOYAJIAN, HUSBAND AND WIFE, AS THEIR COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP**, whose principal place of residence is 4348 Swift Circle, Single Springs, California 95682 (hereinafter referred to as “Owner”); concerning **SIERRA VIEW ESTATES, TM 21-0002** (hereinafter referred to as “Subdivision”); the tentative map of which was approved by County’s Planning Commission on the 27th day of July, 2023.

RECITALS

WHEREAS, Owner is vested with fee title to Subdivision, a tract of land located in the County of El Dorado, State of California, and intends to begin construction of certain public improvements in Subdivision prior to obtaining approval of a Final Map and entering into a Subdivision Improvement Agreement with County pursuant to Section 120.16.040 of the El Dorado County Ordinance Code (hereinafter referred to as “Code”);

WHEREAS, Sections 120.16.010 and 120.16.020 of the Code require all subdivision improvements to be constructed in accordance with County’s Design and Improvement Standards Manual (hereinafter referred to as “Manual”);

WHEREAS, Subsection F to Section 2, Volume II of the Manual requires Owner to execute a Subdivision Grading Agreement and to furnish financial security before commencing or causing to be commenced any construction of subdivision improvements;

NOW, THEREFORE, the parties hereto in consideration of the recitals, terms, and conditions herein, do hereby agree as follows:

AGREEMENT

OWNER WILL:

1. Make or cause to be made all of those improvements in the Subdivision required by Section 120.16.010 or 120.16.020 of the Code and shown or described in the improvement plans and specifications which were approved by County’s Department of Transportation, on the 3rd day of June 2025, and which are described in the cost estimate, attached hereto as Exhibit A, marked “Engineers Opinion of Probable Construction Costs For SGA Bond Sierra View Estates, Shingle Springs, CA, El Dorado County, CA, March

19, 2025, Lodestar Project No. 23-057,” incorporated herein and made by reference a part hereof. The estimated cost of installing the improvements agreed to be performed herein is **ONE HUNDRED SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS AND ZERO CENTS (\$107,375.00)**.

2. 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 the County Grading, Erosion, and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

3. Complete said improvements on or before two (2) years from the effective date of this Agreement.

4. Post security for the construction and maintenance of the improvements, including erosion control, as determined by County as follows:

Restoration security: **One Hundred Seven Thousand Three Hundred Seventy-Five Dollars and Zero Cents (\$107,375.00)**.

Restoration security is defined as the amount of money necessary to return the subdivision property to an unimpaired (not impacting surrounding properties) or improved (safe and stable) condition. The dollar amount shall be equal to 50% of the grading costs, plus 100% of the stormwater compliance and drainage costs, plus 100% of the erosion control costs, and 100% of project administration, staking, and contingency estimates. Prior to the filing of the Final Map, all mechanics liens encumbering the property shall be removed, at Owner’s sole cost and expense.

5. Provide for and pay the costs of related civil engineering services.

6. Provide deposits for and pay 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 County’s Board of Supervisors.

7. Have as-built plans prepared by a civil engineer and filed with County’s Department of Transportation, as provided in Section 120.16.060 of the Code.

8. 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, fines, penalties, 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, 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 prescribed 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.

9. Enter into a separate agreement with County for all road improvements to be performed on County property. Such agreement shall include the requirement that Owner shall furnish insurance in compliance with the provisions of County's standard insurance requirements.

COUNTY WILL:

10. Upon execution of this Agreement and receipt of good and sufficient security as required by Paragraph 4 above and receipt of the appropriate service fees, authorize the subdivision improvements described in Paragraph 1 above for construction.

11. Upon satisfactory completion of the construction, or upon execution of a Subdivision Improvement Agreement pursuant to Section 120.16.040 of the Code and receipt of good and sufficient securities as provided in Section 120.16.050 of the Code, release the security posted in accordance with Section 110.14.300(F) of the Grading Ordinance.

12. Require Owner to make such corrections of deficiencies in the improvements agreed to be performed herein and shown and described on the plans, specifications, and cost estimates as may be deemed to be required by the County Engineer to be necessary to the proper completion or construction of the whole work contemplated. Require Owner to make such alterations, deviations, additions to, or deletions in the improvements agreed to be performed herein and shown and described on the plans, specifications, and cost estimates as may be deemed to be advisable by the County Engineer to be appropriate for the proper completion or construction of the whole work contemplated provided that the amount of such alterations, deviations, additions to, or deletions from the improvements does not exceed ten percent (10%) of the total estimated cost of the improvements.

13. 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.

14. Require Owner to pay County for costs and reasonable attorney fees should County be required to commence an action to enforce the provisions of this Agreement or in enforcing the security obligations provided herein.

ADDITIONAL TERMS:

15. 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, is to be construed to permit work not conforming to these codes, laws and regulations.

16. Neither this Agreement, nor any part thereof, or any monies due or to become due hereunder, may be assigned by Owner without written approval of County.

17. 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.

18. 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
Department of Transportation
2850 Fairlane Court
Placerville, California 95667

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, California 95667

Attn.: Adam Bane, P.E.
Supervising Civil Engineer
Transportation Planning
and Land Development

Attn.: Lindsay Tallman
Administrative Analyst

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

Harry Boyajian
4348 Swift Circle
Shingle Springs, CA 95682

or to such other location as Owner directs.

19. The County Officer or employee with responsibility for administering this Agreement is Adam Bane, P.E., Supervising Civil Engineer, Transportation Planning and Land Development, Department of Transportation, or successor.

20. 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 the obligations set forth herein.

Requesting Contract Administrator Concurrence:

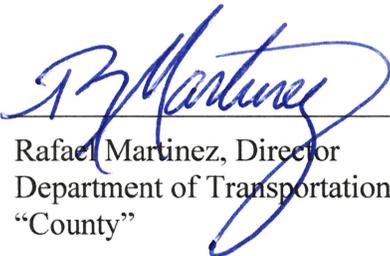
By: 

Adam Bane, P.E.
Supervising Civil Engineer
Transportation Planning
and Land Development
Department of Transportation

Dated: 6-11-25

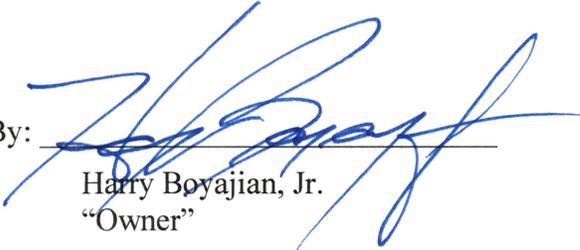
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

-- COUNTY OF EL DORADO --

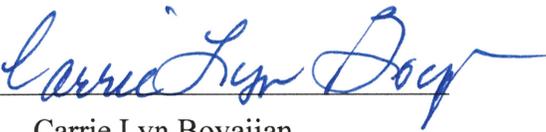
By: 
Rafael Martinez, Director
Department of Transportation
"County"

Dated: 6/12/25

**-- HARRY BOYAJIAN, JR., AND CARRIE LYN BOYAJIAN,
HUSBAND AND WIFE, AS THEIR COMMUNITY
PROPERTY WITH RIGHTS OF SURVIVORSHIP --**

By: 
Harry Boyajian, Jr.
"Owner"

Dated: 6-5-25

By: 
Carrie Lyn Boyajian
"Owner"

Dated: 6-5-25

Notary Acknowledgment Attached

OWNER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On June 5 2025 before me, Janelle Erickson, Notary Public,
(here insert name and title of the officer)

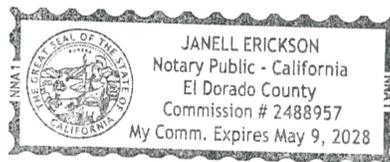
personally appeared Harry Boyajian Jr.,

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 



(Seal)

OWNER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On June 5, 2025 before me, Janelle Erickson, Notary Public,
(here insert name and title of the officer)

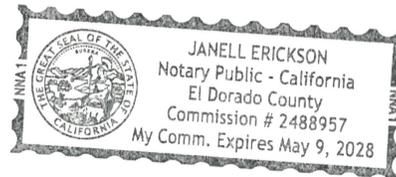
personally appeared Carrie Lyn Boyajian,

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)



LODESTAR

Engineers Opinion of Probable Construction Costs

FOR SGA BOND
SIERRA VIEW ESTATES, SHINGLE SPRINGS, CA
EL DORADO COUNTY, CA
March 19, 2025
Lodestar Project No. 23-057

ITEM #	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
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Civil Improvements

GRADING AND STREET IMPROVEMENTS

1	Clear & Grub	1.6	AC	\$2,200.00	\$3,564
2	Site Grading (earthwork)	1,869	CY	\$13.50	\$25,232
Subtotal					\$28,796

STORM DRAIN

3	12" HDPE	49	LF	\$52.50	\$2,573
4	20"x28" Arch CSP	52	LF	\$120.00	\$6,240
5	12" Flared End Section	2	EA	\$1,200.00	\$2,400
6	20"x28" Flared End Section	2	EA	\$1,600.00	\$3,200
7	24" Flared End Section	1	EA	\$1,600.00	\$1,600
8	Rock Inlet/Outlet protection	5.0	CY	\$855.00	\$4,275
9	Rock Lined Ditch	2,304.0	LF	\$16.70	\$38,477
10	Bioretention Basin	255.0	CF	\$20.00	\$5,100
Subtotal					\$63,864

MISCELLANEOUS

11	Erosion and Sediment Control	6.0	Lot	\$3,000.00	\$18,000
12	Fugitive Dust Control	6	LOT	\$1,000.00	\$6,000
Subtotal					\$24,000

This opinion of probable construction cost was prepared by Lodestar Engineering and Surveying, Inc. for El Dorado County. The approximate quantities shown are based upon the Civil Improvement Plans prepared by Lodestar and submitted on 3/19/2025. The quantities are based upon this plan and the unit costs based on past similar projects and the 2024 El Dorado County Construction Bonding Unit Price Estimates. Lodestar Engineering and Surveying, Inc. does not imply that the actual quantities and costs will

A - 50% Grading Clear & Grub: \$14,398

B - 100% remaining Storm drain, erosion control, dust: \$87,864

5% Mobilization: \$5,113

SGA Bond Amount: \$107,375

Taylor Elze

 PROJECT ENGINEER

6/3/25
 DATE

[Signature]

 El Dorado County

6-3-25