

AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS
FOR CLASS 1 SUBDIVISION
BETWEEN COUNTY, OWNERS AND SUBDIVIDER

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"), **VALLEY VIEW IMPROVEMENT COMPANY, LLC**, a California limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 4370 Town Center Boulevard, Suite 100, El Dorado Hills, California 95762, and **MILLROSE PROPERTIES CALIFORNIA, LLC**, a California limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 600 Brickell Avenue, Suite 1400, Miami, Florida 33131, (hereinafter referred to as "Owners"); and **VALLEY VIEW IMPROVEMENT COMPANY, LLC**, a California limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 4370 Town Center Boulevard, Suite 100, El Dorado Hills, California 95762 (hereinafter referred to as "Subdivider"), concerning **EAST RIDGE VILLAGE - UNIT 8A, TM 14-1521** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 3rd day of March, 2026

RECITALS

Owners are vested with fee title to the Subdivision, a tract of land located in the County of El Dorado, State of California, and described as **EAST RIDGE VILLAGE - UNIT 8A, TM 14-1521**. Owners desire Subdivider 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

SUBDIVIDER WILL:

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 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 East Ridge Village - Unit 8A TM 14-1521" which were approved by the County Engineer, Department of Transportation, on April 29, 2025, and Contract Change Order #1, approved by the County Engineer, Department of Transportation on September 11, 2025. Attached hereto is Exhibit A, marked "Bond Estimate For East Ridge Village Unit 8A Improvements - 50 Residential Units," and Exhibit B, marked "Certificate of Partial Completion of Subdivision Improvements;" all of which exhibits are incorporated herein and made by reference a part hereof. The Exhibits describe quantities, units and costs associated with the improvements to be made.

2. Prior to commencing construction, obtain all necessary environmental clearances, acquire any necessary right-of-way and obtain any necessary permits from any outside agencies.

3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with County's 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 120.16.050 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, Subdivider shall, upon twenty (20) days written notice by County, post replacement securities issued by Sureties 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 cover 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.

8. Have as-built plans prepared by a civil engineer acceptable to County's Department of Transportation and filed with the Department of Transportation Director as provided in Section 120.16.060 of the Code.

9. Repair at Subdivider'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. Per the letter dated September 10, 2025, stormwater runoff discharge infrastructure is subject to an extended warranty under the conditional approval granted for Contract Change Order #1.

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 Subdivider'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, Subdivider, Owners, 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 Subdivider 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.

OWNERS WILL:

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall include a requirement that Owners furnish insurance and bonds that comply with the standard County insurance and bonding requirements in the amounts stated, to be approved by County's Risk Management Division.

12. Consent to the subject improvements and provide continuous, sufficient access to County, Subdivider, Owners, its 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 Owners.

14. To the fullest extent allowed by law, 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 other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owners' 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, Subdivider, Owners, 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 Owners 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.

COUNTY WILL:

15. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 120.16.050 of the Code and upon compliance with all requirements of law, including all County ordinances, approve the Final Map of the Subdivision.

16. Upon receipt of a certificate from 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 120.16.040 of the Code.

17. Release the security posted in accordance with Sections 120.16.040 and 120.16.052 of the Code.

18. Require Owners and/or Subdivider 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 County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

19. Require Owners and/or Subdivider 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 estimate and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed necessary by 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.

20. Upon completion of the public improvements agreed to be performed herein, adopt a resolution accepting or rejecting the streets of said Subdivision into the County road system for maintenance.

21. 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 the County to secure the repair of any hidden defects in workmanship or materials which may appear.

22. Require Owners and Subdivider to pay County for costs, expenses, and reasonable attorneys' fees 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 Owners or Subdivider subsequently proceeds to complete the work.

ADDITIONAL PROVISIONS:

23. The estimated cost of installing all of the improvements **SIX MILLION SIX HUNDRED NINETY-ONE THOUSAND TWO HUNDRED SIXTY-FOUR DOLLARS AND ZERO CENTS (\$6,691,264.00)**.

24. Subdivider and Owners 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 applicable 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.

25. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating 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 Owners or Subdivider of their respective obligations 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.

26. 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.

27. Neither this Agreement, nor any part thereof may be assigned by Owners or Subdivider without the express written approval of County.

28. 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
Attn.: Adam Bane, P.E.
Supervising Civil Engineer
Transportation Planning
and Land Development

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
Attn.: Lindsay Tallman
Administrative Analyst

or to such other location as County directs.

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

Millrose Properties California, LLC
600 Brickell Ave. Suite 1400
Miami, FL 33131

Lennar Homes of California, LLC
1025 Creekside Ridge Dr. #240
Roseville, CA 95678

Attn: Larry Gualco

Valley View Improvement Company, LLC
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762

Attn.: Rick Jordan

or to such other location as Owners direct.

Notices to Subdivider shall be addressed as follows:

Valley View Improvement Company, LLC
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762

Attn.: Rick Jordan


or to such other location as Subdivider directs.

29. 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.

30. 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.

31. 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 Concurrence:

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

Dated: 10-31-25


Requesting Department Concurrence:

By: 
Rafael Martinez, Director
Department of Transportation

Dated: 11/4/25

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: 
Board of Supervisors
"County"

Dated: 3/3/26

Attest:
Kim Dawson
Clerk of the Board of Supervisors


By: 
Deputy Clerk

Dated: 3/3/26

OWNERS

-- VALLEY VIEW IMPROVEMENT COMPANY, LLC --
-- a California Limited Liability Company --


By: HBT Valley View, LLC,
a California limited liability company
Its: Manager

By: 
William B. Bunce
Member
"Owner"

Dated: 10/9/25

**--MILLROSE PROPERTIES CALIFORNIA, LLC--
--a California Limited Liability Company--**

By: Lennar Homes of California, LLC
a California limited liability company
its: Attorney-in-Fact


By: 
Larry Gualco
Vice President
"Owner"

Dated: 10/13/25

SUBDIVIDER

**--VALLEY VIEW IMPROVEMENT COMPANY, LLC--
--a California Limited Liability Company--**

By: HBT Valley View, LLC,
a California limited liability company
Its: Manager

By: 
William B. Bunce
Member
"Subdivider"

Dated: 10/9/25

Notary Acknowledgments 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 Placer

On October 15, 2025 before me, Jessica D. Granzella, Notary Public
(here insert name and title of the officer)

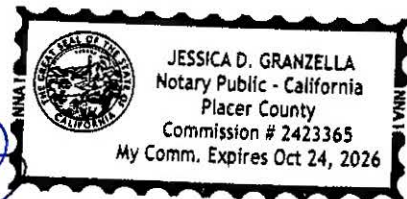
personally appeared Larry Gualco

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 10/9/2025 before me, Edy Sadowski, Notary Public
(here insert name and title of the officer)

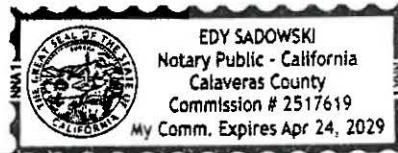
personally appeared WILLIAM B. BUNCE

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 Edy Sadowski



(Seal)

SUBDIVIDER

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 10/9/2025 before me, Edy Sadowski, Notary Public
(here insert name and title of the officer)

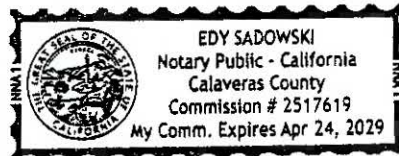
Personally appeared William B. Bunge

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 Edy Sadowski



(Seal)

Exhibit A
Bond Estimate For:

Prepared on 09/03/2025

EAST RIDGE VILLAGE
UNIT 8A IMPROVEMENTS - 50 RESIDENTIAL UNITS

Item No.	Item Description	Estimated Quantity	Unit of Measure	Estimated Unit Cost	Estimated Cost
DEMOLITION					
1	Sawcut & Remove (E) Pvmnt Section	1	LS	\$ 750.00	\$ 750
2	Remove (E) Barricade	2	EA	\$ 500.00	\$ 1,000
3	Remove & Replace (E) Ditch/ Restore to OG	1	LS	\$ 12,000.00	\$ 12,000
4	Remove (E) Rock Lined Ditch	760	LF	\$ 20.00	\$ 15,200
				Subtotal	\$ 28,950
GRADING					
5	Clear and Grub	5.3	AC	\$ 2,800.00	\$ 14,840
6	Excavation (Includes Hydromod Pond)	4,800	CY	\$ 13.50	\$ 64,800
7	Misc Grading for JT Boxes	1	LS	\$ 15,000.00	\$ 15,000
				Subtotal	\$ 94,640
EROSION CONTROL					
8	Erosion Control Measures & SWPPP Compliance	50	LOT	\$ 3,000.00	\$ 150,000
9	Fugitive Dust Control	50	LOT	\$ 1,000.00	\$ 50,000
				Subtotal	\$ 200,000
STREETS & MISCELLANEOUS					
10	3" A.C.	173,327	SF	\$ 2.80	\$ 485,316
11	5" A.B. (SR-05)	4,395	SF	\$ 1.30	\$ 5,714
12	6" A.B. (Around SSMH - SR-05)	112	SF	\$ 1.50	\$ 168
13	8" A.B.	168,932	SF	\$ 2.50	\$ 422,330
14	8" A.B. w/ Double Chip Seal	9,300	SF	\$ 4.40	\$ 40,920
15	Curb and Gutter, Type 2	286	LF	\$ 27.00	\$ 7,722
16	Curb and Gutter, Type 3 w/ Reinforcement (G-CT OLR)	21	LF	\$ 21.25	\$ 446
17	Type A1-6 Curb	57	LF	\$ 21.25	\$ 1,211
18	AC Dike Type A or Type E	7,557	LF	\$ 15.00	\$ 113,355
19	6" PCC / 4" AB w/ Reinforcement (G-CT OLR)	57	SF	\$ 28.00	\$ 1,596
20	6" Stamped PCC / 6" AB	252	SF	\$ 15.00	\$ 3,780
21	Geowalls	215	SF	\$ 32.00	\$ 6,880
22	Street Sign	2	EA	\$ 510.00	\$ 1,020
23	Street Sign on (E) Stop Sign	1	EA	\$ 350.00	\$ 350
24	Stop Sign & Stop Bar	5	EA	\$ 1,500.00	\$ 7,500
25	Stop Sign w/ Street Sign & Stop Bar	3	EA	\$ 1,500.00	\$ 4,500
26	No Parking Sign	2	EA	\$ 510.00	\$ 1,020
27	No Parking Striping	5,321	LF	\$ 0.65	\$ 3,459
28	Barricade w/ Gate	1	EA	\$ 3,000.00	\$ 3,000
29	Sleeving at Entrances	1	LS	\$ 7,000.00	\$ 7,000
30	6' Open Metal Fencing	688	LF	\$ 65.00	\$ 44,720
31	12' Wide Service Gate	1	EA	\$ 7,500.00	\$ 7,500
				Subtotal	\$ 1,169,506
DRAINAGE & MISC IMPROVEMENTS					
32	8" HDPE Including Fittings (SD Service)	380	LF	\$ 52.50	\$ 19,950
33	12" HDPE	621	LF	\$ 52.50	\$ 32,603
34	18" HDPE	2,254	LF	\$ 70.50	\$ 158,907
35	18" RCP CL III	52	LF	\$ 70.50	\$ 3,666
36	18" 12ga CSP, Aluminized	24	LF	\$ 70.50	\$ 1,692
37	24" HDPE	168	LF	\$ 96.00	\$ 16,128
38	24" RCP CL III	16	LF	\$ 96.00	\$ 1,536
39	24" RCP CL V	51	LF	\$ 96.00	\$ 4,896
40	24" 12ga CSP, Aluminized	147	LF	\$ 96.00	\$ 14,112
41	60" HDPE	325	LF	\$ 305.00	\$ 99,125
42	96" CMP	163	LF	\$ 750.00	\$ 122,250

EAST RIDGE VILLAGE

UNIT 8A IMPROVEMENTS - 50 RESIDENTIAL UNITS

43	8" SD Cleanout	1	EA	\$ 2,000.00	\$ 2,000
44	24" SD Drain Basin	2	EA	\$ 2,500.00	\$ 5,000
45	Type B DI w/PCC Transition	11	EA	\$ 3,900.00	\$ 42,900
46	Type GO DI w/PCC Transition	3	EA	\$ 5,625.00	\$ 16,875
47	Type GOL DI w/ PCC Apron & Curb	2	EA	\$ 7,500.00	\$ 15,000
48	EDC Grated Inlet	1	EA	\$ 4,800.00	\$ 4,800
49	EDC Grated Inlet w/ PCC Collar	6	EA	\$ 5,625.00	\$ 33,750
50	EDC Grated Inlet w/ Extended PCC Collar	1	EA	\$ 6,250.00	\$ 6,250
51	Modified Type GCP Inlet (Hydromod Pond)	1	EA	\$ 5,625.00	\$ 5,625
52	18" FES	1	EA	\$ 1,400.00	\$ 1,400
53	24" FES w/ Trash Rack	2	EA	\$ 2,200.00	\$ 4,400
54	48" SDMH	25	EA	\$ 7,375.00	\$ 184,375
55	48" SDMH w/ 3" Orifice Plate & Trash Rack	1	EA	\$ 8,000.00	\$ 8,000
56	48" SDMH w/ 24" Grate	1	EA	\$ 7,375.00	\$ 7,375
57	84" SDMH	1	EA	\$ 20,000.00	\$ 20,000
58	84" SDMH w/ Concrete Weir & Trash Rack (SDLE)	1	EA	\$ 25,000.00	\$ 25,000
59	84" SDMH w/ Concrete Weir & Trash Rack (SDL F)	1	EA	\$ 25,000.00	\$ 25,000
60	Contech 6'X8' Peak Diversion Stormfilter Box	2	EA	\$ 47,125.00	\$ 94,250
61	Contech 6'X12' Peak Diversion Stormfilter Box	2	EA	\$ 61,225.00	\$ 122,450
62	Contech 8'X12' Peak Diversion Stormfilter Box	1	EA	\$ 76,820.00	\$ 76,820
63	Contech SFMH72 Stormfilter	1	EA	\$ 35,000.00	\$ 35,000
64	Outlet Protection T-504	2	EA	\$ 855.00	\$ 1,710
65	RSP Class I	162.2	CY	\$ 107.00	\$ 17,355
66	RSP Class III	7.1	CY	\$ 107.00	\$ 760
67	RSP Class IV	12.4	CY	\$ 107.00	\$ 1,327
68	Small RSP - 7" Thick	2.3	CY	\$ 107.00	\$ 246
69	PCC Level Spreader	415	LF	\$ 240.00	\$ 99,600
70	Roadside Ditch	112	LF	\$ 20.00	\$ 2,240
71	Ditch-Detail I	291	LF	\$ 20.00	\$ 5,810
72	Ditch-Detail II	40	LF	\$ 35.00	\$ 1,400
73	Ditch-Detail III	89	LF	\$ 35.00	\$ 3,115
74	Ditch-Detail IV	133	LF	\$ 40.00	\$ 5,320
75	Ditch Detail V	38	LF	\$ 70.00	\$ 2,660
76	PCC Line (E) Ditch - Sec D	58	LF	\$ 90.00	\$ 5,220
77	Ditch Detail DO	2	EA	\$ 250.00	\$ 500
78	Hydromod Pond Weir	68	LF	\$ 330.00	\$ 22,440
79	T.V. Storm Drain	4,201	LF	\$ 2.75	\$ 11,553
				Subtotal	\$ 1,392,390
SANITARY SEWER					
80	4" PVC C900 DR14	1,574	LF	\$ 73.00	\$ 114,902
81	6" PVC SDR-26	3,666	LF	\$ 104.00	\$ 381,264
82	6" PVC C900 DR14	174	LF	\$ 104.00	\$ 18,096
83	48" SSMH	8	EA	\$ 10,408.00	\$ 83,264
84	48" SSMH w/ Lining	5	EA	\$ 14,811.00	\$ 74,055
85	60" SSMH w/ Lining	1	EA	\$ 21,924.00	\$ 21,924
86	Cleanout	3	EA	\$ 1,946.00	\$ 5,838
87	4" Plug Valve	2	EA	\$ 3,500.00	\$ 7,000
88	4" BOV	4	EA	\$ 4,067.00	\$ 16,268
89	Sewer Service - Pumped	20	EA	\$ 4,323.00	\$ 86,460
90	Sewer Service - Gravity	30	EA	\$ 2,549.00	\$ 76,470
91	Connect to Existing	2	EA	\$ 2,500.00	\$ 5,000
92	T.V. Sewer Line	3,840	LF	\$ 2.50	\$ 9,600
				Subtotal	\$ 900,141

EAST RIDGE VILLAGE

UNIT 8A IMPROVEMENTS - 50 RESIDENTIAL UNITS


DOMESTIC WATER						
93	4" PVC C900 DR14 Including Fittings	121	LF	\$	73.00	\$ 8,833
94	6" PVC C900 DR14 (FH Leads)	125	LF	\$	86.00	\$ 10,750
95	8" PVC C900 DR14 Including Fittings	4,802	LF	\$	96.00	\$ 460,992
96	8" Gate Valve	13	EA	\$	2,957.00	\$ 38,441
97	2" Blow Off Valve	4	EA	\$	2,616.00	\$ 10,464
98	2" Air Release Valve	3	EA	\$	6,606.00	\$ 19,818
99	Fire Hydrant Assembly	9	EA	\$	8,641.00	\$ 77,769
100	Water Service	50	EA	\$	3,159.00	\$ 157,950
101	Domestic Water Service RP Device	20	EA	\$	2,500.00	\$ 50,000
102	Connect to Existing	2	EA	\$	3,500.00	\$ 7,000
					Subtotal	\$ 842,017
DRY UTILITIES						
103	Boxes and Wiring & Transformer	50	EA	\$	8,600.00	\$ 430,000
					Subtotal	\$ 430,000
					Hard Cost Subtotal	\$ 5,057,645
					Mobilization (5% of Hard Costs)	\$ 252,882
					Hard Cost Total	\$ 5,310,527
SOFT COSTS						
A	Bond Enforcement Cost	1	LS	2%	\$	106,211
B	Construction Staking	1	LS	4%	\$	212,421
C	Construction Management & Inspection	1	LS	10%	\$	531,053
D	Contingency	1	LS	10%	\$	531,053
					Subtotal	\$ 1,380,737
					Total Estimated Cost	\$ 6,691,264
EID: No Exceptions Taken		Date				
Patrick Kalvas		9/11/2025				
		9-11-25				
EDC - DOT: No Exceptions Taken		Date				



Exhibit B

Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for East Ridge Village - Unit 8A TM 14-1521 have been completed, to wit:

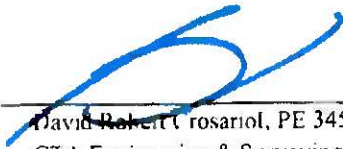
	Total Amount	Percent Completed	Remaining Amount
Demolition	\$ 28,950.00	90%	\$ 2,895.00
Grading	\$ 94,640.00	25%	\$ 70,980.00
Erosion Control	\$ 200,000.00	0%	\$ 200,000.00
Streets & Miscellaneous	\$ 1,169,506.00	0%	\$ 1,169,506.00
Drainage & Misc Improvements	\$ 1,392,390.00	50%	\$ 696,195.00
Sanitary Sewer	\$ 900,141.00	90%	\$ 90,014.10
Domestic Water	\$ 842,017.00	50%	\$ 421,008.50
Dry Utilities	\$ 430,000.00	0%	\$ 430,000.00
Mobilization (5%)	\$ 252,882.00		\$ 154,030.00
Bond Enforcement (2%)	\$ 106,211.00		\$ 64,693.00
Construction Staking (4%)	\$ 212,421.00		\$ 129,385.00
Construction Management & Inspection (10%)	\$ 531,053.00		\$ 323,463.00
Contingency (10%)	\$ 531,053.00		\$ 323,463.00
Total	\$ 6,691,264.00		\$ 4,075,632.60

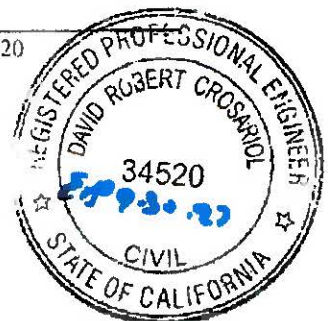
I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Six Million Six Hundred Ninety-One Thousand Two Hundred Sixty-Four Dollars and Zero Cents (\$6,691,264.00)**.

The amount of the Performance Bond is **Four Million Seventy-Five Thousand Six Hundred Thirty-Two Dollars and Sixty Cents (\$4,075,632.60)**, representing 100% of the Total Remaining Amount.

The amount of the Laborers and Materialmens Bond is **Three Million Three Hundred Forty-Five Thousand Six Hundred Thirty-Two Dollars and Zero Cents (\$3,345,632.00)**, which is 50% of the Total Cost of the Improvements.


DATED: 10-2-25


David Robert Crosariol, PE 34520
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742



ACCEPTED BY THE COUNTY OF EL DORADO

DATED: 10-2-25


Adam Banc, P.E.
Supervising Civil Engineer
Transportation Planning & Land Development