

**OFFSITE ROAD IMPROVEMENT AGREEMENT
FOR GREEN VALLEY ROAD AT DEER VALLEY ROAD, TM 07-1440-R-2
BETWEEN THE COUNTY AND THE DEVELOPER**

AGMT #22-55006

THIS ROAD IMPROVEMENT AGREEMENT, hereinafter called "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 **SUMMERBROOK, EL DORADO, INC.**, a California corporation, duly qualified to conduct business in the State of California, whose principal place of business is 707 Aldridge Road, Suite B, Vacaville, California 95688 (hereinafter referred to as "Developer"). This agreement concerns the offsite road and intersection improvements for **Green Valley Road at Deer Valley Road, TM 07-1440-R-2** (hereinafter referred to as "Project") in accordance with the road improvement plans entitled Traffic Signal Plans at Green Valley Road at Deer Valley Road (Summer Brook, TM 07-1440R) and cost estimates prepared by Kimley-Horn, Robert Paderna, Registered Civil Engineer, and approved by Adam Bane, P.E., Senior Civil Engineer, (hereinafter referred to as "County Engineer"), El Dorado County Department of Transportation (hereinafter referred to as "Department").

RECITALS

WHEREAS, Developer has prepared Traffic Signal Plans at Green Valley Road at Deer Valley Road (Summer Brook, TM 07-1440R) road improvement plans ("the Plans"), and an itemized account of the estimated cost of said improvements is set forth in Exhibit A, marked "Green Valley Road at Deer Valley Road Intersection Improvements Opinion of Probable Costs October 2021" ("the Cost Estimate"), which is attached hereto and incorporated by reference herein;

WHEREAS, The County Engineer has approved the Plans and the Cost Estimate;

WHEREAS, the Developer shall provide County satisfactory security in the form of cash payments or Performance Bond and Laborers and Materialmens Bonds for the Project work prior to advertisement for bids;

WHEREAS, it is the intent of the parties hereto that the performance of Developer's obligations shall be in conformance with the terms and conditions of this Agreement and shall be in conformity with all applicable state and local laws, rules, and regulations;

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

SECTION 1. THE WORK

Developer will, at its own cost and expense, in a workmanlike manner, faithfully and fully design and construct or cause to be constructed all of the offsite road and intersection signalization-related improvements for the Project requirements at the intersection of Green Valley Road and Deer Valley Road, inclusive of but not limited to signalization improvements required by the

Conditions of Approval, that are more particularly described in the Plans. Developer shall perform the requirements of this Agreement in accordance with the Plans, the Cost Estimate, and any change orders issued by the County Engineer. The Developer shall improve and signalize the intersection of Green Valley Road and Deer Valley Road by adding a traffic signal, signs, pedestrian ramps and striping. All construction work shall be in accordance with all applicable state and local rules, including, but not limited to, the Public Contract Code and state licensing laws, regulations, and County policies. The improvements described herein are considered public works for purposes of the state prevailing wage laws (California Labor Code § 1720 et seq.). Developer's obligations herein are for the completion of the improvements and shall not be relieved by contracting for the improvements.

County will require Developer to make such alterations, deviations, additions to, or deletions from the improvements shown and described on the Plans, specifications, and the Cost Estimate as may be reasonably deemed by County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated. Developer shall be responsible for all design and engineering services of the Project, at the location and as generally depicted in the Plans, specifications, and contract documents ultimately approved by County. The design shall be prepared in accordance with all applicable laws, statutes, orders, map conditions, and with County standards for the Project. Developer shall provide proof of adequate professional liability insurance of the engineer overseeing construction of the Project and in favor of County. Developer shall further provide for the complete assignment of ownership of all plans and specifications to the benefit of County.

SECTION 2. TRAFFIC CONTROL

A Traffic Control Plan that meets County Standards shall be prepared by a Registered Civil Engineer and submitted to Transportation for review and approval **before the start of work on the Project.**

The Traffic Control Plan shall address access to adjacent properties and the safe and convenient passage of public traffic through the work area (if applicable). Road closure will not be permitted without El Dorado County Board of Supervisors approval. The Traffic Control Plan shall include proposed flagging, signage, protective barriers and limits on excavation within four (4) feet of travel ways open to traffic. The Plan shall also include any proposed staging of the improvements.

SECTION 3. TIME

Developer shall cause the commencement of items of work after County approved the Plans for the Project on December 9, 2021, and shall complete the Project no later than two (2) years from the date of approval of the plans, subject to extensions for delays not within the control of the Developer. Construction activities shall be between 7:00 a.m. and 7:00 p.m. Mondays through Fridays; and 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays. Night work may be allowed within the County Right of Way with prior written approval.

SECTION 4. WARRANTY

Developer warrants against defect the materials and workmanship utilized on this Project for a period of one (1) year from the date of County's acceptance of the Project and shall make such replacements and repairs during such one (1) year period, at its sole cost and expense, as County

determines in its sole discretion are necessary. County will retain a portion of the security posted in the amount of ten percent (10%) of the total value of work performed, in the form of a Performance Bond 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.

SECTION 5. PERFORMANCE AND LABORERS AND MATERIALMENS BONDS

Developer shall deliver to Transportation Division a Performance Bond issued by a surety company acceptable to County, naming County as obligee, in the sum of **Nine Hundred Twenty-One Thousand Five Hundred Seventy-Nine Dollars and Zero Cents (\$921,579.00)** conditioned upon the faithful performance of Developer's obligation for the full construction of the road improvements for the Project as required under this Agreement on or before the completion date specified above, and in the form approved by County.

Developer shall deliver to Transportation Division a Laborers and Materialmens Bond issued by a surety company acceptable to County, naming County as obligee, in the sum of **Nine Hundred Twenty-One Thousand Five Hundred Seventy-Nine Dollars and Zero Cents (\$921,579.00)** conditioned upon the faithful performance of Developer's obligation for the full construction of the road improvements for the Project as required under this Agreement on or before the completion date specified above, and in the form approved by County.

The Bonds required by this Section described above are a condition precedent to County entering into this Agreement.

In addition, Developer shall ensure that its Contractor provide to Developer Payment and Performance Bonds that name County as an additional obligee and that include a one (1) year warranty provision in the Performance Bond against defects in materials and workmanship. Developer shall ensure that those bonds are executed using County's approved forms. After Developer enters into a contract with its Contractor, Developer shall submit for County's review and approval the executed bonds together with certificates of insurance from the contractor naming County as an additional named insured.

SECTION 6. PREVAILING WAGE

Developer shall require its Contractor to (1) pay wages according to a scale of prevailing wage rates determined by California law, which scale is on file at County's Transportation Division's principal office and (2) comply with all applicable wage requirements, as set forth in Labor Code Sections 1770 et seq., 1773.2, 1775, 1776, 1810 and 1813. In accordance with the provisions of Labor Code Section 1810, eight (8) hours of labor shall constitute a legal day's work upon all work done hereunder, and Developer's Contractor and any Subcontractor(s) employed under this Agreement shall also conform to and be bound by the provisions of Labor Code Sections 1810 through 1815.

SECTION 7. CERTIFIED PAYROLL

As required under the provisions of Labor Code Section 1776, Developer shall require its Contractor and any Subcontractor(s), if any are authorized herein, to keep accurate payroll records. A certified copy of all payroll records shall be available for inspection at all reasonable hours at the

principal office of Developer's Contractor or any Subcontractor(s). All Contractors and Subcontractor(s) must furnish electronic certified payroll records directly to the Department of Industrial Relations.

SECTION 8. RECORDS EXAMINATION AND AUDIT REQUIREMENTS

Developer shall require that its Contractor and its Subcontractor(s), if any are authorized hereunder, maintain all books, documents, papers, accounting records, and other evidence pertaining to the performance of the Agreement, including but not limited to, the costs of administering the various aspects of the Agreement. In accordance with Government Code Section 8546.7, all of the above-referenced parties shall make such materials available at their respective offices at all reasonable times during the contract period and for four (4) years from the date that final payment and all other pending matters are closed. Representatives of County, the State Auditor, and any duly authorized representative of other government agencies shall have access to any books, documents, papers and records that are pertinent to the Agreement for audit, examination, excerpts, and transactions and copies thereof shall be furnished upon request.

SECTION 9. INDEMNIFICATION

To the fullest extent allowed by law, Developer shall defend, indemnify, and hold County 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 economic or consequential losses, which are claimed to or in any way arise out of or are connected with Developer's funding, or work on the Project, and the design, including the plats and legal descriptions for the acquisition of right-of-way, of the improvements whether by Developer or Developer's consultant or contractor, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Developer, any Contractor(s), Subcontractor(s), and employee(s) of any of these, except for the sole or active negligence of County, its officers and employees, or as expressly provided by statute. This duty of Developer to indemnify and hold County harmless includes the duties to defend set forth in California Civil Code Section 2778.

This duty to indemnify is separate and apart from the insurance requirements herein and shall not be limited thereto.

SECTION 10. ATTORNEY FEES

In the event that there is any controversy, complaint, cause of action, or claim arising out of or relating to this Agreement, or to the interpretation, breach or enforcement thereof, and any action or proceeding is commenced to enforce the provisions of this Agreement or in enforcing or defending the security obligations provided herein, the prevailing party shall be entitled to reasonable attorney's fees, including reasonable County Counsel fees, and costs if so incurred, costs and expenses.

SECTION 11.

INSURANCE

GENERAL INSURANCE REQUIREMENTS:

Developer shall provide proof of a policy of insurance satisfactory to the El Dorado County Risk Management Division and documentation evidencing that Developer maintains insurance that meets the following requirements. In lieu of this requirement, Developer may have its Contractor provide proof of a policy of insurance satisfactory to the County's Risk Management Division and documentation evidencing that Contractor maintains said insurance so long as Contractor's insurance meets these same requirements and standards, and subject to Contractor assuming the same obligations as Developer as follows:

1. Full Workers' Compensation and Employers' Liability Insurance covering all employees performing work under this Agreement as required by law in the State of California.

2. Commercial General Liability (CGL) Insurance of not less than One Million Dollars (\$1,000,000) combined single limit per occurrence for bodily injury and property damage, including but not limited to endorsements for the following coverages: premises, personal injury, operations, products and completed operations, blanket contractual, and independent contractors liability and a Two Million Dollar (\$2,000,000) aggregate limit. This insurance can consist of a minimum of One Million Dollars (\$1,000,000) primary layer of CGL and the balance as an excess/umbrella layer, but only if County is provided with written confirmation that the excess/umbrella layer "follows the form" of the CGL policy.

3. Automobile Liability Insurance of not less than One Million Dollars (\$1,000,000) is required in the event motor vehicles are used by Developer or its contractors or agents in performance of the Agreement.

4. In the event Developer or its contractors or agent(s) are licensed professionals and are performing professional services under this contract, Professional Liability Insurance is required, with a limit of liability of not less than One Million Dollars (\$1,000,000).

5. Explosion, Collapse, and Underground (XCU) coverage is required when the scope of work includes XCU exposure.

PROOF OF INSURANCE REQUIREMENTS:

1. Developer shall furnish proof of coverage satisfactory to County's Risk Management Division as evidence that the insurance required herein is being maintained. The insurance will be issued by an insurance company acceptable to the Risk Management Division, or be provided through partial or total self-insurance likewise acceptable to the Risk Management Division.

2. The County of El Dorado, its officers, officials, employees, and volunteers shall be included as additional insured, but only insofar as the operations under this Agreement inclusive of the obligation to design and construct the Project are concerned. This provision shall apply to all general and excess liability insurance policies. Proof that County is named additional insured shall be made by providing the Risk Management Division with a certified copy, or other acceptable evidence, of an endorsement to the insurance policies naming County an additional insured.

3. In the event Developer cannot provide an occurrence policy, Developer shall provide insurance covering claims made as a result of performance of this Agreement for not less than three (3) years following completion of performance of this Agreement.

4. Any deductibles or self-insured retentions must be declared to and approved by County. At the option of County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees, and volunteers; or Developer shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

INSURANCE NOTIFICATION REQUIREMENTS:

1. The insurance required herein shall provide that no cancellation or material change in any policy shall become effective except upon thirty (30) days prior written notice to County at the office of the Transportation Division, 2850 Fairlane Court, Placerville, CA 95667.

2. Developer agrees that the insurance required herein shall be in effect at all times during the term of this Agreement. In the event said insurance coverage expires at any time or times during the term of this Agreement, Developer shall immediately provide a new certificate of insurance as evidence of the required insurance coverage. In the event Developer fails to keep in effect at all times insurance coverage as herein provided, County may, in addition to any other remedies it may have, terminate this Agreement upon the occurrence of such event. New certificates of insurance are subject to the approval of the Risk Management Division, and Developer agrees that no work or services shall be performed prior to the giving of such approval.

ADDITIONAL STANDARDS:

Certificates shall meet such additional standards as may be determined by the Transportation Division, either independently or in consultation with the Risk Management Division, as essential for protection of County.

COMMENCEMENT OF PERFORMANCE:

Developer shall not commence performance of this Agreement unless and until compliance with each and every requirement of the insurance provisions is achieved.

MATERIAL BREACH:

Failure of Developer to maintain the insurance required herein, or to comply with any of the requirements of the insurance provisions, shall constitute a material breach of the entire Agreement.

REPORTING PROVISIONS:

Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to County, its officers, officials, employees, or volunteers.

PRIMARY COVERAGE:

Developer's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess of Developer's insurance and shall not contribute with it.

PREMIUM PAYMENTS:

The insurance companies shall have no recourse against the County of El Dorado, its officers, agents, employees, or any of them for payment of any premiums or assessments under any policy issued by any insurance company.

DEVELOPER'S OBLIGATIONS:

Developer's indemnity and other obligations shall not be limited by the insurance required herein and shall survive the expiration of this Agreement.

SECTION 12. RESPONSIBILITY OF ENGINEER

Developer shall employ and make available to County an individual or firm acceptable by the County Engineer to provide responses to contractor and construction inspector requests for information, and to provide requisite design revisions as requested by County Engineer before, during, and close out of construction, and through the one-year warranty period of the Project. County Engineer shall be notified by Developer one (1) month in advance of terminating the services of the individual or firm accepted by County Engineer and shall employ a comparable replacement individual or firm acceptable by County Engineer simultaneously to the termination notice date. The individual or firm so employed shall act as Developer's representative to ensure full compliance with the terms and conditions set forth in the plans, specifications, all permits, and any other agreements, notices, or directives related to the Project. County Engineer shall have full access to the individual or firm to ensure that the Project is being constructed in accordance with the approved plans and County specifications. The cost associated with County's utilization of the individual or firm shall be a Project cost for which Developer is responsible.

SECTION 13. INSPECTION

An authorized representative of County will perform construction inspection and material testing in accordance with the State of California, Department of Transportation, Standard Specifications. All testing shall be accomplished to the reasonable satisfaction of County.

SECTION 14. RECORD DRAWINGS

Developer shall have an engineer prepare Record Drawings describing the finished work. The Record Drawings shall be submitted to Transportation Division at the completion of the work.

SECTION 15. FEEES

Developer shall pay all fees in accordance with Transportation Division's fee schedules, including but not limited to application, plan checking, construction oversight, inspection, administration, and acceptance of the work by County.

SECTION 16. DEFAULT, TIME TO CURE, AND REMEDY

Developer's failure to perform any obligation at the time specified in this Agreement will constitute a default and County will give written notice of said default ("Notice") in accordance with the notice provisions of this Agreement. Notice shall specify the alleged default and the applicable Agreement provision Developer shall cure the default within ten (10) days ("Time to Cure") from the date of the Notice. In the event that the Developer fails to cure the default within the Time to Cure, Developer shall be deemed to be in breach of this Agreement.

SECTION 17. PUBLIC AND PRIVATE UTILITIES

Developer shall investigate and determine if existing public and private utilities conflict with the construction of the Project. Developer shall make all necessary arrangements with the owners of such utilities for their protection, relocation, or removal. Developer shall pay all costs of protection, relocation, or removal of utilities. In the event that the utility companies do not recognize this Project as a County project for which the utility companies bear one hundred percent (100%) of the cost of relocation, then, as between County and Developer, Developer shall pay all costs of protection, relocation, or removal of utilities. Notwithstanding the aforementioned, nothing in this provision shall be construed to prevent Developer from making a claim to the owner of said utilities for reimbursement for relocation costs.

SECTION 18. RIGHT-OF-WAY CLEARANCE

Right of way requirements for this Project have been obtained by Developers and such acquisitions approved by County. No additional right of way requirements are necessary for the Project improvements as designed and for which Improvement Plans have been approved.

SECTION 19. CONTRACT ADMINISTRATOR

The County Officer or employee with responsibility for administering this Agreement is Natalie K. Porter, P.E., T.E., Supervising Civil Engineer, Transportation Planning and Land Development, Department of Transportation, or successor.

SECTION 20. ACCEPTANCE

Upon completion of the Project and upon receipt by County's Board of Supervisors of a certification from the Transportation Division that all work has been completed and that the conditions of this Agreement have been fulfilled, the Board of Supervisors will accept the Project road improvements.

SECTION 21. REIMBURSEMENT TO COUNTY

Developer shall reimburse County for costs and expenses incurred by County for construction oversight, inspection, right-of-way, administration, and acceptance of the work performed pursuant to this Agreement. County shall submit to Developer invoices for all reimbursable costs.

SECTION 22. NO DEVELOPER REIMBURSEMENT

The Parties agree and acknowledge that the Project costs associated with the improvements contemplated herein are not eligible for reimbursement by the County and all costs shall be borne by Developer.

SECTION 23. THE PROJECT/ DEVELOPER STATUS

Developer is constructing and completing the Project improvements as described herein and is acting as independent agent and not as an agent of County.

SECTION 24. NOTICE TO PARTIES

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, CA 95667

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

Attn.: Natalie K. Porter, P.E., T.E.
Supervising Civil Engineer
Transportation Planning and
Land Development

Attn.: Adam Bane, P.E.
Senior Civil Engineer

or to such other location as County directs.

Notices to Developer shall be in duplicate and addressed as follows:

Blue Mountain Communities
707 Aldridge Road, Suite B
Vacaville, California 95688


Attn.: Mike Harlan

or to such other location as Developer directs.


SECTION 26. AUTHORIZED SIGNATURES

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 Contract Administrator and Division Concurrence:

By:  Dated: 3/7/22
Natalie K. Porter, P.E., T.E.
Supervising Civil Engineer
Transportation Planning and Land Development
Department of Transportation

Requesting Department Concurrence:

By:  Dated: 3/9/22
Rafael Martinez
Director
Department of Transportation

IN WITNESS WHEREOF, the parties 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: Rori Parkin

Dated: 10-11-22

Board of Supervisors
"County"

Attest:

Kim Dawson
Clerk of the Board of Supervisors

By: Kyle Sheehan
Deputy Clerk

Dated: 10-11-22

-- SUMMERBROOK, EL DORADO, INC. --
-- a California Corporation --

By: Sandra Grouf
Sandra Grouf
Secretary/Treasurer
Summerbrook, El Dorado, Inc.

Dated: 2-1-2022

Notary Acknowledgment Attached

DEVELOPER

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 Solano

On February 1, 2022 before me, Selina Y Marcus, Notary Public
(here insert name and title of the officer)

personally appeared Sandra Grouf

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 Selina Y Marcus



(Seal)

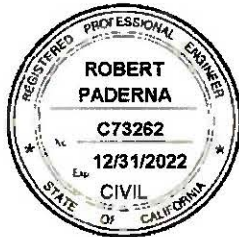
Exhibit A



El Dorado County
Green Valley Road at Deer Valley Road Intersection Improvements
Opinion of Probable Construction Costs
 October 2021

Item	Description	Estimated Quantity	Unit	Unit Price	Total
Roadway					
1	TRAFFIC CONTROL SYSTEM	1	LS	\$35,000.00	\$35,000
2	CLEARING AND GRUBBING	1	LS	\$5,000.00	\$5,000
3	IMPORT BORROW	180	CY	\$150.00	\$27,000
4	HOT MIX ASPHALT (TYPE A)	14	TON	\$300.00	\$4,272
5	ADA CURB RAMPS	4	EA	\$5,500.00	\$22,000
6	DETECTABLE WARNING SURFACE	60	SF	\$35.00	\$2,100
7	CURB AND GUTTER (Type 2)	189	LF	\$75.00	\$14,188
8	SAFETY RAILING	131	LF	\$250.00	\$32,721
9	MINOR CONCRETE (RETAINING WALL)	967	SF	\$150.00	\$145,029
10	MINOR CONCRETE (SIDEWALK)	777	SF	\$20.00	\$15,531
Signing and Striping					
11	REMOVE THERMOPLASTIC PAVEMENT MARKING	43	SF	\$4.00	\$172
12	REMOVE THERMOPLASTIC STRIPING	135	LF	\$1.50	\$202
13	6" THERMOPLASTIC STRIPING - YELLOW	66	LF	\$2.00	\$131
14	6" THERMOPLASTIC STRIPING - WHITE	131	LF	\$2.00	\$261
15	12" THERMOPLASTIC STRIPING - WHITE	478	LF	\$6.00	\$2,866
16	PAVEMENT MARKERS (RETROREFLECTIVE)	6	EA	\$10.00	\$60
Traffic Signal					
17	TRAFFIC SIGNAL INSTALLATION	1	LS	\$379,150.00	\$379,150
Estimated Direct Construction Cost					\$685,683
Mobilization (5%)					\$34,300
Total Estimated Direct Construction Cost					\$719,983
SOFT COSTS					
A	BOND ENFORCEMENT COSTS	2%			\$14,400
B	CONSTRUCTION STAKING	1%			\$7,200
C	CONTINGENCY	15%			\$107,998
D	CONSTRUCTION MANAGEMENT AND INSPECTION	10%			\$71,998
Total Soft Cost					\$201,598
Total Estimated Construction Cost					\$921,579

Robert Paderna



Ed-R 1-12-22
EDC-DOT: No Exceptions Taken