

# ORIGINAL

**AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS**  
**FOR CLASS 1 SUBDIVISION**  
**BETWEEN COUNTY AND OWNER**

**THIS AGREEMENT**, made and entered into by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **SERRANO ASSOCIATES, LLC**, a Delaware limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 4525 Serrano Parkway, El Dorado Hills, California, 95762; (hereinafter referred to as "Owner"); concerning **SERRANO VILLAGE M2, PHASE 1, UNIT 1, TM 01-1381R** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**RECITALS**

Owner is vested with fee title to Subdivision; a tract of land located in the County of El Dorado, State of California, and described as **SERRANO VILLAGE M2, PHASE 1, UNIT 1 TM 01-1381R**. Owner desires to construct on said property certain public improvements as hereinafter described, in connection with the Subdivision.

In consideration for the complete construction and dedication of all the public improvements specified in this Agreement, the approval and acceptance by County's Board of Supervisors of the Conditions of Approval, and the Final Map to be filed and recorded, the parties agree as follows:

**AGREEMENT**

**OWNER WILL:**

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 OR 120.16.020 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 **PLANS FOR THE IMPROVEMENT AND GRADING OF SERRANO-VILLAGE M2, PHASE 1, TM 01-1381R** which were approved by the County Engineer, Community Development Agency, Transportation Division, on July 25, 2014. Attached hereto are Exhibit A, marked "Engineer's Cost Estimate" 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.

Agreement to Make Subdivision Improvements for  
Class 1 Subdivision Between County and Owner  
Serrano Village M2, Ph 1, Unit 1, TM 01-1381R

AGMT 14-53998  
Page 1 of 6

3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with the El Dorado County Board of Supervisors.

4. Install or cause to be installed, modify or cause to be modified, any and all erosion and sediment control features, whether temporary or permanent, deemed necessary by the County Engineer to ensure compliance with the Clean Water Act, the Statewide General Permit, and County's, Grading, Erosion and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

5. Post security acceptable to County as provided in Section 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, Owner 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 (a) related civil engineering services, including the costs of inspection and utility relocation when required, and (b) attorneys' fees, costs, and expenses of legal services incurred by the County in conjunction with this Agreement.

7. Provide deposit for and pay to County all costs of construction oversight, inspection, administration and acceptance of the work by County in accordance with the County Engineer Fee Schedule adopted by Resolution of the Board of Supervisors of El Dorado County.

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

9. Repair at Owner's sole cost and expense, any defects, in workmanship or materials, which appear in the work within one (1) year following acceptance of the work by County.

10. To the fullest extent allowed by law, defend, indemnify and hold County and its officers, agents, employees and representatives harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owner's work, design, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Owner, any contractor(s), subcontractor(s) and employee(s) of any of these, except for the sole, or active negligence of County, its officers, agents, employees and representatives or as expressly provided by statute. This duty of Owner to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

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

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

12. Provide continuous, sufficient access to County, Owner's successors and assigns, including but not limited to its Surety and Surety's agents, to the Subdivision to enable the public improvements to be constructed and completed. Access shall be continuous until completion of said public improvements, and release by County of the security underlying this Agreement.

13. Agree that said agreement to provide continuous, sufficient access is irrevocable and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors, assigns and personal representatives of Owner.

**COUNTY WILL:**

14. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 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.

15. 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.

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

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

18. Require Owner to maintain, and to make such alterations, deviations, additions to, or deletions from, the project erosion control features shown and described on the plans, specifications and cost estimates and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed by County Engineer to be necessary or advisable for compliance with the Clean Water Act, Statewide General Permit requirements and County's Grading, Erosion and Sediment Control Ordinances.

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

20. Retain a portion of the security posted in the amount of ten percent (10%) of the estimated cost of all of the improvements for one (1) year following acceptance of the work by County to secure the repair of any hidden defects in workmanship or materials which may appear.

21. If any legal action, including arbitration or an action for declaratory relief, is brought by either party to this Agreement to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the other party, in addition to any other relief to which that party is entitled.

**ADDITIONAL PROVISIONS:**

22. The estimated cost of installing all of the improvements is **SEVEN MILLION TWO HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED NINETY-ONE DOLLARS AND FIFTY-EIGHT CENTS (\$7,273,491.58).**

23. Owner shall conform to and abide by all Federal, State and local building, labor and safety laws, ordinances, rules and regulations. All Work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshal, safety orders of the Division of Industrial Safety, California Electrical Code, California Building Code, California Plumbing Code, and any and all other applicable laws and regulations. Nothing in this Agreement, including but not limited to the improvement plans and specifications and cost estimates, is to be construed to permit work not conforming to these codes.

24. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating that the work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said work and/or materials, or payments therefore, or any combination or all of these acts, shall not relieve Owner of its obligation to fulfill this Agreement as prescribed; nor shall County be stopped from bringing any action for damages arising from the failure to comply with any terms and conditions hereof.

25. This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

26. Neither this Agreement, nor any part thereof may be assigned by Owner without the express written approval of County.

27. All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested.

Community Development Agency  
Transportation Division  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental

Community Development Agency  
Administration and Finance Division  
2850 Fairlane Court  
Placerville, CA 95667

Attn.: Gregory Hicks  
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

Serrano Associates, LLC  
4525 Serrano Parkway  
El Dorado Hills, California 95762  
Attn.: Thomas M. Howard,  
Vice President of Construction

or to such other location as Owner directs.

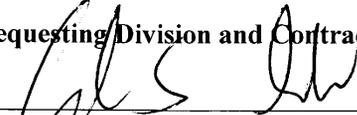
28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/Environmental, Community Development Agency, or successor.

29. Any action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California.

30. This document and the documents referred to herein and exhibits attached hereto are the entire Agreement between the parties concerning the subject matter hereof.

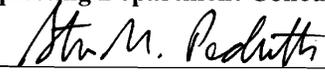
31. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Division and Contract Administrator Concurrence:**

By:   
Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental  
Community Development Agency

Dated: SEPT 17, 2015

**Requesting Department Concurrence:**

By:   
Steven M. Pedretti, Director  
Community Development Agency

Dated: 9/19/15

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: \_\_\_\_\_

Dated: \_\_\_\_\_

Board of Supervisors  
"County"

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

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Deputy Clerk

--SERRANO ASSOCIATES, LLC--  
--a Delaware Limited Liability Company--

By: Parker Development Company  
a California Corporation  
its Managing Member

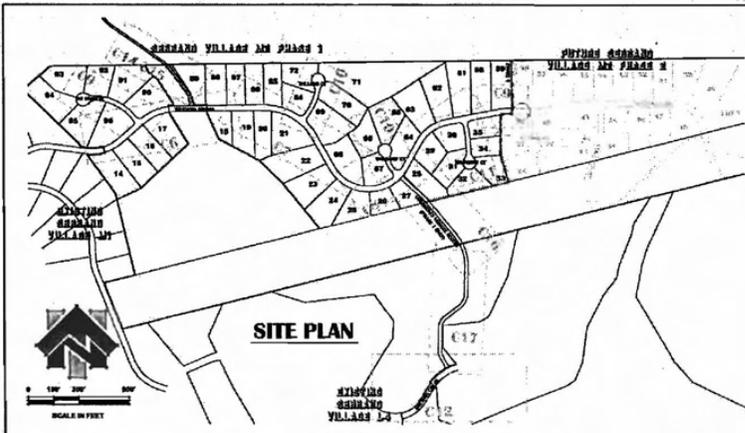
*[Signature]*  
By: \_\_\_\_\_

Dated: 8-17-15

Print Name: William R. Parker  
Title: President  
"Owner"

*Notary Acknowledgment Attached*

PLANS FOR THE IMPROVEMENT AND GRADING OF  
**SERRANO-VILLAGE M2, PHASE 1**  
 COUNTY OF EL DORADO, CALIFORNIA  
 TM 01-1381



**SHEET INDEX**

- C1 - TITLE SHEET
- C2 - GENERAL NOTES
- C3 - TYPICAL SECTIONS AND DETAILS
- C4 - UTILITY AND DRAINAGE PLAN
- C5 - UTILITY AND DRAINAGE PLAN
- C6 - W. SIERRA STA 8+00 - 17+00
- C7 - W. SIERRA STA 17+00 - 29+00
- C8 - W. SIERRA STA 29+00 - 39+00
- C9 - W. SIERRA STA 39+00 - 39+00 & ST FRANCIS CT
- C10 - WILLARD AND WALDORF COURT
- C11 - BELVUE COURT
- C12 - CRYSTAL CREEK DRIVE STA 20+00 - 28+00
- C13 - CJA-DE-SAC BULK PROFILES
- C14 - SEWER LATERAL A STA 1+00 - 7+00
- C15 - SEWER LATERAL A STA 7+00 - 12+00
- C16 - EVA-WATER LATERAL B STA 1+00 - 3+00
- C17 - EVA-WATER LATERAL B STA 8+00 - 15+04
- C18 - EROSION CONTROL PLAN
- C19 - EROSION CONTROL PLAN
- C20 - EROSION CONTROL NOTES
- C21 - EROSION CONTROL DETAILS
- C22 - DOMESTIC WATER PRESSURE REDUCING STATION
- C23 - RECYCLED WATER PRESSURE REDUCING STATION

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	TELEPHONE
SOIL	PO & E JENNIFER DONOHUE	(916) 871-7337 C (916) 383-4873
ELECTRICITY	PO & E JENNIFER DONOHUE	(916) 871-7337 C (916) 383-4873
PLUMBING	PO & E JERRY SWANBERG	(916) 871-7337 C (916) 383-4843
WELDER	PO & E MARC HADDOY	(916) 462-4733
DRINKING	PO & E MARC HADDOY	(916) 462-4733
EL DORADO COUNTY	CONTACT INSPECTOR	(916) 871-8909
U.S.A.	PO & E MARC HADDOY	(916) 462-4733
EL DORADO HILLS FIRE DEPT.	PO & E MIKE LUBENTHAL	(916) 374-3432 C (916) 374-2782
CONCRETE	PO & E MARC HADDOY	(916) 462-4733

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
—	—	CURB, GUTTER & SIDEWALK
○	○	DRAIN MANHOLE
○	○	SEWER MANHOLE
○	○	DRAIN INLET
—	—	SEWER LINE AND SIZE
—	—	DRAIN LINE AND SIZE
—	—	WATER LINE AND SIZE
—	—	RECLAIMED WATER LINE AND SIZE
—	—	WATER SERVICE - ED STD DWG W20
—	—	RECLAIMED WATER SERVICE PER ED STD DWG R08
—	—	GRAVITY SEWER SERVICE PER ED STD DWG S06
—	—	PUMPED SEWER SERVICE ED STD DWG S06S
—	—	POTABLE/RECLAIMED WATER VALVE
—	—	FIRE HYDRANT - ED STD DWG W17
—	—	BLOW-OFF
—	—	AIR RELEASE VALVE
—	—	GAS, TELEPHONE OR ELECTRIC
—	—	PROPERTY LINE & TBC ELEVATION
—	—	SIDEWALK RAMP
—	—	TREE TO BE REMOVED/MULCHED
—	—	SPOT ELEVATION
—	—	STREET NAME SIGN PER STD. PLAN 105B
—	—	30" x 1" STOP SIGN 12" STOP BAR & STOP PAVEMENT MARKINGS PER COUNTY STANDARDS
—	—	STREET BARRICADE
—	—	POTABLE/RECYCLED WATER PIV
—	—	DRAIN LINE TO STORM/SEWER
—	—	ROCK OUTLET PROTECTION (ROP)

**GENERAL NOTES:**

**OWNER OF RECORD:**  
 SERRANO ASSOCIATES, LLC  
 4525 SERRANO PARKWAY  
 EL DORADO HILLS, CALIFORNIA 95762-4291  
 916-430-4000

**ASSESSOR PARCEL NUMBER(S):**  
 APN 123-020-08 AND PORTIONS OF APN 123-020-07, 123-020-06, 123-020-10 AND 123-020-05

**BENCH MARK:** ELEV. 871.086  
 DESCRIPTION: 1.5127" DIA. BRASS DISK  
 LOCATED IN TOP OF ROCK TO BE SET OF THE CENTERLINE OF WHITE ROCK ROAD AT A POINT 1500 FEET SW OF LATROUSE ROAD.

**EARTHWORK:** CUT = 21,170 C.Y. FILL = 34,670 C.Y. AREA OF DISTURBANCE = 11.0 +/- ACRES  
 WIDTH # 5509C370306

**RECYCLED WATER SERVICE CERTIFICATION:**

I HEREBY CERTIFY THAT THE RECYCLED WATER SYSTEM AS SHOWN ON SHEETS C1 THROUGH C23 HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH ADEQUATE RECYCLED WATER PRESSURE AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY THE EL DORADO IRRIGATION DISTRICT.

DATE: 6/20/14  
 DONALD T. MCCORMACK R.C.E. 42558

**SEWER SERVICE CERTIFICATION:**

I HEREBY CERTIFY THAT THE SEWER SYSTEM AS SHOWN ON SHEETS C1 THROUGH C23 HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH SEWER SERVICE AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY THE EL DORADO IRRIGATION DISTRICT.

DATE: 6/20/14  
 DONALD T. MCCORMACK R.C.E. 42558

**WATER SERVICE CERTIFICATION:**

I HEREBY CERTIFY THAT THE WATER SYSTEM AS SHOWN ON SHEETS C1 THROUGH C23 HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH ADEQUATE WATER PRESSURE AND FIRE FLOW AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY THE EL DORADO IRRIGATION DISTRICT.

DATE: 6/20/14  
 DONALD T. MCCORMACK R.C.E. 42558

**SECOND DRAWING CERTIFICATE:**

THIS SET OF PLANS, HAVING BEEN REVIEWED BY ME, REFLECT ALL APPROVED REVISIONS TO THE PROJECT KNOWN TO ME, AND ALL FIELD DEVIATIONS TO THE PLANNED IMPROVEMENTS BY THE CONSTRUCTION CONTRACTOR, AS REPORTED TO ME AS OF [DATE]. IT DOES NOT REPRESENT FIELD VERIFICATION OF PLANNED IMPROVEMENTS BY ME.

DATE: 7/1/14  
 DONALD T. MCCORMACK R.C.E. 42558

**GRADING AND GEOTECHNICAL SPECIFICATIONS:**  
 ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

SEE BELOW (TITLE, PROJECT NUMBER, SOILS ENGINEERING COMPANY NAME, DATE)  
 ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF ASTM D-1557 OR AN APPROVE ALTERNATIVE STANDARD. AT COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS, OR IF REQUIRED, AND AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED. ONE COPY OF THE AS-GRADED REPORT WILL BE SUBMITTED TO EACH OF THE DOT INSPECTOR AND DOT DEVELOPMENT SERVICES UNIT, WITHIN 15 DAYS OF THE COMPLETION OF GRADING.

**GEOTECHNICAL ENGINEERS STATEMENT:**  
 THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION PREPARED FOR THIS DEVELOPMENT.

(NAME) [Signature] C.E.G. DATE: 6/20/14 EXPIRES: 6/20/15  
 (NAME) [Signature] R.E.B. E.T.L. DATE: 6/20/14 EXPIRES: 6/20/15

DESIGNED UNDER THE DIRECTION OF  
 [Signature] DONALD T. MCCORMACK R.C.E. 42558 DATE: 6/20/14

EL DORADO IRRIGATION DISTRICT  
 [Signature] APPROVED BY: DATE: 7/1/14  
 PROJECT No. 1548 DEV 664787

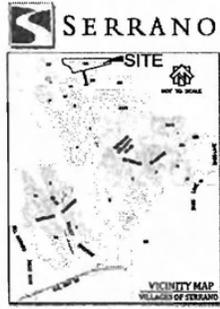
COUNTY OF EL DORADO COMMUNITY DEVELOPMENT AGENCY  
 TRANSPORTATION DIVISION  
 [Signature] ANDREW GABER R.C.E. 45187 DATE: 7/25/14

FIRE DEPARTMENT APPROVAL  
 [Signature] EL DORADO HILLS FIRE DEPARTMENT DATE: 7/1/14

RECYCLED WATER MATERIAL LIST			
ITEM	SUPPLIER AND/OR MANUFACTURER	MODEL/TYPE/ SIZE/TOTAL	QUANTITY
PIPE			
FITTINGS			
SERVICES			
VALVES			
ARV VALVES			

SEWER MATERIAL LIST			
ITEM	SUPPLIER AND/OR MANUFACTURER	MODEL/TYPE/ SIZE/TOTAL	QUANTITY
PIPE			
FITTINGS			
MANHOLES			
SERVICES			

WATER MATERIAL LIST			
ITEM	SUPPLIER AND/OR MANUFACTURER	MODEL/TYPE/ SIZE/TOTAL	QUANTITY
PIPE			
FIRE HYDRANTS			
SERVICES			
VALVES			
ARV VALVES			



CREATED BY: DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DRAWING SCALE: \_\_\_\_\_

REV. DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

PROJECT NO. 2677.192

SHEET NO. C1 OF C23

IMPROVEMENT AND GRADING PLANS FOR: SERRANO VILLAGE M2, PHASE 1

TM 01-1381 TITLE SHEET

EL DORADO COUNTY CALIFORNIA

**OWNER'S STATEMENT:**

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED AT DOCUMENT NO. \_\_\_\_\_, O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL. THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE, HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, TWENTY (20.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED \_\_\_\_\_, O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. PEDESTRIAN EASEMENTS, TWENTY (20.00) FEET IN WIDTH ON, OVER AND ACROSS THE LOTS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT".
- F. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

**SERRANO ASSOCIATES, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY  
A CALIFORNIA CORPORATION  
MANAGING MEMBER

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } :ss  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY

APPEARED 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 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

TM01-1381-R-4 APPROVED JULY 9, 2014

**PLAT OF  
SERRANO VILLAGE M2-UNIT 1  
PORTION OF SECTION 26, T.10N., R.8E., M.D.M.  
BEING LOT 2 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2014  
R.E.Y. ENGINEERS, Inc.**

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, IN JANUARY, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JUNE, 2015 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THIONNET L.S. 6866  
DATE: \_\_\_\_\_

**COMMUNITY DEVELOPMENT AGENCY  
COUNTY ENGINEER'S STATEMENT:**

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

ANDREW S. GABER RCE 45187  
COUNTY ENGINEER  
COMMUNITY DEVELOPMENT AGENCY  
TRANSPORTATION DIVISION  
COUNTY OF EL DORADO, CALIFORNIA  
DATE: \_\_\_\_\_

**COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, \_\_\_\_\_ HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAPS OF THIS SUBDIVISION APPROVED ON JULY 9, 2014 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
ROGER TROUT  
COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

EXISTING ASSESSOR'S PARCEL NO.: POR. 123-020-08

**COUNTY SURVEYOR'S STATEMENT:**

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

RICHARD L. BRINER L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA  
DATED: \_\_\_\_\_

PHILIP R. WOSBACHER L.S. 7189  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

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

C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

**BOARD CLERK'S STATEMENT:**

I, JAMES S. WITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, THE ROADS COURTS AND CIRCLES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED AND DID ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

JAMES S. WITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA  
DATE: \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF SERRANO ASSOCIATES, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

WILLIAM E. SHERLITZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

SHEET 1 OF 2 SHEETS

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

HIGHLAND VIEW  
UNIT 1  
(SUB. I-14)  
1B

(RS 24-143)  
TRACT 6

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
CI	Ch=N81°00'50"E	104.35'	24°05'37"	250.00'



**REFERENCES:**

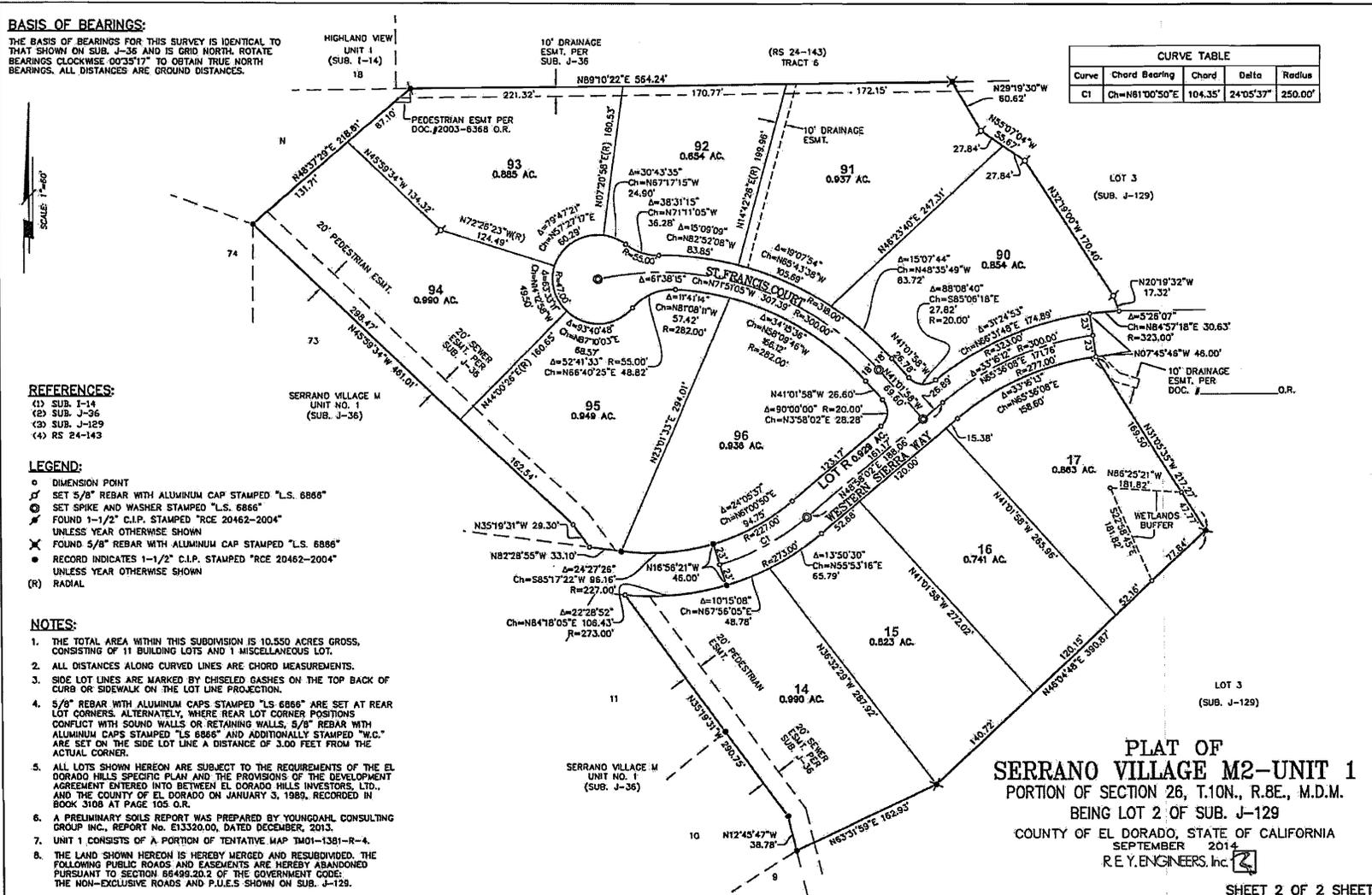
- (1) SUB. I-14
- (2) SUB. J-36
- (3) SUB. J-129
- (4) RS 24-143

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6868"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- (R) RADIAL

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 10,330 ACRES GROSS, CONSISTING OF 11 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" AND ADDITIONALLY STAMPED "W.O." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOIL REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E13320.00, DATED DECEMBER, 2013.
7. UNIT 1 CONSISTS OF A PORTION OF TENTATIVE MAP 1401-1381-R-4.
8. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 86499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.S SHOWN ON SUB. J-129.



**PLAT OF  
SERRANO VILLAGE M2-UNIT 1**  
PORTION OF SECTION 26, T.10N., R.8E., M.D.M.  
BEING LOT 2 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2014  
R.E.Y. ENGINEERS, Inc.

Exhibit A

**Engineer's Cost Estimate**

Project: Serrano Village M2-Ph1 (Units 1 & 2), Roadway and Lot Grading (49 lots)  
 Job number: 2677.192  
 Date: 7/6/2015  
 Plan Set Date: 7/3/2014 (Road Improvements) & 11/21/2014 (Lot Grading)  
 Prepared by: DDS  
 Reviewed by: DDS

RE.Y. ENGINEERS, INC.  
 Civil Engineers | Land Surveyors | LDAR  
 905 Sutter Street, Suite 200, Folsom, CA 95630  
 Phone: (916) 366-3040 Fax: (916) 366-3303  
 www.reyengineers.com



**1 GRADING (Roadway)**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1.01	Clearing and Grubbing	10.99	Acre	\$8,550.00	\$93,964.50
1.02	Excavation	21,174	CY	\$5.70	\$120,691.80
1.03	Import (From Village M2, Phase 2 Site)	3820	CY	\$10.00	\$38,200.00
<b>GRADING SUBTOTAL (Roadway)</b>					<b>\$252,856.30</b>

**2 GRADING (Lot Grading)**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
2.01	Clearing and Grubbing	19	Acre	\$8,550.00	\$162,450.00
2.02	Tree Removal	524	EA	\$15.00	\$7,860.00
2.03	Excavation	58,500	CY	\$5.70	\$333,450.00
2.04	Retaining Wall (Rockery) (Includes Footings)	2,122	CY	\$80.00	\$169,760.00
2.05	Retaining Wall (Keystone) (Includes Footings)	9,347	SF	\$80.00	\$747,760.00
2.06	Mobilization	1	LS	\$71,064.00	\$71,064.00
<b>GRADING SUBTOTAL (Lot Grading)</b>					<b>\$1,492,344.00</b>

**3 EROSION CONTROL (Roadway)**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3.01	Hydroseed - Permanent	215,105	SF	\$0.41	\$88,193.05
3.02	Tack	215,105	SF	\$0.41	\$88,193.05
3.03	Straw & Tack	215,105	SF	\$0.41	\$88,193.05
3.04	Straw Wattles - Temporary	23,738	LF	\$10.20	\$242,127.60
3.05	Rock Check Dams - Temporary 300' Intervals	9	EA	\$500.00	\$4,500.00
3.06	Gravel Filled Sandbags around DI's - Temporary	24	EA	\$150.00	\$3,600.00
3.07	Construction Entrance	2	EA	\$2,000.00	\$4,000.00
3.08	Fugitive Dust Control	1	LS	\$20,000.00	\$20,000.00
3.09	SWPPP Maintenance	1	LS	\$15,000.00	\$15,000.00
<b>EROSION CONTROL SUBTOTAL (Roadway)</b>					<b>\$553,806.75</b>

Exhibit A

4 EROSION CONTROL (Lot Grading)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4.01	Hydroseed - Permanent	401,210	SF	\$0.41	\$164,496.10
4.02	Straw Wattles - Temporary	48,770	LF	\$10.20	\$497,454.00
4.03	Gravel Filled Sandbags around DI's - Temporary	15	EA	\$150.00	\$2,250.00
4.04	Construction Entrance - Temporary	12	EA	\$2,000.00	\$24,000.00
4.05	Fugitive Dust Control	1	LS	\$20,000.00	\$20,000.00
4.06	SWPPP Maintenance	1	LS	\$15,000.00	\$15,000.00
<b>EROSION CONTROL SUBTOTAL (Lot Grading)</b>					<b>\$723,200.10</b>

5 PAVING (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
5.01	Asphalt (3"AC/8"AB)	172,881	SF	\$4.80	\$829,828.80
5.02	Asphalt (2"AC/6"AB) EVA	27,863	SF	\$3.55	\$98,913.65
5.03	6" AB for Maintenance/Access Roads	14,155	SF	\$2.05	\$29,017.75
5.04	Rolled Curb & Gutter (Modified Type 1)	9,309	LF	\$20.00	\$186,180.00
5.05	Sawcut and Remove Existing Pavement	70	SF	\$10.00	\$700.00
<b>PAVING SUBTOTAL (Roadway)</b>					<b>\$1,144,640.20</b>

6 DRAINAGE (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
6.01	12" HDPE	256	LF	\$50.80	\$13,004.80
6.02	18" HDPE	1878	LF	\$55.90	\$104,980.20
6.03	24" HDPE	822	LF	\$61.00	\$50,142.00
6.04	36" HDPE	15	LF	\$74.45	\$1,116.75
6.05	Type 'B' Drainage Inlet	9	EA	\$1,016.00	\$9,144.00
6.06	Reinforced Type 'B' Drainage Inlet	11	EA	\$1,828.80	\$20,116.80
6.07	OCP Grated Inlet (DOT 115A)	2	EA	\$3,600.00	\$7,200.00
6.08	Rock-lined V-ditch	483	LF	\$100.00	\$48,300.00
6.09	18" FES	4	EA	\$889.00	\$3,556.00
6.10	24" FES	3	EA	\$1,016.00	\$3,048.00
6.11	36" FES	2	EA	\$1,270.00	\$2,540.00
6.12	48" Manhole	14	EA	\$3,048.00	\$42,672.00
6.13	Inlet/Outlet Protection (T-504)	8	EA	\$1,000.00	\$8,000.00
6.14	Remove Existing 48" Manhole	1	EA	\$2,000.00	\$2,000.00
6.15	Remove Existing Drainage Inlets	3	EA	\$800.00	\$2,400.00
6.16	Remove Existing 24" Culvert	39	LF	\$25.00	\$975.00
6.17	Remove Existing 12" Pipe	19	LF	\$25.00	\$475.00
6.18	Remove Existing 27" Pipe	28	LF	\$25.00	\$700.00
6.19	Connect to Existing Storm Drain Manhole	4	EA	\$1,000.00	\$4,000.00
6.20	Adjust Drainage Inlet to Grade	1	EA	\$750.00	\$750.00
6.21	Adjust Storm Drain Manhole Rim to Grade	4	EA	\$750.00	\$3,000.00
6.22	TV Inspection	2971	LF	\$2.05	\$6,090.55
<b>DRAINAGE SUBTOTAL (Roadway)</b>					<b>\$334,211.10</b>

Exhibit A

7 DRAINAGE (Lot Grading)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7.01	24" HDPE	81	LF	\$61.00	\$4,941.00
7.02	Inlet/Outlet Protection (T-504)	1	EA	\$1,000.00	\$1,000.00
7.03	Reinforced Concrete Drainage Ditch	79	LF	\$125.00	\$9,875.00
<b>DRAINAGE SUBTOTAL (Lot Grading)</b>					<b>\$15,816.00</b>

8 SEWER (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
8.01	4" PVC, DR-14 Force Main	215	LF	\$30.50	\$6,557.50
8.02	6" PVC, SDR-35	3932	LF	\$40.65	\$159,835.80
8.03	6" PVC, SDR-26	1282	LF	\$45.00	\$57,690.00
8.04	8" PVC, SDR-35	230	LF	\$45.75	\$10,522.50
8.05	48" Manhole	22	EA	\$2,540.00	\$55,880.00
8.06	48" Manhole with Lining	3	EA	\$2,800.00	\$8,400.00
8.07	Outside Drop	1	EA	\$2,000.00	\$2,000.00
8.08	60" Manhole with Lining	2	EA	\$3,556.00	\$7,112.00
8.09	Sewer Service (4")	35	EA	\$508.00	\$17,780.00
8.10	Pumped Sewer Service Gravity	14	EA	\$650.00	\$9,100.00
8.11	Pumped Sewer Service Force Main	2	EA	\$650.00	\$1,300.00
8.12	TV Camera Inspection	5444	LF	\$2.05	\$11,160.20
8.13	6" Sewer Clean Out (Temp)	1	EA	\$508.00	\$508.00
8.14	2" Blow Off	1	EA	\$711.12	\$711.12
8.15	Connect to Existing Sewerline	2	EA	\$1,200.00	\$2,400.00
8.16	Line Existing Manhole	1	EA	\$1,000.00	\$1,000.00
<b>SEWER SUBTOTAL (Roadway)</b>					<b>\$351,957.12</b>

9 WATER (Roadway)

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
9.01	8" PVC C900, DR-14	1266	LF	\$40.65	\$51,462.90
9.02	8" PVC C900, DR-18	3039	LF	\$45.00	\$136,755.00
9.03	10" PVC C900, DR-14	1838	LF	\$55.00	\$101,090.00
9.04	8" Gate Valve	16	EA	\$1,200.00	\$19,200.00
9.05	10" Gate Valve	3	EA	\$1,770.00	\$5,310.00
9.06	2" Blow Off	3	EA	\$711.12	\$2,133.36
9.07	2" Blow Off (Temp)	2	EA	\$711.12	\$1,422.24
9.08	4" Blow Off	1	EA	\$2,032.00	\$2,032.00
9.09	1" Air Release Valve	3	EA	\$965.20	\$2,895.60
9.10	1" Air Release Valve (Temp)	2	EA	\$965.20	\$1,930.40
9.11	2" Air Release Valve	1	EA	\$1,524.00	\$1,524.00
9.12	Fire Hydrant & Appurtenances	11	EA	\$2,540.00	\$27,940.00
9.13	1" Service	47	EA	\$457.20	\$21,488.40
9.14	Pressure Reducing Valve & Vault	1	EA	\$35,560.00	\$35,560.00
9.15	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	2	EA	\$750.00	\$1,500.00
<b>WATER SUBTOTAL (Roadway)</b>					<b>\$412,243.90</b>

Exhibit A

**10 RECLAIMED WATER (Roadway)**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
10.01	8" PVC C900, DR-18	6136	LF	\$40.65	\$249,428.40
10.02	8" Gate Valve	19	EA	\$1,200.00	\$22,800.00
10.03	10" Gate Valve	1	EA	\$1,770.00	\$1,770.00
10.04	2" Blow Off	8	EA	\$711.12	\$5,688.96
10.05	2" Blow Off (Temp)	2	EA	\$711.12	\$1,422.24
10.06	1" Air Release Valve	4	EA	\$965.20	\$3,860.80
10.07	1" Air Release Valve (Temp)	2	EA	\$965.20	\$1,930.40
10.08	1" Service	50	EA	\$457.20	\$22,860.00
10.09	Pressure Reducing Valve & Vault	1	EA	\$35,560.00	\$35,560.00
10.10	Remove Ex. Temp BO/ARV & Connect to Ex. Waterline	2	EA	\$750.00	\$1,500.00
<b>RECLAIMED WATER SUBTOTAL (Roadway)</b>					<b>\$346,820.80</b>

**11 UTILITY IMPROVEMENTS (Roadway)**

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
11.01	Utility Services	49	EA LOT	\$8,128.00	\$398,272.00
11.02	Joint Utility Trench	5520	LF	\$10.20	\$56,304.00
11.03	Conduit Services	49	EA LOT	\$1,219.20	\$59,740.80
11.04	Wiring/Transformers	49	EA LOT	\$1,219.20	\$59,740.80
11.05	Street Light	2	EA	\$3,500.00	\$7,000.00
<b>UTILITY SUBTOTAL (Roadway)</b>					<b>\$581,057.60</b>

**12 MISCELLANEOUS ROAD IMPROVEMENTS (Roadway)**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
12.01	Traffic Barricade w/ W31 Sign	40	LF	\$50.80	\$2,032.00
12.02	Stop Bar and "STOP" sign	4	EA	\$762.00	\$3,048.00
12.03	Street Sign	4	EA	\$406.40	\$1,625.60
12.04	Remove Existing Barricade	2	EA	\$500.00	\$1,000.00
<b>MISCELLANEOUS SUBTOTAL (Roadway)</b>					<b>\$7,705.60</b>

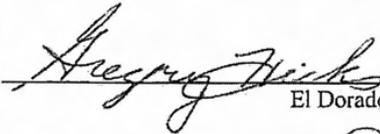
Exhibit A

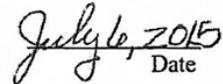
SUMMARY OF COSTS	
1. GRADING (Roadway)	\$252,856.30
2. GRADING (Lot Grading)	\$1,492,344.00
3. EROSION CONTROL (Roadway)	\$553,806.75
4. EROSION CONTROL (Lot Grading)	\$723,200.10
5. PAVING (Roadway)	\$1,144,640.20
6. DRAINAGE (Roadway)	\$334,211.10
7. DRAINAGE (Lot Grading)	\$15,816.00
8. SEWER (Roadway)	\$351,957.12
9. WATER (Roadway)	\$412,243.90
10. RECLAIMED WATER (Roadway)	\$346,820.80
11. UTILITY IMPROVEMENTS (Roadway)	\$581,057.60
12. MISCELLANEOUS ROAD IMPROVEMENTS (Roadway)	\$7,705.60

PROJECT SUBTOTAL	\$6,216,659.47
CONTINGENCY COST (10%)	\$621,665.95
CONSTRUCTION STAKING (5%)	\$310,832.97
CONSTRUCTION MANAGEMENT (2%)	\$124,333.19
<b>TOTAL ESTIMATED COST OF PROJECT</b>	<b>\$7,273,491.58</b>

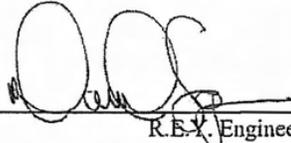
*In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.*

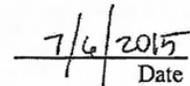
Approved by:

  
 \_\_\_\_\_  
 El Dorado Department of Transportation

  
 \_\_\_\_\_  
 Date



  
 \_\_\_\_\_  
 R.E.Y. Engineers, Inc.

  
 \_\_\_\_\_  
 Date

**Exhibit B**  
**Certificate of Partial Completion of Subdivision Improvements**

I hereby certify that the following improvements for Serrano Village M2 Phase 1, Units 1 & 2, TM 01-1381R have been completed, to wit:

	Total Amount	Percent Complete	Remaining Amount
Grading (Roadway)	\$ 252,856.30	70%	\$ 75,856.89
Grading (Lot Grading)	\$ 1,492,344.00	80%	\$ 298,468.80
Erosion Control (Roadway)	\$ 553,806.75	50%	\$ 276,903.38
Erosion Control (Lot Grading)	\$ 723,200.10	0%	\$ 723,200.10
Paving (Roadway)	\$ 1,144,640.20	0%	\$ 1,144,640.20
Drainage (Roadway)	\$ 334,211.10	80%	\$ 66,842.22
Drainage (Lot Grading)	\$ 15,816.00	85%	\$ 2,372.40
Sewer (Roadway)	\$ 351,957.12	80%	\$ 70,391.42
Water (Roadway)	\$ 412,243.90	75%	\$ 103,060.98
Reclaimed Water (Roadway)	\$ 346,820.80	75%	\$ 86,705.20
Utility Improvements (Roadway)	\$ 581,057.60	0%	\$ 581,057.60
Misellaneous (Roadway)	\$ 7,705.60	0%	\$ 7,705.60
<b>SUBTOTAL</b>	<b>\$ 6,216,659.47</b>		<b>\$ 3,437,204.78</b>
Construction Staking (5%)	\$ 310,832.97		\$ 171,860.24
Construction Management (2%)	\$ 124,333.19		\$ 68,744.10
Contingency (10%)	\$ 621,665.95		\$ 343,720.48
<b>Total</b>	<b>\$ 7,273,491.58</b>		<b>\$ 4,021,529.60</b>

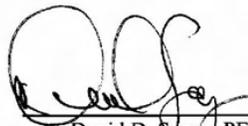
I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Seven Million Two Hundred Seventy-Three Thousand Four Hundred Ninety-One Dollars and Fifty-Eight Cents (\$7,273,491.58)**.

I estimate the total cost of completing the remainder of the improvements to be **Four Million Twenty-One Thousand Five Hundred Twenty-Nine Dollars and Sixty Cents (\$4,021,529.60)** and the cost of the completed work to be **Three Million Two Hundred Fifty-One Thousand Nine Hundred Sixty-One Dollars and Ninety-Eight Cents (\$3,251,961.98)**.

The amount of the Performance Bond is **Four Million Twenty-One Thousand Five Hundred Twenty-Nine Dollars and Sixty Cents (\$4,021,529.60)**, representing 100% of the Remaining Amount.

The amount of the Laborers and Materialmens Bond is **Three Million Six Hundred Thirty-Six Thousand Seven Hundred Forty-Five Dollars and Seventy-Nine Cents (\$3,636,745.79)**, which is 50% of the Total Cost of the Improvements.

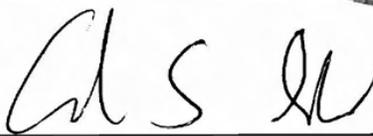
DATED: 8/13/2015

  
 David D. Sagan, PE 60506  
 R.E.Y. Engineering Inc.  
 905 Sutter Street, Suite 200  
 Folsom, CA 95630



**ACCEPTED BY THE COUNTY OF EL DORADO**

DATED: 9/17/2015

  
 Andrew S. Gaber, P.E.  
 Deputy Director  
 Development/ROW/Environmental