

**OFFSITE ROAD IMPROVEMENT AGREEMENT
FOR KOKI LANE, CG 380413
BETWEEN THE COUNTY AND THE DEVELOPER**

AGMT #25-55129

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 **EL DORADO SENIOR VILLAGE APARTMENTS I, LP**, a California limited partnership, duly qualified to conduct business in the State of California, whose principal place of business is 16935 W. Barnardo Drive, Suite 238, San Diego, California 92127, and whose local place of business is 8863 Greenback Lane, Suite 324, Orangevale, California 95662 (hereinafter referred to as "Developer"). This Agreement concerns the offsite road and drainage improvements for **Koki Lane, CG380413** (hereinafter referred to as "Project") in accordance with the road improvement plans entitled **Site Improvement Plans for El Dorado Senior Village Apartments I** and cost estimates prepared by Peabody Tsumura Engineering, Ross Peabody, Registered Civil Engineer, and approved by Gregory Hicks, P.E., Senior Civil Engineer, (hereinafter referred to as "County Engineer"), El Dorado County Department of Transportation (hereinafter referred to as "Department").

RECITALS

WHEREAS, on August 27, 2020, the Planning Commission approved the design review DR20-0001 for the Project;

WHEREAS, Developer has prepared **Site Improvement Plans for El Dorado Senior Village Apartments I, CG 380413** improvement plans ("the Plans") and an itemized account of the estimated cost of said improvements is set forth in Exhibit A, marked "El Dorado Senior Living Site Work Engineer's Estimate of Cost For Road Improvement Agreement" ("the Cost Estimate"), which are 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 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 and in a workmanlike manner, faithfully and fully design and construct or cause to be constructed underground utilities within the County right of way under Koki Lane and other related improvements as required by the Plans, including the road drainage required

by the Conditions of Approval. 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. All construction work shall be in accordance with all applicable state and local rules, regulations, and County policies, including, but not limited to, the California Public Contract Code, applicable requirements of the El Dorado Hills Community Services District, the Labor Code (inclusive of prevailing wage), county bidding requirements, and state licensing laws. 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.

Developer shall comply fully with all laws, orders, citations, rules, regulations, standards, and statutes with respect to occupational health and safety, the handling and storage of hazardous materials, accident prevention, safety equipment and practices. Developer shall be solely responsible for providing a safe place to work for its employees and for employees of its subcontractors and suppliers or material and equipment, for adequacy of and required use of all safety equipment, and for full compliance with aforesaid laws, orders, citations, rules, regulations, standards, and statutes.

County will require Developer 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 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 submitted to Transportation for review and approval **prior to the start of work on the Project**. All Traffic Control Plans shall be prepared either by a Registered Civil Engineer, or the County may accept work from a person or entity that is not a Registered Civil Engineer if that work follows the Caltrans Standard Plans for Temporary Traffic Control System, current as of the date that the plans were submitted.

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 approval. Road closures lasting up to ninety (90) calendar days may be authorized by the Director of Transportation per Resolution 060-2023; closures lasting more than ninety (90) calendar days require 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 September 16, 2025, and shall complete the Project no later than two (2) years from the

effective date of this Agreement, 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 **Six Hundred Fifty-One Thousand Nine Hundred Seventy-Two Dollars and Eighty-Three Cents (\$651,972.83)** 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 **Six Hundred Fifty-One Thousand Nine Hundred Seventy-Two Dollars and Eighty-Three Cents (\$651,972.83)** 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.

Developer shall ensure that its contractor provide Payment and Performance Bonds that name County as an additional obligee and that includes a one (1) year warranty provision in the Performance Bond against defects in materials and workmanship. The forms shall be 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 Department of Transportation'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. CARB CERTIFICATES OF REPORTED COMPLIANCE

The improvements described in this Agreement are public works subject to the contracting requirements set out in the California Air Resources Board ("CARB") In-Use Off-Road Diesel-Fueled Fleets Regulation 13 CCR section 2449, subdivisions (i) and (j), as it currently adopted or as may be amended. Before entering into any contract for the use of vehicles subject to 13 CCR section 2449 after January 1, 2024, Developer, or its Contractor or Subcontractor, shall obtain Certificate(s) of Reported Compliance ("Certificate") from that fleet. Developer shall provide a copy of any Certificate collected under this paragraph to the County Contract Administrator before the construction of the improvements and provide any updates to any Certificate on an ongoing annual basis until the improvements are completed. Developer shall maintain any Certificate obtained pursuant to this paragraph for three years after Project completion and shall provide a copy to CARB upon request, consistent with 13 CCR section 2449, subdivision (i)(3).

SECTION 8. 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 9. 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 10. 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 11. 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 12. 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. Developer shall provide proof that County, its employees, agents, and volunteers, as additional insured on its insurance policies, is named additional insured by providing the Risk Management Division with an ISO form CG 2010 1185, or its equivalent.

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 13. 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 14. 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 15. 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 16. FEES

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 17. 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 18. 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 19. 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 20. CONTRACT ADMINISTRATOR

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

SECTION 21. 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 22. 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 23. 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 24. 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 25. 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

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 Developer shall be in duplicate and addressed as follows:

El Dorado Senior Village Apartments
8853 Greenback Lane, Suite 324
Orangevale, CA 95662

Attn.: Sergei Oleshko

or to such other location as Developer directs.

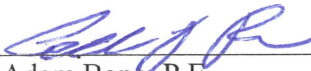
SECTION 26. AUTHORIZED SIGNATURES

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.

SECTION 27. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument.

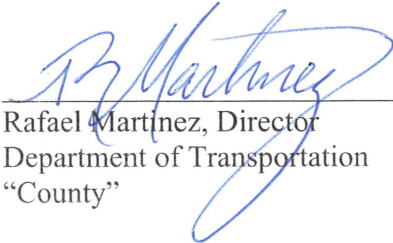
Requesting Contract Administrator and Division Concurrence:

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

Dated: 51 1-16-26

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: 
Rafael Martinez, Director
Department of Transportation
"County"

Dated: 1/20/26

--EL DORADO SENIOR VILLAGE APARTMENTS I, LP--
--a California Limited Partnership--

By: SNO El Dorado One LLC
a California limited liability company
its administrative general partner

By: PSCDC El Dorado One LLC
a California limited liability company
its managing general partner

By: SNO Foundation
a private foundation
a member

By: Pacific Southwest Community
Development Corporation
a California nonprofit public benefit corporation
its manager

By: 
Sergei Oleshko
Trustee

By: _____
Juan P. Arroyo
Executive Vice President

Dated: 1/6/26

Dated: _____

By: Milestone Housing Group, LLC
a California limited liability company
a member

By: _____
Marcus Griffin
Manager

Dated: _____

Notary Acknowledgments 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 Shasta

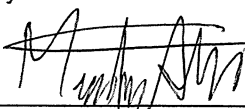
On 1/6/26 before me, Mason Toro Allen, Notary Public,
(here insert name and title of the officer)

personally appeared Sergei Oleshtko,

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)

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

Dated: _____

--EL DORADO SENIOR VILLAGE APARTMENTS I, LP--
--a California Limited Partnership--

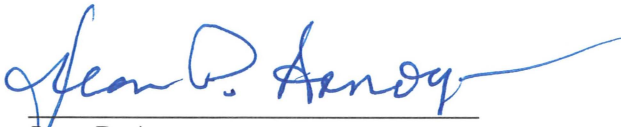
By: SNO El Dorado One LLC
a California limited liability company
its administrative general partner

By: PSCDC El Dorado One LLC
a California limited liability company
its managing general partner

By: SNO Foundation
a private foundation
a member

By: Pacific Southwest Community
Development Corporation
a California nonprofit public benefit corporation
its manager

By: _____
Sergei Oleshko
Trustee

By: 

Juan P. Arroyo
Executive Vice President

Dated: _____

Dated: 1/6/2026

By: Milestone Housing Group, LLC
a California limited liability company
a member

By: _____
Marcus Griffin
Manager

Dated: _____

Notary Acknowledgments 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 Orange

On January 6, 2026 before me, Morgan Ung, Notary Public,
(here insert name and title of the officer)

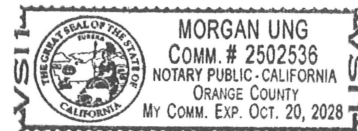
personally appeared Juan P. Arroyo,

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 Morgan Ung



(Seal)

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

Dated: _____

**-- EL DORADO SENIOR VILLAGE APARTMENTS I, LP --
- -a California Limited Partnership- -**

By: SNO El Dorado One LLC
a California limited liability company
its administrative general partner

By: PSCDC El Dorado One LLC
a California limited liability company
its managing general partner

By: SNO Foundation
a private foundation
a member

By: Pacific Southwest Community
Development Corporation
a California nonprofit public benefit corporation
its manager

By: _____
Sergei Oleshko
Trustee

By: _____
Juan P. Arroyo
Executive Vice President

Dated: _____

Dated: _____

By: Milestone Housing Group, LLC
a California limited liability company
a member

By: 

Marcus Griffin
Manager

Dated: 1/6/26

Notary Acknowledgments 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 San Diego

On 1-6-2020 before me, Robert D Vass, Notary Public
(here insert name and title of the officer)

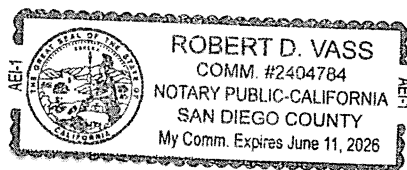
personally appeared Marcus Griffin,

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 [Signature]



(Seal)

Exhibit A

El Dorado Senior Living Site Work
Engineer's Estimate of Cost
For Road Improvement Agreement



Item Description	Quantity	Unit	Unit Cost	Line Item Cost
Offsite Improvements:				
Koki Lane Water Line Improvements:				
W00 Mobilization	1	JOB	\$5,000.00	\$23,440.00
W01 10" Hot Tap Water Connection	1	EA	\$4,500.00	\$4,500.00
W02 10" PVC (C-900, DR-14) Water Line	660	LF	\$185.00	\$122,100.00
W03 Reconnect existing 2" water service	6	EA	\$4,500.00	\$27,000.00
W04 Connect Ex. Fire Hydrant to new 10"WL	1	EA	\$2,500.00	\$2,500.00
W05 Install new Fire Hydrant	1	EA	\$8,500.00	\$8,500.00
W06 Trench Restoration Patch	660	LF	\$165.00	\$108,900.00
W07 Travel Lane Restoration	9,900	SF	\$12.00	\$118,800.00
W08 10" 22.5 deg Fitting	1	EA	\$4,500.00	\$4,500.00
W09 10" 90 deg Fitting	2	EA	\$4,500.00	\$9,000.00
W010 10"11.25 deg Fitting	1	EA	\$4,500.00	\$4,500.00
W011 Abandon Exist. 6" Water Main in Place	1	JOB	\$30,000.00	\$30,000.00
W012 Connect to Exist. 6" Water Main	1	JOB	\$6,500.00	\$6,500.00
W013 Traffic Control	1	JOB	\$8,500.00	\$8,500.00
W014 Striping	1	JOB	\$2,500.00	\$2,500.00

Bonding 2% \$9,624.80

Construction Staking 4% \$19,249.60

Management & Inspections 10% \$48,124.00

Contingency 10% \$48,124.00

KOKI LANE WATER COST ESTIMATE TOTAL: \$606,362.40

Cal Trans Encroachment Improvements:

CO0 Mobilization	1	JOB	\$1,000.00	\$1,723.75
CO1 10" Hot Tap Water Connection	1	EA	\$4,500.00	\$4,500.00
CO2 10" PVC (C-900, DR-14) Water Line	55	LF	\$185.00	\$10,175.00
CO3 Trench Patch & Lane Restoration	1	JOB	\$15,000.00	\$15,000.00
Storm Drain				
SD1 24" Drain Pipe Connection	11	LF	\$300.00	\$3,300.00
SD2 Core existing Drain Inlet	1	JOB	\$1,500.00	\$1,500.00

Bonding 2% \$723.98

Construction Staking 4% \$1,447.95

Management & Inspections 10% \$3,619.88

Contingency 10% \$3,619.88

CALTRANS ENCROACHMENTS COST ESTIMATE TOTAL: \$45,610.43

TOTAL BONDING AMOUNT: \$651,972.83



Patrick Kalvass

Digitally signed by Patrick Kalvass
DN: cn=PK, email=kalvass@eid.org, o=EI Dorado
Imperial District, OU="Engineering Development
Services", DN=Patrick Kalvass
Date: 2025.11.26 08:23:17 -0800

No Exception EID

Gregory Hicks 11/26/25
No Exception DOT

El Dorado Senior Village Apartments I, LP

AGMT 25-55129

Exhibit A

Page 1 of 1

Bond No. ES00022567
Premium \$9,020.00

PERFORMANCE BOND AGREEMENT FORM

WHEREAS, the Board of Supervisors of the County of El Dorado, a political subdivision of the State of California, and **El Dorado Senior Village Apartments I, LP**, (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated January 6, 2026, and identified as project **Koki Lane, CG380413** 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 Everest National Insurance Company, (hereinafter designated as "Surety"), are held and firmly bound unto the County of El Dorado, as Oblige, in the penal sum of **Six Hundred Fifty-One Thousand Nine Hundred Seventy-Two Dollars and Eighty-Three Cents (\$651,972.83)** 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.

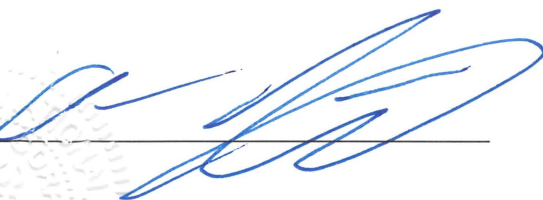
The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any 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 January 6, 2026.

“Surety”

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact

Print Name

“Principal”

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company
By its Administrative General Partner

SNO Foundation
a Private Foundation
By a Member

By

Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company
By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company
By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation
By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

**POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY**

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Kyle King, Travis R. Pearson, William Bodensadt III, Kimberly Acevedo, Chanel Asfaw, Alex Karaniwan

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 6th day of January 2026.



By: Sylvia Semerdjian, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

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 San Diego

On JAN 06 2026

Date

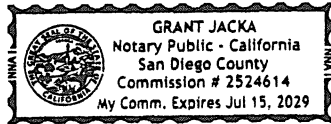
before me, Grant Jacka

Insert Name of Notary exactly as it appears on the official seal

, Notary Public,

personally appeared Alex Karaniwan

Name(s) of Signer(s)



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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

In witness whereof, this instrument has been duly executed by the Principal and Surety above named on January 6, 20 26.

"Surety"

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact

Print Name

"Principal"

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

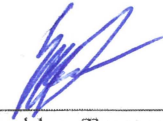
SNO El Dorado One LLC
a California Limited Liability Company

By its Administrative General Partner

SNO Foundation
a Private Foundation

By a Member

By


Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company

By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company

By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation

By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 Shasta

On 1/6/26 before me, Mason Toro-Allen, Notary Public,
(here insert name and title of the officer)

personally appeared Sergei Oleshko

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 [Signature]



(Seal)

In witness whereof, this instrument has been duly executed by the Principal and Surety above named on January 6, 2026.

"Surety"

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact

Print Name

"Principal"

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company
By its Administrative General Partner

SNO Foundation
a Private Foundation
By a Member

By

Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company
By a Member

By


Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company
By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation
By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 SAN DIEGO

On 1-6-2026 before me, ROBERT D VASS, Notary Public,
(here insert name and title of the officer)

personally appeared MARCUS GRIFFIN,

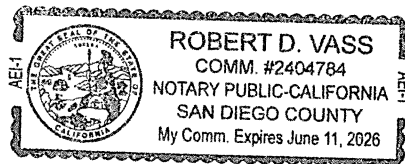
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

[Signature]



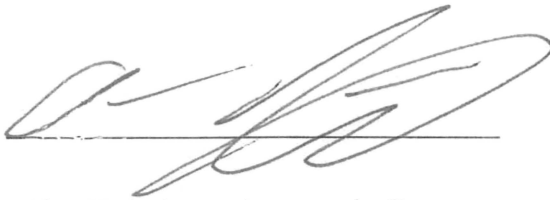
(Seal)

In witness whereof, this instrument has been duly executed by the Principal and Surety above named on January 6, 2026.

“Surety”

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact

Print Name

“Principal”

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company

By its Administrative General Partner

SNO Foundation
a Private Foundation

By a Member

By

Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company

By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company

By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation

By its Manager



Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 Orange

On January 6, 2026 before me, Morgan Ung, Notary Public,
(here insert name and title of the officer)

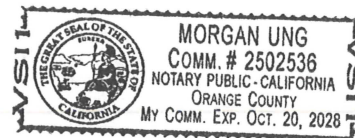
personally appeared Juan P. Arroyo,

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 Morgan Ung



(Seal)

Bond No.	<u>ES00022567</u>
Premium	<u>Included in</u> 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 **El Dorado Senior Village Apartments I, LP** (hereinafter designated as "Principal"), have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which said agreement, dated January 6, 2026, and identified as the Road Improvement Agreement for Koki Lane, CG380413 between the County and the Developer, AGMT 25-55129, and the Improvement Plans for El Dorado Senior Village Apartments I, CG 380413 are 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 Titles 1 and 3 (commencing with Section 8000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, we, the Principal and Everest National 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 **Six Hundred Fifty-One Thousand Nine Hundred Seventy-Two Dollars and Eighty-Three Cents (\$651,972.83)** 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 Titles 1 and 3 (commencing with Section 8000) of Part 6 of Division 4 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.

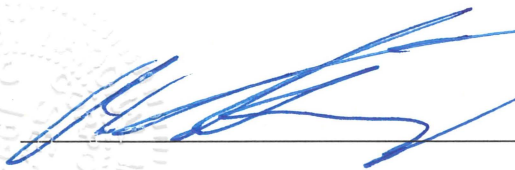
The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration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

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on January 6, 20 26.

“Surety”

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact
Print Name

“Principal”

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company

By its Administrative General Partner

SNO Foundation
a Private Foundation

By a Member

By

Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company

By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company

By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation

By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

**POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY**

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Kyle King, Travis R. Pearson, William Bodensadt III, Kimberly Acevedo, Chanel Asfaw, Alex Karaniwan

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 6th day of January 2026.



By: Sylvia Semerdjian, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT Civil Code § 1189

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.

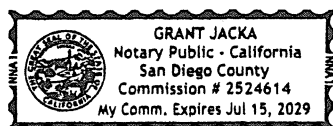
STATE OF CALIFORNIA

County of San Diego

On JAN 06 2026 before me, Grant Jacka, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Alex Karaniwan

Name(s) of Signer(s)



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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

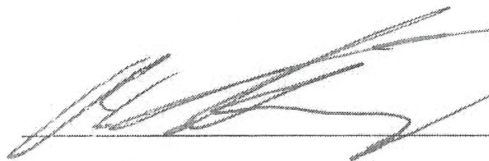
Top of thumb here

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on January 6, 20 26.

"Surety"

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact

Print Name

"Principal"

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

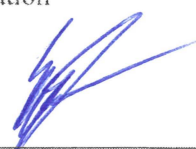
SNO El Dorado One LLC
a California Limited Liability Company

By its Administrative General Partner

SNO Foundation
a Private Foundation

By a Member

By


Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company

By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company

By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation

By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 Shasta

On 1/6/26 before me, Mason Toro-Alan, Notary Public,
(here insert name and title of the officer)

personally appeared Sergei Olesko

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 [Signature]



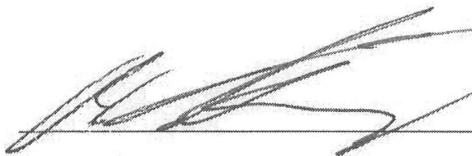
(Seal)

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on January 6, 20 26.

"Surety"

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact
Print Name

"Principal"

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company
By its Administrative General Partner

SNO Foundation
a Private Foundation
By a Member

By

Sergei Oleshko, Trustee

Milestone Housing Group, LLC
a California Limited Liability Company
By a Member

By


Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company
By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation
By its Manager

Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 SAN DIEGO

On 1-6-2026 before me, ROBERT D. VASS, Notary Public
(here insert name and title of the officer)

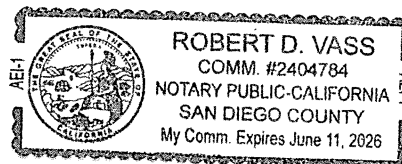
personally appeared MARCUS GRIFFIN

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 [Signature]



(Seal)

In witness whereof, this instrument has been duly executed by the Principal and Surety above named, on January 6, 20 26.

"Surety"

Everest National Insurance Company

By



Alex Karaniwan, Attorney-in-Fact
Print Name

"Principal"

El Dorado Senior Village Apartments I, LP
a California Limited Partnership

SNO El Dorado One LLC
a California Limited Liability Company
By its Administrative General Partner

SNO Foundation
a Private Foundation
By a Member

By

Sergei Oleshko, Trustee

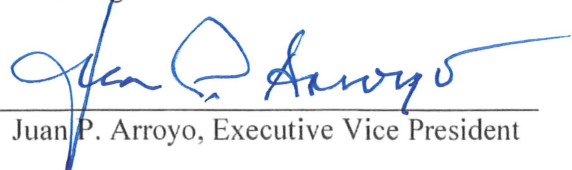
Milestone Housing Group, LLC
a California Limited Liability Company
By a Member

By

Marcus Griffin, Manager

PSCDC El Dorado One LLC
a California Limited Liability Company
By its Managing General Partner

Pacific Southwest Community
Development Corporation
a California Nonprofit Public Benefit
Corporation
By its Manager



Juan P. Arroyo, Executive Vice President

NOTARY ACKNOWLEDGMENTS ATTACHED

PRINCIPAL

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 Orange

On January 6, 2026 before me, Morgan Ung, Notary Public,
(here insert name and title of the officer)

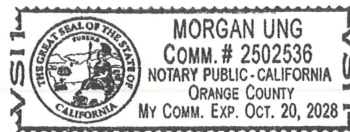
personally appeared Juan P. Arroyo,

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 Morgan Ung



(Seal)