

SUBDIVISION IMPROVEMENT AGREEMENT
TRACT MAP NO. 36937

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 20_____, by and between **Century Communities of California, LLC** hereinafter referred to as "Subdivider," and the City of Menifee, a municipal corporation of the State of California, hereinafter referred to as "City." City and Subdivider may sometimes herein be referred to individually as a "party" and collectively as the "parties."

RECITALS:

- A. Subdivider has prepared and submitted to City for final approval and recordation a final map or Tract map (the "Map") of a unit of land in the City of Menifee, County of Riverside, which unit of land is known as Tract No. 36937 (the "Tract") pursuant to the provisions of Section 66410, et seq. of the California Government Code (the "Subdivision Map Act"). The Subdivision Map Act and City ordinances and regulations relating to the filing, approval and recordation of subdivision maps are sometimes collectively referred to in this Agreement as the "Subdivision Laws."
- B. A tentative map of the Tract has been approved subject to the Subdivision Laws and to the requirements and conditions contained in City Council Resolution No. 18-693 (the "Resolution of Approval"). The Resolution of Approval is on file in the office of the City Clerk and is incorporated into this Agreement by reference.
- C. Prior to approval of the Map, Subdivider is required to install or agree to install certain public and private improvements (the "Improvements").
- D. The Improvements have not been installed and accepted at this time.
- E. It is therefore necessary that Subdivider and City enter into an agreement for the installation of the Improvements as provided in Section 66462 of the Subdivision Map Act. In consideration of approval of a final map for the Tract by the City Council, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's own expense, all the public improvement work required by City in connection with the proposed Tract. Subdivider has secured this Agreement by improvement security required by the Subdivision Laws and approved by the City.
- F. City will not issue any certificate of occupancy for any portion of the Project unless and until all Improvements are substantially constructed, unless otherwise approved by City Engineer.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

- 1. Improvement Plans. Prior to submittal of the Map for approval by the City Council, Subdivider shall furnish complete original improvement plans for the construction, installation and completion of the Improvements meeting the requirements of the City Engineer. The Improvement Plans for the Tract shall be maintained on file in the office of the City Engineer and shall be incorporated into this Agreement by reference. All references in this Agreement to the Improvement Plans shall include reference to any specifications for the Improvements as approved by the City Engineer.
- 2. Improvements. Subdivider shall construct the Improvements required to be constructed or agreed to be constructed under the Resolution of Approval and this Agreement as more specifically shown in Exhibit "A" attached hereto and expressly made a part hereof by this reference and shall bear the full cost thereof. The methods, standards, specifications, sequence, and scheduling of construction shall be as approved by the City Engineer.
- 3. Improvement Security. Subdivider shall at all times guarantee Subdivider's performance of this Agreement by furnishing to City, and maintaining, good and sufficient security as required by the Subdivision Laws on forms and in the amounts approved by City for the purposes as follows:

- A. One class of security to be provided by Subdivider, hereinafter referred to as "performance security," shall assure the faithful performance of this Agreement including construction of the Improvements, payment of Subdivider's fair share of Improvements which have been or will be constructed by others ("Participatory Improvements"), and payment of plan check and permit fees. The performance security shall also include good and sufficient security in the amount of one hundred percent (100%) of the estimated cost of setting subdivision monuments as stated hereafter in this Agreement ("Monumentation Security"). A second class of security to be provided by Subdivider, hereinafter referred to as "payment security," shall assure the payment of the cost of labor, equipment and materials supplied to construct the Improvements. A third class of security to be provided by Subdivider, hereinafter referred to as "warranty security," shall serve as a guarantee and warranty of the Improvements for a period of one year following the completion and acceptance of the Improvements. Subdivider shall furnish performance and payment security prior to and as a condition precedent to City Council approval of the Map. Subdivider shall provide warranty security after Improvements are complete and accepted by the City Council and prior to or concurrently with the final release of performance security. Warranty security shall not be required for Monumentation or Participatory Improvements. However, the City may utilize Monumentation Security for performance of or payment for the work in accordance with the Subdivision Map Act.

As part of the obligation secured by each of the performance security, payment security and warranty security, and in addition to the face amount of each such security, each such security shall include and assure the payment of costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing the obligations thereby secured.

- B. Improvement security shall conform with Section 66499 of the California Government Code and may be one or more of the following:

- 1) A cash deposit with City or a responsible escrow agent or trust company, at City's option.
- 2) Surety bonds, of the form specified in subsection 66499.2 of the California Government Code, issued by a surety or sureties listed in the U.S. Department of Treasury Circular 570 (latest version).
- 3) Certificates of deposit, in City's name, from one or more financial institutions subject to regulation by the state or federal government and having a financial quality rating of "A" or better and a commitment reliability rating of "R-2" or better on the Investment Data Exchange (of the Los Angeles County Treasurer's office).
- 4) Irrevocable letters of credit, in a form acceptable to and approved by the City Attorney, issued by one or more financial institutions meeting the requirements of Paragraph (3), pledging that the funds necessary to carry out the completion of the Improvements are on deposit, guaranteed for payment, and constitute a trust fund which is not subject to levy or attachment by any creditor of the depositor until released by City. Letters of credit shall guarantee that all or any portion of the funds available pursuant to the letters of credit will be paid upon the written demand of City and that such written demand need not present documentation of any type as a condition of payment, including proof of loss. The duration of any such letter of credit shall be for a period of not less than one year from the execution of the agreement with which it is provided and shall state, on its face, that the letter of credit will be automatically renewed until such time that City authorizes its expiration.

- C. All securities shall be furnished in accordance with the provisions of Exhibit A. The amount of the performance security shall equal one hundred percent (100%) of the estimated cost of constructing the Improvements, including payment of plan check and permit fees, as estimated by the City Engineer or a duly authorized representative of the City Engineer. The amount of Payment security shall equal the amount of the amount of performance security, except as otherwise set forth in Exhibit A, and shall be furnished as a separate security. Warranty security shall equal Ten Percent (10%) of the amount of performance security except as otherwise set forth in Exhibit A. The securities required by this Agreement shall be kept on file with the City Clerk. The terms of the security documents specified in this Agreement are incorporated into this Agreement by this reference. If any security is replaced by another approved security, the

replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing of a replacement security with the City Clerk, the former security may be released. The City Engineer shall approve replacement of security.

- D. At the time of submittal of security, Subdivider shall pay to City administrative fees applicable to the form of security provided. Administrative fees shall apply to the subdivision (final map, Tract map or waiver of Tract map) rather than to individual security instruments. The fees shall be paid separately for each different form and/or source (surety or financial institution) of security initially submitted and for substitution of securities but shall not be required for submittal of warranty security if the warranty security is of the same form and from the same source as the performance security it replaces. Administrative fees for security shall be as follows:
- 1) For certificates of deposit, bonds and letters of credit as described in Paragraphs 2), 3) and 4) of SECTION 3.B., which require the establishment of evidence of the reliability of the surety or financial institution, the administrative fee shall be One Hundred Fifty Dollars (\$150.00).
 - 3) For other forms of security listed in Section 3 B, above, there will be no administrative fee.
- E. Security shall not expire, be reduced, or become wholly or partially invalid for any reason, including non-payment of premiums, modifications of this Agreement and/or expiration of the time for performance stated in this Agreement.
- F. Security shall be released in the following manner:
- 1) Performance security shall be released upon the final completion and acceptance or approval, by the City Council of the Improvements subject to the provisions of Section 10 of this Agreement.
 - 2) The City Engineer may authorize a one-time 50% reduction of performance security as work progresses, upon application by Subdivider. In no event shall security be reduced below that required to guarantee the completion of the act or work or obligation secured, plus Ten Percent (10%).
 - 3) If City receives no notice of recorded claims of lien, labor and materials security shall be released in full 90 days after final acceptance and/or approval by the City Council, of the Improvements. If City receives notice of any recorded lien, the provisions of the Subdivision Map Act shall apply.
 - 4) No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled. As provided in paragraph 13 of this Agreement, the warranty period shall not commence until final acceptance of all the work and improvements by the City pursuant to Paragraph 10. Warranty security not utilized during the warranty period shall be released one year after final acceptance or approval by the City Council of all Improvements. However, if at the end of the one-year warranty period, there are one or more outstanding requests by City for performance of work or provision of materials under the terms of the warranty, warranty security shall be retained until the outstanding requests are satisfied or until Subdivider has made other arrangements satisfactory to the City Engineer.
 - 5) City may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorneys' fees.
4. Permits Required. Prior to commencing any phase of work, Subdivider shall obtain all permits required for that phase of work and pay all required fees. Work performed under a permit or permits shall comply with all provisions of the required permits.
5. Off-site Improvements. When the construction of one or more of the Improvements requires or necessitates the acquisition of real property not owned by Subdivider or City, Subdivider shall use its best efforts purchase such real property at a reasonable price. In the event that Subdivider is

unsuccessful, despite its best efforts, to acquire such real property at a reasonable price, Subdivider may request in writing that City attempt to acquire such real property. City may, but is not required to, agree to attempt to acquire such real property on behalf of Subdivider. If City so agrees, City and Subdivider shall enter a separate written agreement in a form acceptable to the City Attorney. Said separate agreement shall provide that Subdivider advance to City funds in an amount approved by the City to acquire the real property. Any unexpended portion of said advance shall be refunded to Subdivider. In no event shall the failure of Subdivider or City to acquire such real property excuse, waive, or otherwise terminate Subdivider's obligation to construct the applicable improvement pursuant to this Agreement or the Conditions of Approval.

6. Completion of Improvements; Inspection.

6.1 Construction of Improvements. Subdivider shall begin construction of the Improvements within ninety (90) days and shall complete construction within twelve (12) months after the approval of this Agreement. Portions of the Improvements may be completed at a later date, as determined by the City Engineer. Failure by Subdivider to begin or complete construction of the Improvements within the specified time periods shall constitute cause for City, in its sole discretion and when it deems necessary, to declare Subdivider in default of this agreement, to revise improvement security requirements as necessary to ensure completion of the improvements, and/or to require modifications in the standards or sequencing of the Improvements in response to changes in standards or conditions affecting or affected by the Improvements. Said failure shall not otherwise affect the validity of this agreement or Subdivider's obligations hereunder. The City may use the Securities to construct the improvements or portions thereof at the City's sole discretion.

6.2 Inspection. Subdivider shall at all times maintain proper facilities and safe access for inspection of the public improvements by City and to the shops wherein any work is in preparation. Upon completion of the work, the Subdivider may request a final inspection by the City Engineer or the City Engineer's authorized representative. If the City Engineer or the designated representative determines that the work has been completed in accordance with this Agreement, then the City Engineer shall certify the completion of the public improvements to the City Council. No improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards and accepted by the City as described in Paragraph 10 of this Agreement. Subdivider shall bear all costs of plan check, inspection and certification.

7. Force Majeure. In the event that Subdivider is unable to perform within the time limits herein due to strikes, act of God, or other events beyond Subdivider's control, the time limits for obligations affected by such events will be extended by the period of such events.
8. Time Extension. Subdivider may make application in writing to the City Council for an extension of time for completion of the Improvements. The City Council, in its sole and absolute discretion, may approve or deny the request or conditionally approve the extension with additions or revisions to the terms and conditions of this Agreement.

As a condition of the time extension, Subdivider shall furnish securities, similar in form and substance to those required in SECTION 3 hereinabove, to cover the period of extension. The value of the securities shall be sufficient to ensure the performance of and payment for Improvements that remain incomplete at the time of the extension, and to provide warranty security on completed Improvements, as determined by the City Engineer.

9. Survey Monuments. Before final acceptance of street improvements, Subdivider shall place survey monuments in accordance with the provisions of Sections 66495, et seq. of the Subdivision Map Act and of the Menifee Municipal Code. Subdivider shall provide the City Engineer written proof that the monuments have been set, evidence of payment and receipt thereof by the engineer or surveyor setting the monuments, and intersection monument tie-outs for monuments set in public streets.
10. Final Acceptance of Improvements. At the completion of construction and prior to acceptance of the Improvements by City, Subdivider shall submit a request for final approval by City. The request shall be accompanied by any required certifications from Subdivider's engineers or surveyors, approval letters from other agencies having jurisdiction over and approval authority for improvements required

by this Agreement or the Conditions of Approval, and any required construction quality documentation not previously submitted.

Upon receipt of said request, the City Engineer or a duly authorized representative will review the required documentation and will inspect the Improvements. If the Improvements are determined to be in accordance with applicable City standards and specifications, and as provided herein, obligations required by the Conditions set forth in the Resolution of Approval and this Agreement have been satisfied, and Subdivider has provided revised plans as required in Paragraph 12, hereinafter, the City Engineer shall recommend acceptance of the Improvements by the City Council.

11. Injury to Improvements. Until such time as the Improvements are accepted by City in accordance with Paragraph 10, Subdivider shall be responsible for and bear the risk of loss to any of the improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Subdivider will be responsible for the care, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this Agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.
12. Revisions to Plans. When the Improvements have been inspected and approved by the City Engineer, Subdivider shall make any necessary revisions to the original plans held by City so the plans depict the actual Improvements constructed. When necessary revisions have been made, each separate sheet of the plans shall be clearly marked with the words "As-Built," "As-Constructed," or "Record Drawing," the marking shall be stamped by an engineer or surveyor, as appropriate for the improvements thereon, who is licensed to practice in California, and the plans shall be resubmitted to the City Engineer.
13. Improvement Warranty. Subdivider hereby guarantees the Improvements to City for a period of one (1) year, beginning on the date of final acceptance of the Improvements by the City Council, against any defective work or labor done, or defective materials furnished, and shall repair or replace such defective work or materials. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes City, at City's sole option, to perform the work twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Surety, and agrees to pay the cost of such work by City. Should City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs.
14. Release of Security. City shall retain and release securities in accordance with the provisions of Section 3 of this agreement. Prior to the release of payment security, the City Engineer may require Subdivider to provide a title report or other evidence sufficient to show claims of lien, if any, that may affect the amount of payment security released.
15. City Right to Cure. If Subdivider fails to perform any obligation hereunder and such obligation has not been performed, or commenced and diligently pursued, within sixty (60) days after written notice of default from City, then City may perform the obligation, and Subdivider shall pay the entire cost of such performance by City including costs of suit and reasonable attorney's fees incurred by City in enforcing such obligation. In cases of emergency or compelling public interest, as determined by the City Engineer, the requirement for written notice of default and/or the passage of sixty (60) days shall be deemed waived and all other provisions of this Article shall remain in effect.
16. Injury to Public Improvements, Public Property or Public Utility Facilities. Subdivider shall replace or have replaced, or repair or have repaired, as the case may be, all public improvements, public utilities facilities and surveying or subdivision monuments which are destroyed or damaged as a result of any work performed under this Agreement. Subdivider shall bear the entire cost of replacement or repairs

of any and all public or public utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

17. Indemnification.

a. Neither City nor any and all of its officials, employees and agents ("Indemnified Parties") shall be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees in the performance of this Agreement. Subdivider further agrees to protect and hold harmless Indemnified Parties from any and all claims, demands, causes of action, liability or loss of any sort, including, but not limited to, attorney fees and litigation expenses, because of, or arising out of, acts or omissions of Subdivider, its agents or employees in the performance of this Agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the Improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said subdivision, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design or construction of public drainage systems, streets and other public improvements.

b. Acceptance by City of the Improvements shall not constitute an assumption by City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of the subdivision or the improvements pursuant to the approved Improvement Plans or map, regardless of any negligent action or inaction taken by City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. Except as may be provided above, City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction. Nothing contained in this paragraph is intended to or shall be deemed to limit or waive any protections or immunities afforded by law to City or any and all of its officials, employees and agents ("Indemnified Parties"), by virtue of city's approval of the plan or design of the Improvements, including without limitation the protections and immunities afforded by Government Code Section 830.6. The Improvement Security shall not be required to cover the provisions of this paragraph.

18. INSURANCE.

Types and Limits of Insurance. In addition to any other insurance or security required under this Agreement, Developer must procure and maintain, for the duration of this Agreement, the types and limits of insurance below ("Basic Insurance Requirements").

- A. Automobile liability insurance, providing coverage for owned, non-owned, and hired autos on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, with limits of not less than \$1,000,000 per occurrence.
- B. Commercial general liability insurance, unless otherwise approved by City's Risk Manager, providing coverage on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, with limits of not less than \$1,000,000 per occurrence. The policy must:

Provide contractual liability coverage for the terms of this Agreement;

Provide unlimited products and completed operations coverage;

Provide premises, operations, and mobile equipment coverage; and

Contain an additional insured endorsement in favor of City and its mayor, council, officers, agents, employees, and designated volunteers.

- C. Workers' compensation insurance with limits of not less than \$1,000,000 per occurrence. In accordance with the provisions of Labor Code Section 3700, every contractor will be required to secure the payment of compensation to his employees. Pursuant to Labor Code Section 1861, Developer must submit to City the following certification before beginning any work on the Improvements:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

By executing this Agreement, Developer is submitting the certification required above.

The policy must contain a waiver of subrogation in favor of City and its mayor, council, officers, agents, employees, and designated volunteers.

General Provisions Applying to All Insurance Types.

All policies required of Developer must be written on a first-dollar coverage basis, or contain a deductible provision. Subject to City's advance approval, Developer may utilize a self-insured retention in any or all of the policies provided, but the policy or policies may not contain language, whether added by endorsement or contained in the policy conditions, that prohibits satisfaction of any self-insured provision or requirement by anyone other than the named insured or by any means including other insurance or which is intended to defeat the intent or protection of an additional insured.

All policies required of Developer must be primary insurance as to City and its mayor, council, officers, agents, employees, or designated volunteers and any insurance or self-insurance maintained by City and its mayor, council, officers, agents, employees, and designated volunteers must be excess of Developer's insurance and must not contribute with it.

The insurance required above, except for workers' compensation insurance, must be placed with insurers with a Best's rating as approved by City's Risk Manager, but in no event less than A-:VII. Any deductibles, self-insured retentions, or insurance in lesser amounts, or lack of certain types of insurance otherwise required by this Agreement, or insurance rated below Best's A-:VII, must be declared prior to execution of this Agreement and approved by City in writing.

The insurance required in this section must be maintained until the Scope of Work is satisfactorily completed as evidenced by City's written acceptance. All policies must provide that there will be continuing liability thereon, notwithstanding any recovery on any policy.

Full compensation for all premiums which the Developer is required to pay to satisfy the Basic Insurance Requirements shall be considered as included in the prices paid for the performance of the scope of Work, and no additional allowance will be made therefor or for additional premiums which may be required by extensions of the policies of insurance.

It is further understood and agreed by Developer that its liability to City will not in any way be limited to or affected by the amount of insurance obtained and carried by Developer in connection with this Agreement.

Unless otherwise approved by City, if any part of the Scope of Work is subcontracted, the Basic Insurance Requirements must be provided by, or on behalf of, all subcontractors even if City has approved lesser insurance requirements for Developer, and all subcontractors must agree in writing to be bound by the provisions of this section.

19. No Modification of Conditions. This Agreement shall in no respect act to modify or amend any provision of the Conditions of Approval. In the event that any requirement or condition of this Agreement is inconsistent with or fails to include one or more provisions of the Conditions of Approval, which document(s) is (are) incorporated herein by reference, the provisions in the Conditions of Approval shall remain in effect and shall control.
20. Severability. In the event that a court of competent jurisdiction determines that any provision or provisions of this Agreement are unenforceable, all provisions not so held shall remain in full force and effect.
21. Subdivider No Agent of City. Neither Subdivider nor any of Subdivider's agents, employees, or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

22. General Provisions.

- A. All notices pursuant to this Agreement shall be in writing and shall be personally delivered or sent by registered or certified mail, return receipt requested, to the parties at their respective addresses indicated hereon. Notices personally delivered shall be effective upon delivery. Notices mailed as provided herein and sent postage prepaid shall be effective upon the date of delivery or refusal indicated on the return receipt. Either party may change its address for notices hereunder by notice to the other given in the manner provided in this subparagraph.
- B. The terms, conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns, and successors of the parties hereto.
- C. Neither party to this Agreement relies upon any warranty or representation not contained in this Agreement.
- D. This Agreement shall be governed by and interpreted with respect to the laws of the State of California.
- E. In the event of any dispute between the parties with respect to this Agreement, the prevailing party shall be entitled to prompt payment of its reasonable attorneys' fees from the non-prevailing party.
- F. Any failure or delay by either party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies provided for hereunder.
- G. Time is of the essence in the performance of each and every provision of this Agreement.
- H. The Recitals to this Agreement are hereby incorporated into and expressly made a part of the terms of this Agreement.
- I. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the parties.

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)

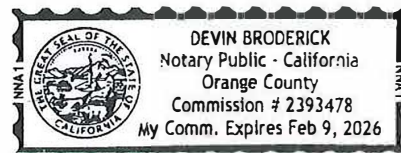
On December 9, 2022 before me, Devin Broderick, a Notary Public
(insert name and title of the officer)

personally appeared Justin Brewer
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)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/13/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA INC. 1225 17TH STREET, SUITE 1300 DENVER, CO 80202-5534	CONTACT NAME: Victor Torres PHONE (A/C, No, Ext): 480-652-0111 FAX (A/C, No): E-MAIL ADDRESS: Victor.Torres@marsh.com
102622370-5M-GAWXG-22-23	INSURER(S) AFFORDING COVERAGE
INSURED Century Communities, Inc 8390 E Crescent Pkwy Ste 650 Greenwood Village, CO 801112940	INSURER A : AEGIS Casualty Consortium 9164 INSURER B : Crum & Forster Specialty Insurance Co INSURER C : Berkshire Hathaway Homestate Ins Co INSURER D : INSURER E : INSURER F :
	NAIC # 44520 20044

COVERAGES **CERTIFICATE NUMBER:** SEA-003877260-01 **REVISION NUMBER:** 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			B0509BOWCN2151229	07/01/2021	07/01/2023	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ N/A MED EXP (Any one person) \$ INCLUDED PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			GLO-089413	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	CEWC352644 (Colorado) "Add States: AZ, CA, CT, FL, GA, IA, ID, IN, KY, MD, MI, MT, NC, NH" "NM, NV, OK, OR, SC, TN, TX, UT"	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E L. EACH ACCIDENT \$ 1,000,000 E L. DISEASE - EA EMPLOYEE \$ 1,000,000 E L. DISEASE - POLICY LIMIT \$ 1,000,000
	EXCESS GL						LIMIT SEE ATTACHED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Menifee is included as additional insured where required by written contract with respect to general liability and automobile liability.

CERTIFICATE HOLDER

CANCELLATION

City of Menifee
29844 Haun Rd
Menifee, CA 92586

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA Inc.

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ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA INC.		NAMED INSURED Century Communities, Inc 8390 E Crescent Pkwy Ste 650 Greenwood Village, CO 801112940
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

ADDITIONAL NAMED INSURED:

1. WJH LLC
2. WJHFL LLC d/b/a WJH LLC
3. WJHOH LLC (WJH LLC).
4. WJHKY LLC, d/b/a WJH LLC
5. WJHLA LLC of Delaware
6. WJH AL LLC
7. WJH Sales of AZ LLC
8. BMHC CA, LLC
9. BMHC Tennessee, LLC
10. Benchmark Communities
11. Wade Journey Homes
12. Century Communities Southeast, LLC

Self Insured Retention:

In respect of General Liability claims:

\$5,000,000 Each Occurrence
 \$10,000,000 Aggregate Self Insured Retention annually reinstating
 \$250,000 Each Occurrence trailing Self Insured Retention in the event of Aggregate Self Insured Retention Erosion

In respect of Products/Completed Operations claims:

\$15,000,000 Each Occurrence
 \$25,000,000 Aggregate Self Insured Retention annually reinstating
 \$500,000 Each Occurrence trailing Self Insured Retention in the event of Aggregate Self Insured Retention Erosion

Excess Commercial General Liability

\$5M xs \$5M

Insurer: 1414 ASC Lloyd's Syndicate (Ascot)

Policy #: B0509BOWCN2151235

Term: 07/1/2021 - 07/1/2023

Limits: \$1,500,000

Insurer: SiriusPoint Bermuda Insurance Company Limited (Arcadian)

Policy #: B0595XR6823021

Term: 07/1/2021 - 07/1/2023

Limits: \$3,500,000

EXHIBIT "A"

TRACT MAP NO. 36937 IMPROVEMENTS

CITY OF MENIFEE ENGINEERING DEPARTMENT
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT MAP NO. 36937

DATE: 12/9/2022

IP: IP22-010SSD

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)		MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)	
Offsite Street/Drainage	\$ <u>545,876.59</u>	\$ <u>546,000.00</u>	\$ <u>273,000.00</u>	
	\$ _____	\$ _____	\$ _____	
Total	<u>545,876.59</u>	<u>\$ 546,000.00</u>	<u>\$ 273,000.00</u>	
Warranty Retention (10%)		<u>\$ 54,600.00</u>		

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do not include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).


Signature

John D. Tanner III
Name Typed or printed

9-Dec-2022

Date

No. 60132

RCE#



Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

*** PLEASE READ INSTRUCTIONS BELOW ***

1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
3. For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF MENIFEE ENGINEERING DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
OFFSITE STREET AND DRAINAGE IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
ROADWAY SECTION 1 (BARNE1 Area =	7,993	S.F.		
Excavation				
1. Projects with Grading Plan for Roadway Area x 0.50' (hinge point to hinge point)	148	C.Y.	\$ 25.00	\$ 3,700.46
Asphalt Concrete (144 lbs/cu.ft) Thickness in Feet (0.33' min.) = 0.5	291	TON	\$ 90.00	\$ 26,190.00
Agg Base Class II Thickness in Feet = 1.25	375	C.Y.	\$ 50.00	\$ 18,750.00
Asphalt Emulsion (Fog Seal/Paint Binder)	0.3	Ton	\$ 600.00	\$ 177.62
ROADWAY SECTION 2 Area =	13,712	S.F.		
Excavation				
1. Projects with Grading Plan for Roadway Area x 0.50' (hinge point to hinge point)	254	C.Y.	\$ 25.00	\$ 6,350.00
Asphalt Concrete (144 lbs/cu.ft) Thickness in Feet (0.33' min.) = 0.5	497	TON	\$ 90.00	\$ 44,730.00
Agg Base Class II Thickness in Feet = 1.25	635	C.Y.	\$ 50.00	\$ 31,750.00
Asphalt Emulsion (Fog Seal/Paint Binder)	0.5	Ton	\$ 600.00	\$ 304.71
Sawcut Exist. A.C. Pavement	788	L.F.	\$ 1.00	\$ 788.00
Cold Plane A.C. Pavement	3,899	S.F.	\$ 0.50	\$ 1,949.50
AC overlay (min. 0.10')	3,899	S.F.	\$ 0.90	\$ 3,509.10
Curb and Gutter (Type A-6)	575	L.F.	\$ 14.00	\$ 8,050.00
Curb and Gutter (Type A-8)	629	L.F.	\$ 16.00	\$ 10,064.00
P.C.C. Sidewalk	6,750	S.F.	\$ 6.00	\$ 40,500.00
P.C.C. Driveway Approach	655	S.F.	\$ 8.00	\$ 5,240.00
ADA Access Ramp (w/ new construction)	3	EA.	\$ 1,500.00	\$ 4,500.00
Street Lights (including conduit)	8	EA.	\$ 5,000.00	\$ 40,000.00
Adjust MH to Grade (if no sewer plan)	1	EA.	\$ 400.00	\$ 400.00
			\$	\$ 0.00
DRAINAGE				
Rip Rap (1/2 Ton) Method B	50	C.Y.	\$ 90.00	\$ 4,500.00
12" R.C.P. round, arch or elliptical	22	L.F.	\$ 113.00	\$ 2,486.00
18" R.C.P. round, arch or elliptical	91	L.F.	\$ 113.00	\$ 10,283.00
36" R.C.P. round, arch or elliptical	242	L.F.	\$ 178.00	\$ 43,076.00
Catch Basin W=4'	3	EA.	\$ 2,500.00	\$ 7,500.00
Inlet Type IX or X	2	EA.	\$ 2,500.00	\$ 5,000.00
Manhole No. 4	1	EA.	\$ 6,500.00	\$ 6,500.00
Headwall for 36" or smaller storm drain	1	EA.	\$ 3,500.00	\$ 3,500.00
Concrete Collar	2	EA.	\$ 2,500.00	\$ 5,000.00
			\$	\$ 0.00
			\$	\$ 0.00

SIGNING, STRIPING AND SIGNALS				
Remove Painted Traffic Stripes and Markings		S.F	\$ 2.50	\$ 0.00
6" Painted Solid Stripes	1,205	L.F.	\$ 0.16	\$ 192.80
4" Painted Solid Stripes (2 Coats)		L.F.	\$ 0.30	\$ 0.00
6" Painted Broken Stripes	395	L.F.	\$ 0.65	\$ 256.75
4" Painted Double Solid Stripes		L.F.	\$ 0.47	\$ 0.00
6" Painted Bike Lane Stripes	210	L.F.	\$ 0.65	\$ 136.50
8" Painted Channelizing Line	310	L.F.	\$ 0.82	\$ 254.20
12" Painted Crosswalk & Limit Line	49	L.F.	\$ 1.30	\$ 63.70
Painted One-Way, No Passing		L.F.	\$ 0.36	\$ 0.00
Painted Two-Way Left Turn Lane		L.F.	\$ 0.82	\$ 0.00
Painted Pavement Markings	246	S.F	\$ 2.70	\$ 664.20
Markings		S.F	\$ 2.50	\$ 0.00
Street Name Sign	2	EA.	\$ 275.00	\$ 550.00
Install Sign (Strap and Saddle Bracket Method)		EA.	\$ 150.00	\$ 0.00
Install Sign (Mast Arm Hanger Method)		EA.	\$ 425.00	\$ 0.00
Stop Sign & Post	1	EA.	\$ 250.00	\$ 250.00
			\$	\$ 0.00
Survey	1	LS	\$ 8,000.00	\$ 8,000.00
Design/submittals/review	1	LS	\$ 40,000.00	\$ 40,000.00
Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00
Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
A.	Subtotal			\$ 426,466.08
B.	Administrative Contingency (20% x A)			\$ 85,293.22
C.	CM - Inspection - LC (8%)			\$ 34,117.29
D.	Streets/Drainage Total (A + B)			\$ 545,876.59

CITY OF MENIFEE ENGINEERING DEPARTMENT COST ESTIMATE CALCULATION SHEET

PARCEL MAP OR TRACT NO. 36937
PP, CU, PU, MS OR VL NO. _____

SCH: _____ DATE: 11/1/2022

[illegible]

CITY OF MENIFEE ENGINEERING DEPARTMENT
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT MAP NO. 36937 DATE: 8/18/2022
IP: 22-002 SSD & IP22-022U

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)		MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)	
Onsite Street/Drainage	\$ 1,591,721.14	\$ 1,591,500.00	\$ 795,750.00	
Dom Wtr EMWD	\$ 641,907.36	\$ 642,000.00	\$ 321,000.00	
Rec Wtr EMWD	\$ 18,285.12	\$ 18,500.00	\$ 9,250.00	
Sewer EMWD	\$ 715,392.00	\$ 715,500.00	\$ 357,750.00	
WQMP	\$ 368,400.00	\$ 368,500.00	\$ 184,250.00	
Total	3,335,705.62	\$ 3,336,000.00	\$ 1,668,000.00	
Warranty Retention (10%)		\$ 333,600.00		

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do not include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).


Signature

John D. Tanner III
Name Typed or printed

8/18/2022
Date

60132 6/30/2024
RCE# Exp. Date



Civil Engineer's Stamp

*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

*** PLEASE READ INSTRUCTIONS BELOW ***

1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. **100% for Flood Control items.
3. For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF MENIFEE ENGINEERING DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
ONSITE-STREET AND DRAINAGE IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
ROADWAY SECTION 1 Area =	136,009	S.F.		
Excavation				
1. Projects with Grading Plan for Roadway Area x 0.50' (hinge point to hinge point)	2,519	C.Y.	\$ 25.00	\$ 62,967.13
Asphalt Concrete (144 lbs/cu.ft) Thickness in Feet (0.33' min.) = 0.5	4,896	TON	\$ 90.00	\$ 440,640.00
Agg Base Class II Thickness in Feet = 0.5	2,519	C.Y.	\$ 50.00	\$ 125,950.00
Asphalt Emulsion (Fog Seal/Paint Binder)	5.0	Ton	\$ 600.00	\$ 3,022.42
Sawcut Exist. A.C. Pavement		L.F.	\$ 1.00	\$ 0.00
Cold Plane A.C. Pavement		S.F.	\$ 0.50	\$ 0.00
Grinding A.C. , in place		S.Y.	\$ 0.60	\$ 0.00
Remove A.C. Pavement		S.Y.	\$ 8.00	\$ 0.00
Remove Curb and Gutter		L.F.	\$ 18.00	\$ 0.00
Remove A.C. Dike		L.F.	\$ 3.00	\$ 0.00
Remove Chain Link Fence		L.F.	\$ 7.50	\$ 0.00
Remove Barricade		L.F.	\$ 10.00	\$ 0.00
Relocate Mailbox		EA.	\$ 250.00	\$ 0.00
AC overlay (min. 0.10')		S.F.	\$ 0.90	\$ 0.00
Curb and Gutter (Type A-6)	2,662	L.F.	\$ 14.00	\$ 37,268.00
Curb and Gutter (Type A-8)		L.F.	\$ 16.00	\$ 0.00
Type "C" Curb	2,086	L.F.	\$ 12.00	\$ 25,032.00
Type "6A" Curb	863	L.F.	\$ 10.00	\$ 8,630.00
Curb Transitions STD 211	2,193	L.F.	\$ 15.00	\$ 32,895.00
A.C. Dike (6")(incl. material & labor)		L.F.	\$ 8.00	\$ 0.00
A.C. Dike (8")(incl. material & labor)		L.F.	\$ 10.00	\$ 0.00
P.C.C. Cross Gutter and Spandrels	3,500	S.F.	\$ 10.00	\$ 35,000.00
P.C.C. Sidewalk	28,669	S.F.	\$ 6.00	\$ 172,014.00
P.C.C. Driveway Approach		S.F.	\$ 8.00	\$ 0.00
P.C.C. Dip Section Std. 307		S.F.	\$ 6.00	\$ 0.00
ADA Access Ramp (w/ new construction)	20	EA.	\$ 1,500.00	\$ 30,000.00
ADA Access Ramp (in existing improvements)		EA.	\$ 2,500.00	\$ 0.00
Barricades		L.F.	\$ 100.00	\$ 0.00
Metal Beam Guard Railing		L.F.	\$ 35.00	\$ 0.00
(total length of Streets)		L.F.	\$ 10.00	\$ 0.00
Chain Link Fence (6')		L.F.	\$ 15.00	\$ 0.00
Relocate Fence		L.F.	\$ 12.00	\$ 0.00
Pipe Gate		EA.	\$ 1,000.00	\$ 0.00
Relocate Power Pole		EA.	\$ 10,000.00	\$ 0.00
Street Lights (including conduit)	24	EA.	\$ 5,000.00	\$ 120,000.00
Adjust Water Valve to Grade (if no water plan)		EA.	\$ 150.00	\$ 0.00

[illegible]

18" R.C.P. round, arch or elliptical		L.F.	\$ 113.00	\$ 0.00
24" R.C.P. round, arch or elliptical		L.F.	\$ 132.00	\$ 0.00
30" R.C.P. round, arch or elliptical		L.F.	\$ 153.00	\$ 0.00
36" R.C.P. round, arch or elliptical	172	L.F.	\$ 178.00	\$ 30,616.00
42" R.C.P. round, arch or elliptical		L.F.	\$ 204.00	\$ 0.00
48" R.C.P. round, arch or elliptical		L.F.	\$ 235.00	\$ 0.00
18" C.S.P. or HDPE N12	319	L.F.	\$ 40.00	\$ 12,760.00
24" C.S.P. or HDPE N12	959	L.F.	\$ 50.00	\$ 47,950.00
30" C.S.P. or HDPE N12	43	L.F.	\$ 60.00	\$ 2,580.00
36" C.S.P. or HDPE N12	172	L.F.	\$ 70.00	\$ 12,040.00
42" C.S.P. or HDPE N12		L.F.	\$ 80.00	\$ 0.00
48" C.S.P. or HDPE N12		L.F.	\$ 100.00	\$ 0.00
Catch Basin W=4'	6	EA.	\$ 2,500.00	\$ 15,000.00
Catch Basin W=7'		EA.	\$ 4,000.00	\$ 0.00
Catch Basin W=14'		EA.	\$ 7,500.00	\$ 0.00
Catch Basin W=21'		EA.	\$ 11,000.00	\$ 0.00
Catch Basin W=28'		EA.	\$ 14,500.00	\$ 0.00
Inlet Type IX or X	6	EA.	\$ 2,500.00	\$ 15,000.00
Junction Structure No. 1		EA.	\$ 3,500.00	\$ 0.00
Junction Structure No. 2		EA.	\$ 4,500.00	\$ 0.00
Junction Structure No. 6		EA.	\$ 5,000.00	\$ 0.00
Transition Structure No. 1		EA.	\$ 12,500.00	\$ 0.00
Transition Structure No. 2		EA.	\$ 12,500.00	\$ 0.00
Transition Structure No. 3		EA.	\$ 4,500.00	\$ 0.00
Manhole No. 1		EA.	\$ 5,000.00	\$ 0.00
Manhole No. 2		EA.	\$ 6,500.00	\$ 0.00
Manhole No. 3		EA.	\$ 2,700.00	\$ 0.00
Manhole No. 4		EA.	\$ 6,500.00	\$ 0.00
Structural Reinforcement Concrete		C.Y.	\$ 400.00	\$ 0.00
Headwall for 36" or smaller storm drain		EA.	\$ 3,500.00	\$ 0.00
Concrete Collar	1	EA.	\$ 2,500.00	\$ 2,500.00
HP Storm Drain Fitting	5	EA.	\$ 155.00	\$ 775.00
HP Pipe to Concrete Structure	19	EA.	\$ 207.00	\$ 3,933.00
Wingwall	1	EA.	\$ 10,000.00	\$ 10,000.00
6" PVC Drain Pipes, Perforated	2184	LF	\$ 20.00	\$ 43,680.00
Tee Connector	1	EA	\$ 27.50	\$ 27.50
			\$	\$ 0.00
			\$	\$ 0.00
SIGNING, STRIPING AND SIGNALS				
Remove Painted Traffic Stripes and Markings		S.F	\$ 2.50	\$ 0.00
4" Painted Solid Stripes	594	L.F.	\$ 0.21	\$ 124.74
4" Painted Solid Stripes (2 Coats)		L.F.	\$ 0.30	\$ 0.00
4" Painted Broken Stripes		L.F.	\$ 0.16	\$ 0.00
4" Painted Double Solid Stripes		L.F.	\$ 0.47	\$ 0.00
6" Painted Bike Lane Stripes		L.F.	\$ 0.65	\$ 0.00
8" Painted Channelizing Line		L.F.	\$ 0.82	\$ 0.00
12" Painted Crosswalk & Limit Line	240	L.F.	\$ 1.30	\$ 312.00

Painted One-Way, No Passing		L.F.	\$ 0.36	\$ 0.00
Painted Two-Way Left Turn Lane		L.F.	\$ 0.82	\$ 0.00
Painted Pavement Markings		S.F.	\$ 2.70	\$ 0.00
Remove Thermoplastic Traffic Stripes and Markings		S.F.	\$ 2.50	\$ 0.00
4" Thermoplastic Solid Stripes		L.F.	\$ 0.52	\$ 0.00
4" Thermoplastic Broken Stripes		L.F.	\$ 0.47	\$ 0.00
4" Thermoplastic Double Solid Stripes		L.F.	\$ 0.83	\$ 0.00
6" Thermoplastic Bike Lane Stripes		L.F.	\$ 0.63	\$ 0.00
8" Thermoplastic Channelizing Line		L.F.	\$ 0.78	\$ 0.00
12" Thermoplastic Crosswalk & Limit Line		L.F.	\$ 0.97	\$ 0.00
Thermoplastic One-Way, No Passing		L.F.	\$ 1.13	\$ 0.00
Thermoplastic Two-Way Left Turn Lane		L.F.	\$ 2.83	\$ 0.00
Thermoplastic Pavement Markings	768	S.F.	\$ 3.61	\$ 2,772.48
Marking		S.F.	\$ 2.25	\$ 0.00
Thermoplastic Cross Walk and Pavement Marking		S.F.	\$ 3.00	\$ 0.00
Remove, Sign, Salvage		EA.	\$ 50.00	\$ 0.00
Relocate Roadside Sign		EA.	\$ 100.00	\$ 0.00
Street Name Sign	24	EA.	\$ 275.00	\$ 6,600.00
Install Sign (Strap and Saddle Bracket Method)		EA.	\$ 150.00	\$ 0.00
Install Sign (Mast Arm Hanger Method)		EA.	\$ 425.00	\$ 0.00
Stop Sign & Post	17	EA.	\$ 250.00	\$ 4,250.00
Road Sign on existing pole / post (One Post)		EA.	\$ 150.00	\$ 0.00
Road Sign on existing pole / post (Two Post)		EA.	\$ 300.00	\$ 0.00
Object Marker - Modified Type "F" Delineator		EA.	\$ 60.00	\$ 0.00
Delineator (Class 1 Type F)		EA.	\$ 40.00	\$ 0.00
Delineator (Class 2)		EA.	\$ 45.00	\$ 0.00
Pavement Marker, Reflective		EA.	\$ 3.75	\$ 0.00
New Traffic Signal & Lighting (Major Intersection)		LS	\$ 250,000.00	\$ 0.00
New Traffic Signal & Lighting (Minor Intersection)		LS	\$ 150,000.00	\$ 0.00
Retrofit of Ex. Traffic Signal & Lighting		LS	\$ 100,000.00	\$ 0.00
6' Round Signal Loops		EA	\$ 450.00	\$ 0.00
Install Pull Box (#5)		EA	\$ 400.00	\$ 0.00
Install Pull Box (#6)		EA	\$ 500.00	\$ 0.00
2" PVC Interconnect Conduit & Cable		L.F.	\$ 25.00	\$ 0.00
3" PVC Interconnect Conduit & Cable		L.F.	\$ 30.00	\$ 0.00
3" PVC Conduit & Fiber Optic Cable		L.F.	\$ 35.00	\$ 0.00
			\$	\$ 0.00
Survey		LS	\$ 8,000.00	\$ 0.00
Design/submittals/review		LS	\$ 40,000.00	\$ 0.00
Mobilization		LS	\$ 30,000.00	\$ 0.00
Traffic Control		LS	\$ 15,000.00	\$ 0.00
A. Subtotal				\$ 1,243,532.14
B. Administrative Contingency (20% x A)				\$ 248,706.43
C. CM - Inspection - LC (8%)				\$ 99,482.57
D Streets/Drainage Total (A + B)				\$ 1,591,721.14

CITY OF MENIFEE ENGINEERING DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
DOMESTIC WATER IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" Waterline PVC C-900 DR-18		L.F.	\$ 25.00	\$ 0.00
6" Waterline PVC C-900 DR-18		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18	4,739	L.F.	\$ 35.00	\$ 165,865.00
12" Waterline PVC C-900 DR-18		L.F.	\$ 55.00	\$ 0.00
16" Waterline PVC C-905 DR-18		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18		L.F.	\$ 135.00	\$ 0.00
4" Gate Valve RS		EA.	\$ 715.00	\$ 0.00
6" Gate Valve RS		EA.	\$ 830.00	\$ 0.00
8" Gate Valve RS	27	EA.	\$ 1,340.00	\$ 36,180.00
12" Gate Valve RS		EA.	\$ 2,300.00	\$ 0.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS		EA.	\$ 14,300.00	\$ 0.00
6" Fire Hydrant (Standard)	14	EA.	\$ 4,000.00	\$ 56,000.00
6" Fire Hydrant (Super)		EA.	\$ 4,500.00	\$ 0.00
4" Blowoff		EA.	\$ 3,500.00	\$ 0.00
6" Blowoff	1	EA.	\$ 4,000.00	\$ 4,000.00
1" Air and Vacuum Valve.		EA.	\$ 2,400.00	\$ 0.00
2" Air and Vacuum Valve.		EA.	\$ 4,000.00	\$ 0.00
1" Service Connection (No Meter)	126	EA.	\$ 800.00	\$ 100,800.00
1-1/2" Service Connection (No Meter)		EA.	\$ 2,480.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
4" Hot Tap		EA.	\$ 1,430.00	\$ 0.00
6" Hot Tap		EA.	\$ 1,750.00	\$ 0.00
8" Hot Tap		EA.	\$ 2,200.00	\$ 0.00
12" Hot Tap		EA.	\$ 3,150.00	\$ 0.00
8" Flanged Tee	11	EA.	\$ 916.00	\$ 10,076.00
8" Flanged Cross	1	EA.	\$ 1,122.00	\$ 1,122.00
8" Bend-90	3	EA.	\$ 614.00	\$ 1,842.00
8" Bend-45	12	EA.	\$ 507.00	\$ 6,084.00
8" Bend-22.5	2	EA.	\$ 400.00	\$ 800.00
Pressure Regulator	126	EA.	\$ 500.00	\$ 63,000.00
			\$	\$ 0.00
			\$	\$ 0.00
A. Subtotal				\$ 445,769.00
B. Administrative Contingency (20% x A)				\$ 89,153.80
C. Water Total (A + B)				\$ 534,922.80
PRIOR TO HAVING SIGNED PLANS				
D. 20% x C				\$ 106,984.56
E. Water Total (C + D)				\$ 641,907.36

CITY OF MENIFEE ENGINEERING DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
RECYCLED WATER IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 25.00	\$ 0.00
6" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18 Purple	198	L.F.	\$ 35.00	\$ 6,930.00
12" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 55.00	\$ 0.00
16" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 135.00	\$ 0.00
20" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 180.00	\$ 0.00
4" Gate Valve RS		EA.	\$ 715.00	\$ 0.00
6" Gate Valve RS		EA.	\$ 830.00	\$ 0.00
8" Gate Valve RS	1	EA.	\$ 1,340.00	\$ 1,340.00
12" Gate Valve RS		EA.	\$ 2,300.00	\$ 0.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS		EA.	\$ 14,300.00	\$ 0.00
1" Service Connection (No Meter)		EA.	\$ 800.00	\$ 0.00
1-1/2" Service Connection (No Meter)		EA.	\$ 2,480.00	\$ 0.00
2" Service Connection (No Meter)		EA.	\$ 2,780.00	\$ 0.00
4" Service Connection (No Meter)		EA.	\$ 4,500.00	\$ 0.00
Adjust Water Valve to Grade		EA.	\$ 200.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
Join at existing end of 8" pipe		EA.	\$ 2,000.00	\$ 0.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
4" Hot Tap		EA.	\$ 1,430.00	\$ 0.00
6" Hot Tap		EA.	\$ 1,750.00	\$ 0.00
8" Hot Tap		EA.	\$ 2,200.00	\$ 0.00
12" Hot Tap		EA.	\$ 3,150.00	\$ 0.00
8" Bend-90	2	EA.	\$ 614.00	\$ 1,228.00
8" Bend-45		EA.	\$ 507.00	\$ 0.00
8" Flanged T		EA.	\$ 916.00	\$ 0.00
Joint Restrained	4	EA.	\$ 800.00	\$ 3,200.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A. Subtotal				\$ 12,698.00
B. Administrative Contingency (20% x A)				\$ 2,539.60
C. Water Total (A + B)				\$ 15,237.60
PRIOR TO HAVING SIGNED PLAND				
D. 20% x C				\$ 3,047.52
E. Water Total (C + D)				\$ 18,285.12

CITY OF MENIFEE ENGINEERING DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET
SANITARY SEWER IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" PVC SDR 35 (Use it for Residential Laterals)	2928	L.F.	\$ 25.00	\$ 73,200.00
6" PVC SDR 35 Green		L.F.	\$ 30.00	\$ 0.00
8" PVC SDR 35 Green		L.F.	\$ 35.00	\$ 0.00
10" PVC SDR 35 Green		L.F.	\$ 46.00	\$ 0.00
12" PVC SDR 35 Green		L.F.	\$ 54.00	\$ 0.00
15" PVC SDR 35 Green		L.F.	\$ 90.00	\$ 0.00
8" VCP	3924	L.F.	\$ 55.00	\$ 215,820.00
10" VCP		L.F.	\$ 62.00	\$ 0.00
12" VCP		L.F.	\$ 72.00	\$ 0.00
15" VCP		L.F.	\$ 81.00	\$ 0.00
18" VCP		L.F.	\$ 162.00	\$ 0.00
21" VCP		L.F.	\$ 183.00	\$ 0.00
24" VCP		L.F.	\$ 195.00	\$ 0.00
27" VCP		L.F.	\$ 215.00	\$ 0.00
30" VCP		L.F.	\$ 236.00	\$ 0.00
Standard Manhole 48"	30	EA.	\$ 3,140.00	\$ 94,200.00
Standard Manhole 60"	1	EA.	\$ 4,500.00	\$ 4,500.00
Shallow Manhole (5' or less)		EA.	\$ 3,300.00	\$ 0.00
Clean out	126	EA.	\$ 730.00	\$ 91,980.00
Clean out Lateral		EA.	\$ 200.00	\$ 0.00
Tie to Existing Manhole	1	EA.	\$ 2,100.00	\$ 2,100.00
Rechanel Existing Manhole		EA.	\$ 1,500.00	\$ 0.00
Join Existing 8" Pipe		EA.	\$ 1,500.00	\$ 0.00
Join Existing 12" Pipe		EA.	\$ 2,000.00	\$ 0.00
Chimney		EA.	\$ 400.00	\$ 0.00
Adjust M.H. to grade	2	EA.	\$ 500.00	\$ 1,000.00
Concrete Encasement		L.F.	\$ 35.00	\$ 0.00
BackwaterValve	7	EA.	\$ 200.00	\$ 1,400.00
Install Sewer Cleanout	126	EA.	\$ 100.00	\$ 12,600.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A.	Subtotal			\$ 496,800.00
B.	Administrative Contingency (20% x A)			\$ 99,360.00
C.	Sewer Total (A + B)			\$ 596,160.00
	RECORDATION PRIOR TO HAVING			
D.	20% x C			\$ 119,232.00
E.	Sewer Total (C + D)			\$ 715,392.00

CITY OF MENIFEE ENGINEERING DEPARTMENT
CONSTRUCTION COST WORKSHEET
WATER QUALITY MANAGEMENT PLAN (WQMP)

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
Conventional Grass / Vegetated Swale		S.F.	\$ 5.00	\$ 0.00
Sand filtration Swale and Basins	12,240	S.F.	\$ 25.00	\$ 306,000.00
Gravel Infiltration Swale and Basin		S.F.	\$ 30.00	\$ 0.00
Retention or Detention Pipe (HDPE , CMP)		L.F.	\$ 50.00	\$ 0.00
Cartridge Filtration Chamber		L.F.	\$ 25,000.00	\$ 0.00
Catch Basin Filter Insert		EA.	\$ 1,000.00	\$ 0.00
Roof Downspot Filter		EA.	\$ 1,500.00	\$ 0.00
Pervious Pavement / Pavers		S.F.	\$ 15.00	\$ 0.00
Sump Pump (only)	1	LS.	\$ 1,000.00	\$ 1,000.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
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			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A. Subtotal				\$ 307,000.00
B. Administrative Contingency (20% x A)				\$ 61,400.00
C. Streets/Drainage Total (A + B)				\$ 368,400.00

CITY OF MENIFEE ENGINEERING DEPARTMENT COST ESTIMATE CALCULATION SHEET

PARCEL MAP OR TRACT NO. 36937
PP, CU, PU, MS OR VL NO.

SCH: DATE: 8/17/2022

[illegible]