

SUBDIVISION MAP IMPROVEMENT AGREEMENT

EUREKA OAKS SUBDIVISION

THIS AGREEMENT, made and executed this 3rd day of February 2026, by and between Habitat for Humanity, Calaveras, hereinafter referred to as "SUBDIVIDER" and

THE CITY OF ANGELS, a political subdivision of the State of California, acting by and through its City Council, hereinafter referred to as "CITY".

WITNESSETH:

SUBDIVIDER desires to subdivide land situated in the City of Angels, Calaveras County, State of California in accordance with:

- Angels Camp Municipal Code Title 16 (Ordinance No. 250, and as may be amended) and
- The Habitat for Humanity/Eureka Oaks Subdivision Development Agreement adopted pursuant to Ordinance 506 February 16, 2021, and recorded Calaveras County Official Records Instrument 2021-007134 on April 14, 2021; and
- Adopted CITY OF ANGELS IMPROVEMENT STANDARDS
- State Subdivision Map Act ["Improvement Security" Government Code Section 66499-66499.10, and as may be amended]

SUBDIVIDER declares that he is familiar with the preceding regulations.

SUBDIVIDER proposes to do and perform that certain work of improvement required as condition of approval of the tentative subdivision map outlined as follows:

- Sewer lift station with emergency power facilities
- Striping

SUBDIVIDER desires to file a final subdivision map prior to completion of said required improvements.

NOW, THEREFORE in consideration of the approval and acceptance by the CITY of the final Eureka Oaks Subdivision map SUBDIVIDER agrees as follows:

1. SUBDIVIDER shall, at his own expense, complete all of the improvements referred to herein on or before January 1, 2027.
2. SUBDIVIDER shall complete all improvements in a good and workmanlike manner in accordance with the laws now in force and effect in the CITY and STATE, the terms and conditions of which are incorporated herein by reference.
3. SUBDIVIDER shall file with the City surety in accordance with Resolution 26-22. The amount of surety shall be \$282,865 and is based upon the approved engineers estimate attached hereto (**EXHIBIT A**). Said surety shall guarantee that all improvements and work thereto shall be completed as required herein. Acceptance of the surety is subject to the review and approval of the City Attorney and the City Engineer.
4. SUBDIVIDER shall pay for inspection costs as required by Resolution 26-22.

5. SUBDIVIDER agrees that no Certificate of Occupancy shall be issued for any residential unit prior to City acceptance of the sewer lift station.

RELEASE AND INDEMNIFICATION

SUBDIVIDER hereby releases City from all liability for nonperformance and personal injury and agrees to indemnify and save City harmless from and against all claims resulting directly or indirectly from any work performed in accordance with this AGREEMENT.

Executed on February 3, 2026, at Angels Camp, California

CITY:

By: _____
Caroline Schirato, Mayor
City of Angels

SUBDIVIDER

By: _____
Morgan Gace, Executive Director
Habitat for Humanity, Calaveras

APPROVED AS TO FORM:

By: _____
Douglas L. White, City Attorney

APPROVED AS TO CONTENT:

By: _____
Aaron Brusatori, P.E. - City Engineer

EXHIBIT A
Approved Engineer's Estimates

