

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37644 – LAVINE WAY STREET IMPROVEMENT (LOT 39)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this 16th day of March 2022, by and between the City of Corona, a municipal corporation (hereinafter referred to as “City”), and TRI POINTE HOMES, INC., a DELAWARE corporation, with its principal offices located at, 5 Peters Canyon Road, Suite 100, Irvine, CA 92606, (hereinafter referred to as “Developer”).

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37644** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount **Five Hundred Ninety-Five Thousand Eight Hundred Dollars and No Cents (\$595,800.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit “B” if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

EXHIBIT 2

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:

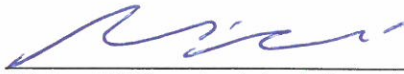
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

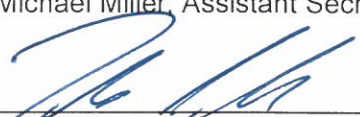
Developer:

TRI POINTE HOMES, INC.
5 Peters Canyon Road, Suite 100
Irvine, CA 92626

IN WITNESS WHEREOF Developer has affixed his name, address, and seal.

**TRI POINTE HOMES, INC.,
A Delaware Corporation**

By: 
Michael Miller, Assistant Secretary

By: 
Thomas G. Grable, Division President

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Joanne Coletta, Planning and Development Director
Mayor

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

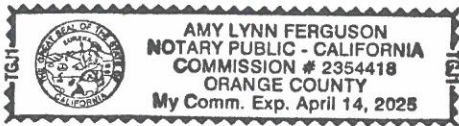
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Miller
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
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personally appeared Thomas G. Grable
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

TRACT NO. 37644

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 9 AND V OF TRACT MAP NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38,
 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. AUGUST, SEPTEMBER & NOVEMBER, 2015.
 FOR CONDOMINIUM PURPOSES

SHEET INDEX MAP

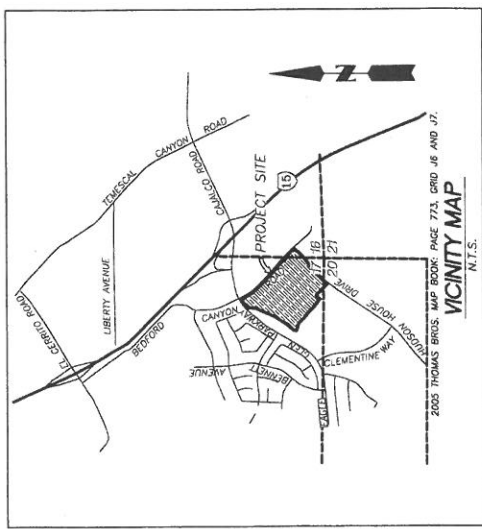
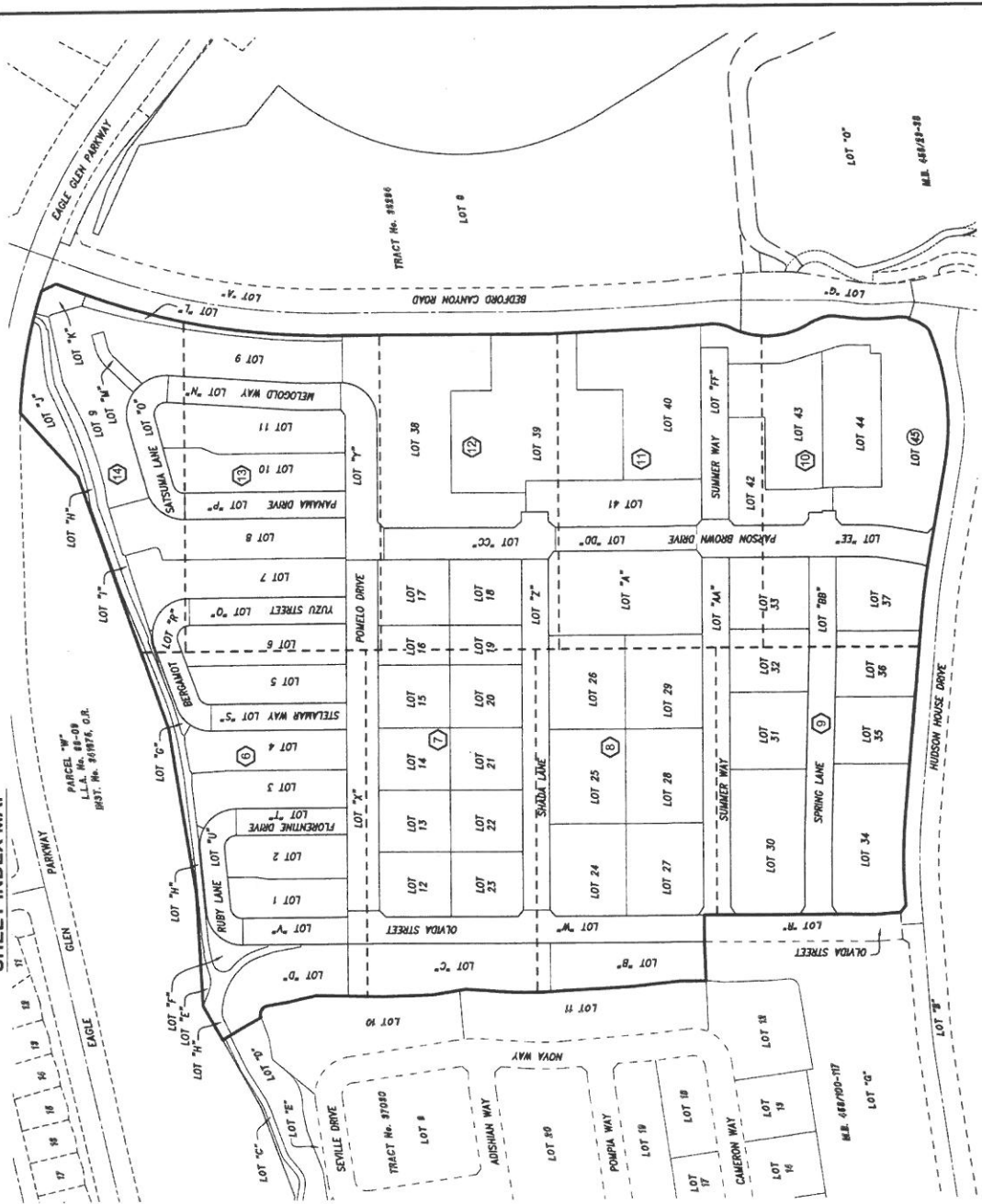
NUMBERED LOTS: 45
 LETTERED LOTS: 32
 UNNUMBERED LOTS: 34, 48B, AC
 ACRES IN LETTERED LOTS: 16,655 AC
 TOTAL ACREAGE: 51,153 AC

SHEET INDEX

⑦ INDICATES SHEET NUMBER
 --- INDICATES SHEET BOUNDARY

EASEMENT NOTES

- 1 A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
- 2 A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
- 3 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED JANUARY 17, 2016, AS INSTRUMENT NO. 2016-00187 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- 6 A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 7 A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
- 8 AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
- 9 A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 10 AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.



NOTES:
 SEE SHEET 2 FOR HOIARY ACKNOWLEDGMENTS.
 SEE SHEET 3 FOR HOIARY ACKNOWLEDGMENTS.
 SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS OF BEARING AND DATUM STATEMENT.
 SEE SHEET 6 THROUGH 14, INCLUSIVE, FOR LOT MAPS.

EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

Faithful Performance	\$595,800
Labor and Material	\$297,900

BOND ESTIMATE SHEET
(Use for Improvements Other than Grading Work Only)

Project: Bedford Tr. 37644
 Location: Tr. 37644 - Town Home 2 Story - Lot 39
 DWG No:

DATE: 12/18/19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond Note 2 (Round up to nearest \$200)	Labor & Materials Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned RAW (Public) Improvements			
2 Master-Planned RAW (Public) Improvements			
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements			
5 On-site Non-public Improvements	458,280	595,800	297,900
6 Additional Bond Improvements (beyond typical)			

NOTES:

- All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated total construction.
- Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond.
- City staff shall review all estimates and may change the amount of the engineer's estimated bonds.
- A current title report shall be submitted for bonding purposes.

[Handwritten Signature]

 Engineer's Name & Signature
 Hunsaker and Associates

 Company
 951-509-7031/ phuddleston@hunsaker.com

 Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018
 Project: Tr 37644 - Town Home 2 Story - Lot 39
 Location: City of Carona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF		11,125	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00	275	\$ 52,250.00
Base (sf x depth / 27)	CY	\$110.00	206	\$ 22,660.00
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 74,910.00

Concrete				
Alley Approach 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00	275	\$ 9,625.00
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00	233	\$ 9,786.00
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -
D/W Approach, Complete	EA	\$6,000.00		\$ -
D/W Approach, 6"	SF	\$28.00		\$ -
D/W Approach, 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00		\$ -
V-Gutter	SF	\$38.00		\$ -
W/C Ramp	EA	\$3,800.00		\$ -
W/C Ramp	SF	\$30.00		\$ -
1" Shed Curb		\$20.00	315	\$ 6,300.00
4" Flared Curb		\$22.00	332	\$ 7,304.00
OTHER=				\$ -
			SUBTOTAL	\$ 33,015.00

Storm Drain				
Box Culvert (Including Backfit)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8	EA	\$7,000.00	2	\$ 14,000.00
Catch Basin, W>8	EA	\$10,500.00		\$ -
Channel Reinf. Conc Lined	SF	\$13.00		\$ -
Channel, Open Conc <24"	LF	\$150.00		\$ -
Channel, Open Conc 27"-36"	LF	\$250.00		\$ -
Channel, Open Conc 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00		\$ -
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00	3	\$ 1,500.00
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -

Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole Hx8'	EA	\$6,000.00	2	\$	12,000.00
Manhole Hx8'	EA	\$8,000.00		\$	-
Pipe 18" RCP	LF	\$159.00	45	\$	7,155.00
Pipe 24" RCP	LF	\$201.00		\$	-
Pipe 30" RCP	LF	\$241.00		\$	-
Pipe 36" RCP	LF	\$280.00		\$	-
Pipe 42" RCP	LF	\$318.00		\$	-
Pipe 48" RCP	LF	\$355.00		\$	-
Pipe 54" RCP	LF	\$391.00		\$	-
Pipe 60" RCP	LF	\$426.00		\$	-
Pipe 66" RCP	LF	\$461.00		\$	-
Pipe 72" RCP	LF	\$495.00		\$	-
Pipe 78" RCP	LF	\$528.00		\$	-
Pipe 84" RCP	LF	\$561.00		\$	-
Re-Rap Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underpass Drain Wx5	EA	\$3,000.00		\$	-
Underpass Drain Wx5	EA	\$4,000.00		\$	-
OTHER= 12" HDPE	LF	150	685	\$	102,750.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	137,405.00

Street Lights					
Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light 501 - 1 only	EA	\$5,000.00		\$	-
St. Light 501 - 2 to 5	EA	\$4,000.00		\$	-
St. Light 501 - 5+	EA	\$4,800.00		\$	-
St. Light 502 - 1 only	EA	\$5,500.00		\$	-
St. Light 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light 502 - 5+	EA	\$5,300.00		\$	-
St. Lt. Conduit 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St. Lt. Conduit 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Traffic					
Signal 6 phase+MsbCont	EA	\$300,000.00		\$	-
Signal 8 phase+MsbCont	EA	\$350,000.00		\$	-
Signal Bolt+Intconnect	LF	\$25.00		\$	-
Striping 4" Sid wh/yw	LF	\$0.50		\$	-
Striping 8" Sid wh/yw	LF	\$0.65		\$	-
Striping 12" Sid wh/yw	LF	\$2.50		\$	-
Striping Skip	LF	\$0.35		\$	-
Striping Double	LF	\$0.75		\$	-
SUBTOTAL				\$	-

Walls					
Retaining Walls	SF	\$15.00		\$	-

Miscellaneous					
Barricade 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-
Water Meter Installation	EA	\$2,500.00	28	\$	70,000.00
Paving Replacement Trench	LF	\$16.00		\$	-
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5' Deep	LF	\$17.00		\$	-
Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	70,000.00

Sewer					
Manhole 5' dia 12' to 20' deep	EA	\$10,000.00		\$	-
Manhole 5' dia > 20' deep	EA	\$13,000.00		\$	-
Pipe 4" VCP	LF	\$70.00		\$	-
Pipe 6" VCP	LF	\$106.00		\$	-
Pipe 8" VCP	LF	\$142.00		\$	-
Pipe 10" VCP	LF	\$178.00		\$	-

Pipe 12" VCP	LF	\$215.00		\$	-
Pipe 15" VCP	LF	\$270.00		\$	-
Pipe 4" DIP	LF	\$70.00		\$	-
Pipe 6" DIP	LF	\$106.00		\$	-
Pipe 8" DIP	LF	\$142.00		\$	-
Pipe 10" DIP	LF	\$178.00		\$	-
Pipe 12" DIP	LF	\$215.00		\$	-
Pipe 15" DIP	LF	\$270.00		\$	-
SUBTOTAL				\$	-

Miscellaneous Sewer					
Adjust Manhole	EA	\$2,000.00		\$	-
Clean Out	EA	\$2,000.00		\$	-
Saddle	EA	\$2,610.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Water					
Pipe 4" DIP	LF	\$43.00		\$	-
Pipe 6" DIP	LF	\$57.00		\$	-
Pipe 8" DIP	LF	\$75.00	506	\$	37,950.00
Pipe 10" DIP	LF	\$93.00		\$	-
Pipe 12" DIP	LF	\$105.00		\$	-
Valve 4"	EA	\$1,500.00		\$	-
Valve 6"	EA	\$1,800.00		\$	-
Valve 8"	EA	\$2,800.00		\$	-
Valve 10"	EA	\$4,000.00		\$	-
Valve 12"	EA	\$5,300.00		\$	-
Valve 16"	EA	\$7,500.00		\$	-
SUBTOTAL				\$	37,950.00

Miscellaneous Water					
Air & Vac 1"	EA	\$2,700.00		\$	-
Fire Hydrant 6"	EA	\$4,900.00	2	\$	9,800.00
Fire Service 6"	EA	\$12,000.00		\$	-
Fire Service 8"	EA	\$20,000.00		\$	-
Fire Service 10"	EA	\$30,000.00		\$	-
Hot Tap 3"	EA	\$3,550.00		\$	-
Hot Tap 10"	EA	\$3,900.00		\$	-
Hot Tap 12"	EA	\$4,750.00		\$	-
Service 1"	EA	\$2,500.00		\$	-
Service 2"	EA	\$3,400.00	28	\$	95,200.00
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	105,000.00

TOTAL COST \$ 458,280.00

PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email





Cash Register Receipt

City of Corona

Receipt Number
R31275

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$595,800.00
TOTAL FEES PAID BY RECEIPT: R31275			\$595,800.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Point Homes holding

Cashier: SGLA

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R31276

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$297,900.00
TOTAL FEES PAID BY RECEIPT: R31276			\$297,900.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Home holding

Cashier: SGLA

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37644 – LAVINE WAY STREET IMPROVEMENT (LOTS 38-41)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of March 2022**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **TRI POINTE HOMES, INC., a DELAWARE corporation**, with its principal offices located at, **5 Peters Canyon Road, Suite 100, Irvine, CA 92606**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37644** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount of **Two Million Five Hundred Forty-Nine Thousand Two Hundred Dollars and No Cents (\$2,549,200.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:


The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:

TRI POINTE HOMES, INC.
5 Peters Canyon Road, Suite 100
Irvine, CA 92626

IN WITNESS WHEREOF Developer has affixed his name, address, and seal.

**TRI POINTE HOMES, INC.,
A Delaware Corporation**

By: 
Michael Miller, Assistant Secretary

By: 
Thomas G. Grable, Division President

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Joanne Coletta, Planning and Development Director
Mayor

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

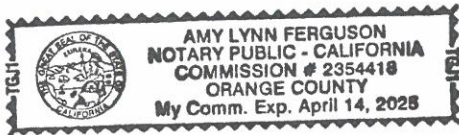
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Michael Miller
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

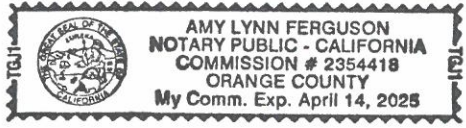
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas G. Arable
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

TRACT NO. 37644



IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 37644

BEING A SUBDIVISION OF LOTS 9 AND V OF TRACT MAP NO. 36284, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

AUGUST, SEPTEMBER & NOVEMBER, 2015.

HUNSAKER AND ASSOCIATES, INC. FOR CONDOMINIUM PURPOSES

SHEET INDEX MAP

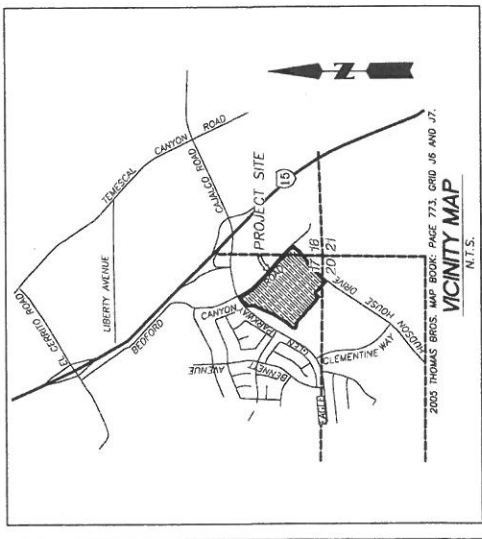
NUMBERED LOTS: 45
 LETTERED LOTS: 32
 ACRES IN LETTERED LOTS: 14.409 AC.
 ACRES IN NUMBERED LOTS: 16.635 AC.
 TOTAL ACRES: 31.044 AC.

SHEET INDEX

- (#) INDICATES SHEET NUMBER
- INDICATES SHEET BOUNDARY

EASEMENT NOTES

1. A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36284, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
2. A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36284, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
3. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison RECORDED JANUARY 17, 2016, AS INSTRUMENT NO. 2016-1018791 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
4. AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
5. AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
6. A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
7. A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
8. AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
9. A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
10. AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.



NOTES:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS
 SEE SHEET 3 FOR SURVEYOR'S NOTES
 SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS OF BEARING AND DATUM STATEMENT.
 SEE SHEET 6 THROUGH 14, INCLUSIVE, FOR LOT MAPS.

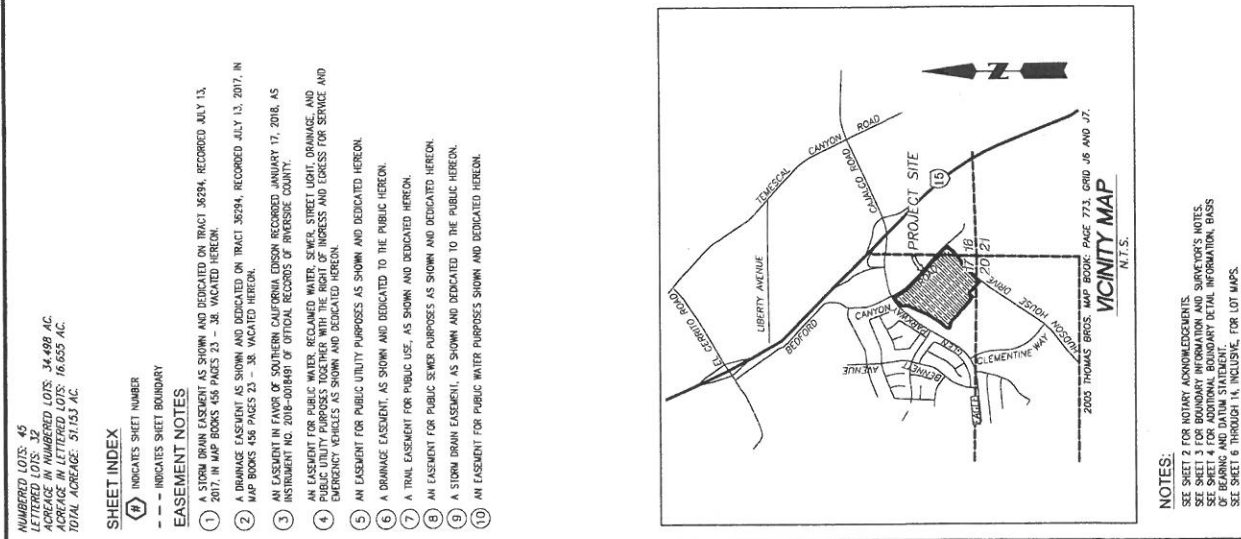


EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

Faithful Performance	\$2,549,200
Labor and Material	\$1,274,600

BOND ESTIMATE SHEET
(Use for Improvements Other than Grading Work Only)

Project: Bedford Tr. 37644
 Location: Town Home 2 Story (Lavine Wy) - Street & Wet Utility Improve-
 DWG No: ment Bond - Lots 38, 39, 40, & 41

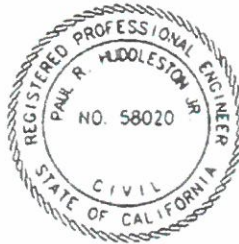
DATE: 12/18/19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Material
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned RW (Public) Improvements			
2 Master-Planned RW (Public) Improvements			
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements			
5 On-site Non-public Improvements	1,960,848	2,549,200	1,274,600
6 Additional Bond Improvements (beyond typical)			

NOTES:

- All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated total construction.
- Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond.
- City staff shall review all estimates and may change the amount of the engineer's estimated bonds.
- A current title report shall be submitted for bonding purposes.**

[Signature]
 Engineer's Name & Signature
 Hunsaker and Associates
 Company
 951-509-7031/ phuddleston@hunsaker.com
 Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Tr. 37644 Street - Town Home 2 Story - Lots 38, 40, & 41

Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8 00		\$ -
AC Pavement	SF	\$3 00		\$ -
Curb Only	LF	\$10 00		\$ -
Curb & Gutter	LF	\$16 00		\$ -
D/W Approach	SF	\$13 00		\$ -
Sidewalk	SF	\$8 00		\$ -
W/C Ramp	SF	\$8 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000 00		\$ -
Pull Boxes	EA	\$500 00		\$ -
Street Light	EA	\$6,000 00		\$ -
Street Sign	EA	\$400 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$35 00		\$ -
AC Berm 8"	LF	\$38 00		\$ -
AC Fogseal	SY	\$5 00		\$ -
AC Overlay	SY	\$8 00		\$ -
AC Pavement	SF		52,044	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190 00	1,288	\$ 244,720 00
Base (sf x depth / 27)	CY	\$110 00	964	\$ 106,040 00
Fogseal	SY	\$5 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 350,760 00
Concrete				
Alley Approach, 8" PCC	SF	\$28 00		\$ -
Curb Only 6"	LF	\$35 00	577	\$ 20,195 00
Curb Only 8"	LF	\$39 00		\$ -
Curb & Gutter 6"	LF	\$42 00	1,447	\$ 60,774 00
Curb & Gutter 8"	LF	\$44 00		\$ -
Cross Gutter & Spandrel	SF	\$29 00		\$ -
D/W Approach, Complete	EA	\$6 000 00		\$ -
D/W Approach, 6"	SF	\$28 00		\$ -
D/W Approach, 8"	SF	\$28 00		\$ -
Pavement, 6"	SF	\$13 00		\$ -
Pavement, 8"	SF	\$15 00		\$ -
Sidewalk, 4"	SF	\$13 00		\$ -
V-Gutter	SF	\$38 00		\$ -
W/C Ramp	EA	\$3 800 00		\$ -
W/C Ramp	SF	\$30 00		\$ -

1" Shed Curb		\$20.00	1305	\$	26,100.00
4" Flared Curb		\$22.00	419	\$	9,218.00
OTHER=				\$	-
SUBTOTAL				\$	116,287.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00		\$	-
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$6,000.00		\$	-
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00		\$	-
Pipe, 24" RCP	LF	\$201.00		\$	-
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00		\$	-
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-
Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00		\$	-

St Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St Lt. Conduit, 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Traffic					
Signal, 6 phse+MstrCont	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont	EA	\$350,000.00		\$	-
Signal, Both+Intrconnect	LF	\$25.00		\$	-
Striping, 4" Sld wht/ylw	LF	\$0.50		\$	-
Striping, 8" Sld wht/ylw	LF	\$0.65		\$	-
Striping, 12" Sld wht/ylw	LF	\$2.50		\$	-
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75		\$	-
			SUBTOTAL	\$	-

Walls					
Retaining Walls	SF	\$15.00		\$	-

Miscellaneous					
Barricade, 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-
Water Meter Installation	EA	\$2,500.00		\$	-
Paving Replacement, Trench	LF	\$16.00		\$	-
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5' Deep	LF	\$17.00		\$	-
Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

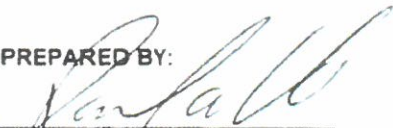
Sewer					
Manhole, 5' dia, 12' to 20' deep	EA	\$10,000.00		\$	-
Manhole, 5' dia > 20' deep	EA	\$13,000.00		\$	-
Pipe, 4" VCP	LF	\$70.00		\$	-
Pipe, 6" VCP	LF	\$106.00		\$	-
Pipe, 8" VCP	LF	\$142.00		\$	-
Pipe, 10" VCP	LF	\$178.00		\$	-
Pipe, 12" VCP	LF	\$215.00		\$	-
Pipe, 15" VCP	LF	\$270.00		\$	-
Pipe, 4" DIP	LF	\$70.00		\$	-
Pipe, 6" DIP	LF	\$106.00		\$	-
Pipe, 8" DIP	LF	\$142.00		\$	-
Pipe, 10" DIP	LF	\$178.00		\$	-
Pipe, 12" DIP	LF	\$215.00		\$	-
Pipe, 15" DIP	LF	\$270.00		\$	-
			SUBTOTAL	\$	-

Miscellaneous Sewer					
Adjust Manhole	EA	\$2,000.00		\$	-

Clean Out	EA	\$2,000.00		\$	-
Saddle	EA	\$2,610.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Water					
Pipe, 4" DIP	LF	\$43.00		\$	-
Pipe, 6" DIP	LF	\$57.00		\$	-
Pipe, 8" DIP	LF	\$75.00		\$	-
Pipe, 10" DIP	LF	\$93.00		\$	-
Pipe, 12" DIP	LF	\$105.00		\$	-
Valve, 4"	EA	\$1,500.00		\$	-
Valve, 6"	EA	\$1,800.00		\$	-
Valve, 8"	EA	\$2,800.00		\$	-
Valve, 10"	EA	\$4,000.00		\$	-
Valve, 12"	EA	\$5,300.00		\$	-
Valve, 16"	EA	\$7,500.00		\$	-
			SUBTOTAL	\$	-

Miscellaneous Water					
Air & Vac, 1"	EA	\$2,700.00		\$	-
Fire Hydrant, 6"	EA	\$4,900.00		\$	-
Fire Service, 6"	EA	\$12,000.00		\$	-
Fire Service, 8"	EA	\$20,000.00		\$	-
Fire Service, 10"	EA	\$30,000.00		\$	-
Hot Tap, 8"	EA	\$3,550.00		\$	-
Hot Tap, 10"	EA	\$3,900.00		\$	-
Hot Tap, 12"	EA	\$4,750.00		\$	-
Service, 1"	EA	\$2,500.00		\$	-
Service, 2"	EA	\$3,400.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-
TOTAL COST				\$	467,047.00

PREPARED BY:

 Engineer's Name & Signature
 HUNSAKER ASSOC
 Company
 951-509-7071
 Tel No/Email
 phunsaker@hunsaker.com



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS March 2018

Project #: Tr. 37644 - Townhome 2 Story - Lots 38, 40 & 41

Sewer, Water, Reclaimed Water, & Storm Drain

Location: City of Corona, CA

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00		\$ -
Base (sf x depth / 27)	CY	\$110.00		\$ -
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00		\$ -
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -

Curb & Gutter 8"	LF	\$44.00		\$	-
Cross Gutter & Spandrel	SF	\$29.00		\$	-
D/W Approach, Complete	EA	\$6,000.00		\$	-
D/W Approach, 6"	SF	\$28.00		\$	-
D/W Approach, 8"	SF	\$28.00		\$	-
Pavement, 6"	SF	\$13.00		\$	-
Pavement, 8"	SF	\$15.00		\$	-
Sidewalk, 4"	SF	\$13.00		\$	-
V-Gutter	SF	\$38.00		\$	-
W/C Ramp	EA	\$3,800.00		\$	-
W/C Ramp	SF	\$30.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00	4	\$	28,000.00
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00	5	\$	50,000.00
Manhole, H<8'	EA	\$6,000.00	3	\$	18,000.00
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00	216	\$	34,344.00
Pipe, 24" RCP	LF	\$201.00	280	\$	56,280.00
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00	230	\$	64,400.00
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-

Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER= 12" H.D.P.E	LF	150	785	\$	117,750.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	368,774.00

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00		\$	-
St. Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St. Lt. Conduit, 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Traffic

Signal, 6 phse+MstrCont.	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont.	EA	\$350,000.00		\$	-
Signal, Both+Intrconnect	LF	\$25.00		\$	-
Striping, 4" Sld wht/y/w	LF	\$0.50		\$	-
Striping, 8" Sld wht/y/w	LF	\$0.65		\$	-
Striping 12" Sld wht/y/w	LF	\$2.50		\$	-
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75		\$	-
SUBTOTAL				\$	-

Walls

Retaining Walls	SF	\$15.00		\$	-
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Miscellaneous

Barricade, 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-

Water Meter Installation	EA	\$2,500.00	70	\$ 175,000.00
Paving Replacement, Trench	LF	\$16.00		\$ -
Pressure Reducing Station	EA	\$90,000.00		\$ -
Shoring for Trenches > 5' Deep	LF	\$17.00		\$ -
Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 175,000.00

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	10	\$ 100,000.00
Manhole, 5' dia > 20' deep	EA	\$13,000.00		\$ -
Pipe, 4" VCP	LF	\$70.00		\$ -
Pipe, 6" VCP	LF	\$106.00		\$ -
Pipe, 8" VCP	LF	\$142.00	1786	\$ 253,612.00
Pipe, 10" VCP	LF	\$178.00		\$ -
Pipe, 12" VCP	LF	\$215.00	30	\$ 6,450.00
Pipe, 15" VCP	LF	\$270.00		\$ -
Pipe, 4" DIP	LF	\$70.00		\$ -
Pipe, 6" DIP	LF	\$106.00		\$ -
Pipe, 8" DIP	LF	\$142.00		\$ -
Pipe, 10" DIP	LF	\$178.00		\$ -
Pipe, 12" DIP	LF	\$215.00		\$ -
Pipe, 15" DIP	LF	\$270.00		\$ -
			SUBTOTAL	\$ 360,062.00

Miscellaneous Sewer

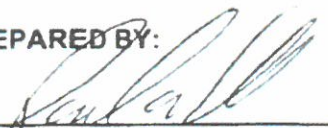
Adjust Manhole	EA	\$2,000.00		\$ -
Clean Out	EA	\$2,000.00		\$ -
Saddle	EA	\$2,610.00		\$ -
OTHER= 4" Sewer Lateral, PVC	LF	35	1269	\$ 44,415.00
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 44,415.00

Water

Pipe, 4" DIP	LF	\$43.00		\$ -
Pipe, 6" DIP	LF	\$57.00		\$ -
Pipe, 8" DIP	LF	\$75.00	2030	\$ 152,250.00
Pipe, 10" DIP	LF	\$93.00		\$ -
Pipe, 12"DIP	LF	\$105.00		\$ -
Valve, 4"	EA	\$1,500.00		\$ -
Valve, 6"	EA	\$1,800.00		\$ -
Valve, 8"	EA	\$2,800.00	30	\$ 84,000.00
Valve, 10"	EA	\$4,000.00		\$ -

Valve, 12"	EA	\$5,300.00		\$ -
Valve, 16"	EA	\$7,500.00		\$ -
			SUBTOTAL	\$ 236,250.00

Miscellaneous Water				
Air & Vac, 1"	EA	\$2,700.00	1	\$ 2,700.00
Fire Hydrant, 6"	EA	\$4,900.00	13	\$ 63,700.00
Fire Service, 6"	EA	\$12,000.00		\$ -
Fire Service, 8"	EA	\$20,000.00		\$ -
Fire Service 10"	EA	\$30,000.00		\$ -
Hot Tap, 8"	EA	\$3,550.00		\$ -
Hot Tap, 10"	EA	\$3,900.00		\$ -
Hot Tap, 12"	EA	\$4,750.00		\$ -
Service, 1"	EA	\$2,500.00		\$ -
Service, 2"	EA	\$3,400.00	70	\$ 238,000.00
OTHER= BLOW OFF	EA	4900	1	\$ 4,900.00
OTHER= 2" PVC (service line)	LF		10	\$ -
OTHER= Y-Branch Box	EA	250		\$ -
			SUBTOTAL	\$ 309,300.00
TOTAL COST				\$ 1,493,801.00

PREPARED BY:


Engineer's Name & Signature
 Paul R. Huddleston

Company
 Hunsaker & Associates

 991-509-7031
Tel No/Email
 phuddleston@hunsaker.com





Cash Register Receipt

City of Corona

Receipt Number
R31270

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$2,549,200.00
TOTAL FEES PAID BY RECEIPT: R31270			\$2,549,200.00

Date Paid: Wednesday, March 09, 2022

Paid By: TRI POINT HOMES HOLDINGS

Cashier: MLEY

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R31272

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,274,600.00
TOTAL FEES PAID BY RECEIPT: R31272			\$1,274,600.00

Date Paid: Wednesday, March 09, 2022

Paid By: TRI POINTE HOMES HOLDING

Cashier: MLEY

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37644 – LAVINE WAY STREET IMPROVEMENT (LOT 43)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of March 2022**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **TRI POINTE HOMES, INC., a DELAWARE corporation**, with its principal offices located at, **5 Peters Canyon Road, Suite 100, Irvine, CA 92606**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37644** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:

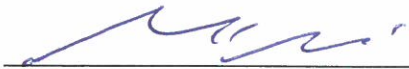
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

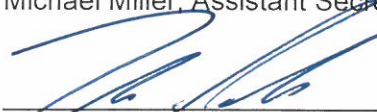
Developer:

TRI POINTE HOMES, INC.
5 Peters Canyon Road, Suite 100
Irvine, CA 92626

IN WITNESS WHEREOF Developer has affixed his name, address, and seal.

**TRI POINTE HOMES, INC.,
A Delaware Corporation**

By: 
Michael Miller, Assistant Secretary

By: 
Thomas G. Grable, Division President

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Joanne Coletta, Planning and Development Director
Mayor

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

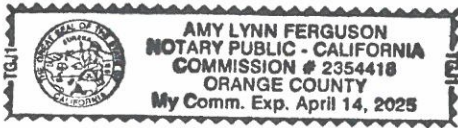
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Miller
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

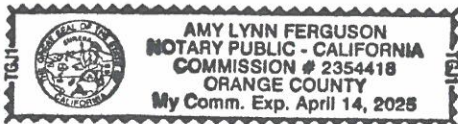
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas G. Arable
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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 Amy Lynn Ferguson
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

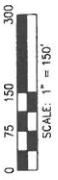
Other: _____

Signer is Representing: _____

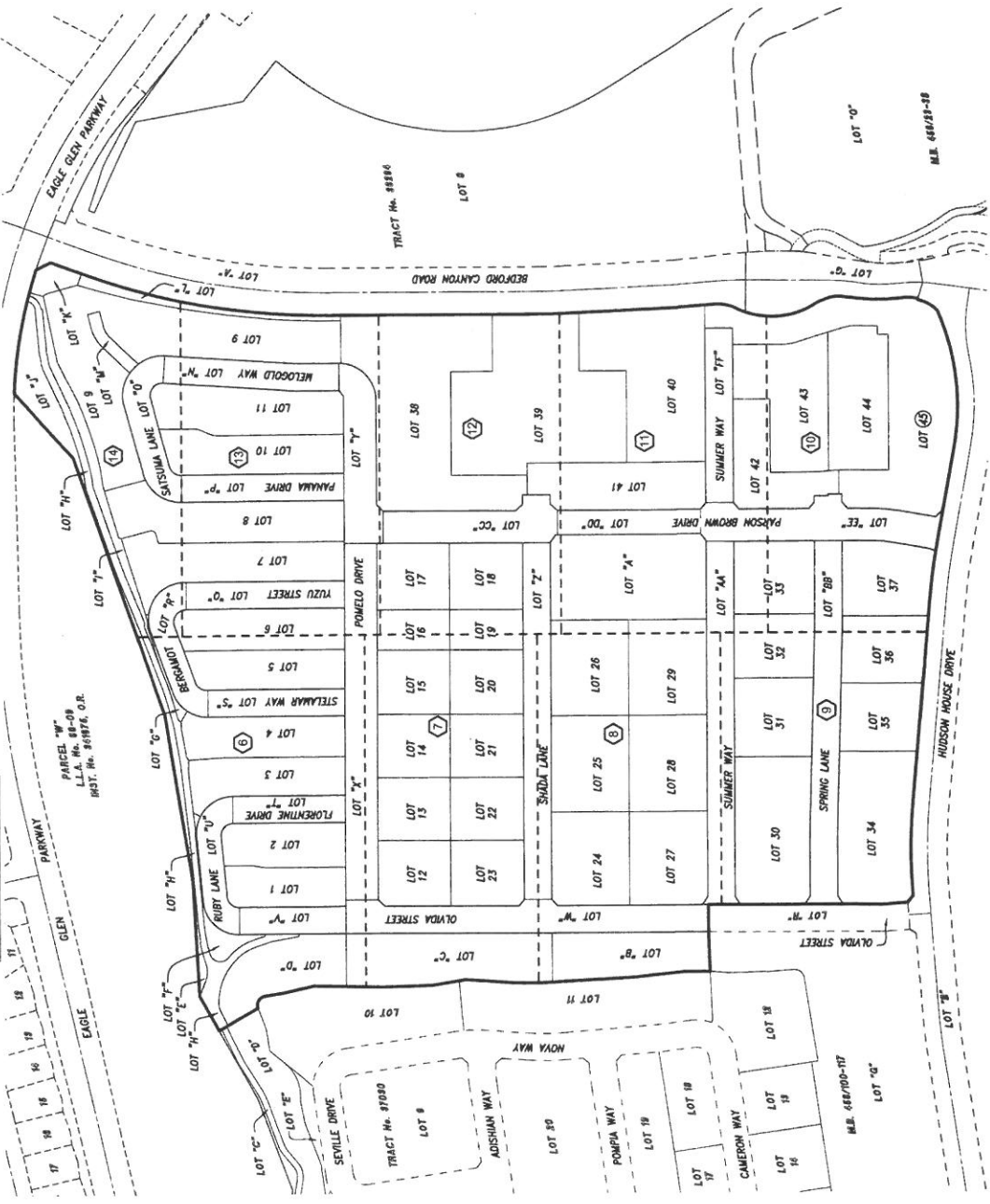
EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

TRACT NO. 37644

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBMISSION OF LOTS 9, AND V OF TRACT MAP NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38,
 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 HUNSMER AND ASSOCIATES, INC. AUGUST, SEPTEMBER & NOVEMBER, 2015.
 FOR CONDOMINIUM PURPOSES



SHEET INDEX MAP



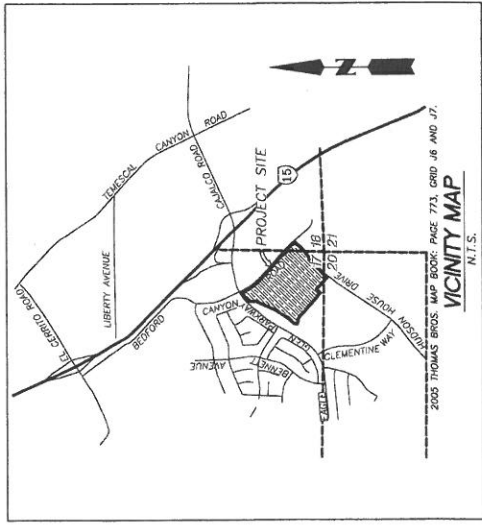
NUMBERED LOTS: 45
 LETTERED LOTS: 32
 UNIMPROVED LOTS: 34,489 AC.
 ACRES IN LETTERED LOTS: 16,655 AC.
 TOTAL ACREAGE: 51,153 AC.

SHEET INDEX

- (#) INDICATES SHEET NUMBER
- - - INDICATES SHEET BOUNDARY

EASEMENT NOTES

- 1 A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 458 PAGES 23 - 38, VACATED HEREON.
- 2 A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 458 PAGES 23 - 38, VACATED HEREON.
- 3 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA RECORDED JANUARY 17, 2018, AS INSTRUMENT NO. 2018-0019491 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- 6 A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 7 A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
- 8 AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
- 9 A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 10 AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.



NOTES:

- SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS
- SEE SHEET 3 FOR EXISTING UTILITIES NOTES
- SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BEARS OF BEARING AND DATUM STATEMENT.
- SEE SHEET 6 THROUGH 14, INCLUSIVE, FOR LOT MAPS.

EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

Faithful Performance	\$230,000
Labor and Material	\$115,000

BOND ESTIMATE SHEET
(Use for Improvements Other than Grading Work Only)

Project: Bedford Tr. 37644
 Location: Tr. 37644 - Duplex 3 Story - Lot 43
 DWG No:

DATE: 12/18/19

Description of Improvements <i>*Fill in as appropriate</i>	<u>Construction Cost</u>	<u>Performance Bond</u> Note 2 (Round up to nearest \$200)	<u>Labor & Materials Bond</u> Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements			
2 Master-Planned R/W (Public) Improvements			
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements			
5 On-site Non-public Improvements	176,900	230,000	115,000
6 Additional Bond Improvements (beyond typical)			

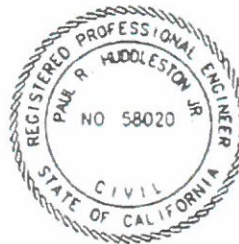
NOTES:

- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated total construction.
- 3 Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond.
- 4 City staff shall review all estimates and may change the amount of the engineer's estimated bonds.
- 5 A current title report shall be submitted for bonding purposes.

 Engineer's Name & Signature
 Hunsaker and Associates

 Company
 951-509-7031 / phuddleston@hunsaker.com

 Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018
 Project: Tr. 37844 - Duplex 3 Story Lot 43
 Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF		4468	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00	111	\$ 21,080.00
Base (sf x depth / 27)	CY	\$110.00	83	\$ 9,130.00
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 30,220.00

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00	42	\$ 1,470.00
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -
D/W Approach Complete	EA	\$6,000.00		\$ -
D/W Approach 6"	SF	\$28.00		\$ -
D/W Approach 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00		\$ -
V-Gutter	SF	\$38.00		\$ -
W/C Ramp	EA	\$3,800.00		\$ -
W/C Ramp	SF	\$30.00		\$ -
1" Shed Curb		\$20.00	248	\$ 4,960.00
4" Flared Curb		\$22.00	210	\$ 4,620.00
OTHER=				\$ -
			SUBTOTAL	\$ 11,050.00

Storm Drain				
Box Culvert (Including Backfill)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8"	EA	\$7,000.00		\$ -
Catch Basin, W>8"	EA	\$10,500.00		\$ -
Channel, Reinf. Conc. Lined	SF	\$13.00		\$ -
Channel, Open Conc. <24"	LF	\$150.00		\$ -
Channel, Open Conc. 27"-36"	LF	\$250.00		\$ -
Channel, Open Conc. 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00		\$ -
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00	2	\$ 1,000.00
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -

Inlet Apron/Local Depression	EA	\$3,000.00	2	\$	6,000.00
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$6,000.00		\$	-
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe 18" RCP	LF	\$159.00		\$	-
Pipe 24" RCP	LF	\$201.00		\$	-
Pipe 30" RCP	LF	\$241.00		\$	-
Pipe 36" RCP	LF	\$280.00		\$	-
Pipe 42" RCP	LF	\$318.00		\$	-
Pipe 48" RCP	LF	\$355.00		\$	-
Pipe 54" RCP	LF	\$391.00		\$	-
Pipe 60" RCP	LF	\$426.00		\$	-
Pipe 66" RCP	LF	\$461.00		\$	-
Pipe 72" RCP	LF	\$495.00		\$	-
Pipe 78" RCP	LF	\$528.00		\$	-
Pipe 84" RCP	LF	\$561.00		\$	-
Rep-Rap Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6	EA	\$3,000.00		\$	-
Underwalk Drain, W>6	EA	\$4,000.00		\$	-
OTHER= 12" HDPE	LF	150	115	\$	17,250.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	24,250.00

Street Lights					
Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 50' - 1 any	EA	\$5,000.00		\$	-
St. Light, 50' - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 50' - 5+	EA	\$4,800.00		\$	-
St. Light, 50' - 1 any	EA	\$5,500.00		\$	-
St. Light, 50' - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 50' - 5+	EA	\$5,300.00		\$	-
St. Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St. Lt. Conduit, 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Traffic					
Signal 6 phase+MstrCont	EA	\$300,000.00		\$	-
Signal 8 phase+MstrCont	EA	\$350,000.00		\$	-
Signal Btm+Intconnect	LF	\$25.00		\$	-
Striping 4" Sid wht/yw	LF	\$0.50		\$	-
Striping 8" Sid wht/yw	LF	\$0.65		\$	-
Striping 12" Sid wht/yw	LF	\$2.50		\$	-
Striping Skip	LF	\$0.35		\$	-
Striping Double	LF	\$0.75		\$	-
SUBTOTAL				\$	-

Walls					
Retaining Walls	SF	\$15.00		\$	-

Miscellaneous					
Barricade 40'	EA	\$1,800.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-
Water Meter Installation	EA	\$2,500.00	16	\$	40,000.00
Paving Replacement, Trench	LF	\$16.00		\$	-
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5' Deep	LF	\$17.00		\$	-
Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	40,000.00

Sewer					
Manhole, 5' dia, 12' to 20' deep	EA	\$10,000.00	2	\$	20,000.00
Manhole, 5' dia, > 20' deep	EA	\$13,000.00		\$	-
Pipe 4" VCP	LF	\$70.00		\$	-
Pipe 6" VCP	LF	\$106.00		\$	-
Pipe 8" VCP	LF	\$142.00	190	\$	26,980.00
Pipe 10" VCP	LF	\$178.00		\$	-

Pipe 12" VCP	LF	\$215.00		\$	-
Pipe 15" VCP	LF	\$270.00		\$	-
Pipe 4" DIP	LF	\$70.00		\$	-
Pipe 6" DIP	LF	\$106.00		\$	-
Pipe 8" DIP	LF	\$142.00		\$	-
Pipe 10" DIP	LF	\$178.00		\$	-
Pipe 12" DIP	LF	\$215.00		\$	-
Pipe 15" DIP	LF	\$270.00		\$	-
SUBTOTAL				\$	46,980.00

Miscellaneous Sewer					
Adjust Manhole	EA	\$2,000.00		\$	-
Clean Out	EA	\$2,000.00		\$	-
Saddle	EA	\$2,610.00		\$	-
OTHER= 4" Sewer Lateral PVC	LF	35	240	\$	8,400.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	8,400.00

Water					
Pipe 4" DIP	LF	\$43.00		\$	-
Pipe 6" DIP	LF	\$57.00		\$	-
Pipe 8" DIP	LF	\$75.00		\$	-
Pipe 10" DIP	LF	\$93.00		\$	-
Pipe 12" DIP	LF	\$105.00		\$	-
Valve 4"	EA	\$1,500.00		\$	-
Valve 6"	EA	\$1,800.00		\$	-
Valve 8"	EA	\$2,800.00		\$	-
Valve 10"	EA	\$4,000.00		\$	-
Valve 12"	EA	\$5,300.00		\$	-
Valve 16"	EA	\$7,500.00		\$	-
SUBTOTAL				\$	-

Miscellaneous Water					
Air & Vac 1"	EA	\$2,700.00		\$	-
Fire Hydrant 6"	EA	\$4,900.00		\$	-
Fire Service 6"	EA	\$12,000.00		\$	-
Fire Service 8"	EA	\$20,000.00		\$	-
Fire Service 10"	EA	\$30,000.00		\$	-
Hot Tap 8"	EA	\$3,550.00		\$	-
Hot Tap 10"	EA	\$3,900.00		\$	-
Hot Tap 12"	EA	\$4,750.00		\$	-
Service 1"	EA	\$2,500.00		\$	-
Service 2"	EA	\$3,400.00		\$	-
OTHER= BLOW OFF	EA	4900		\$	-
OTHER= 2" PVC (service line)	LF	10	1200	\$	12,000.00
OTHER= Y-Branch Box	EA	250	16	\$	4,000.00
SUBTOTAL				\$	18,000.00

TOTAL COST \$ **176,980.00**

PREPARED BY *[Signature]*
 Engineer's Name & Signature



Company _____
 Tel/No/Email _____



Cash Register Receipt
City of Corona

Receipt Number
R31278

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$115,000.00
TOTAL FEES PAID BY RECEIPT: R31278			\$115,000.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri point Home Holding

Cashier: SGLA

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R31277

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$230,000.00
TOTAL FEES PAID BY RECEIPT: R31277			\$230,000.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Home Holding

Cashier: SGLA

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37644 – LAVINE WAY STREET IMPROVEMENT (LOT 44)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of March 2022**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **TRI POINTE HOMES, INC., a DELAWARE corporation**, with its principal offices located at, **5 Peters Canyon Road, Suite 100, Irvine, CA 92606**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37644** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount **Four Hundred Sixty Thousand Four Hundred Dollars and No Cents (\$460,400.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:

The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

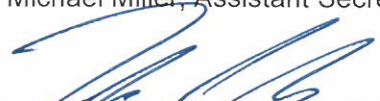
Developer:

TRI POINTE HOMES, INC.
5 Peters Canyon Road, Suite 100
Irvine, CA 92626

IN WITNESS WHEREOF Developer has affixed his name, address, and seal.

TRI POINTE HOMES, INC.,
A Delaware Corporation

By: 
Michael Miller, Assistant Secretary

By: 
Thomas G. Grable, Division President

ATTEST:

CITY CLERK
OF THE CITY OF CORONA

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Joanne Coletta, Planning and Development Director
Mayor

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGMENT

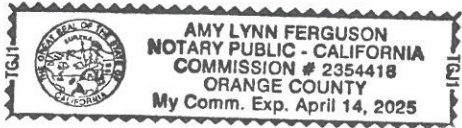
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Miller
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

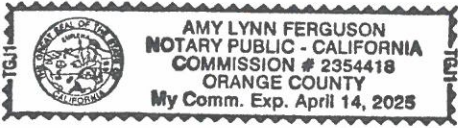
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Thomas G. Brable
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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 [Handwritten Signature]
Signature of Notary Public

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 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 37644

BEING A SUBDIVISION OF LOTS 9 AND V OF TRACT MAP NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 HUNSAKER AND ASSOCIATES, INC. AUGUST, SEPTEMBER & NOVEMBER, 2015.
 FOR CONDOMINIUM PURPOSES

SHEET INDEX MAP

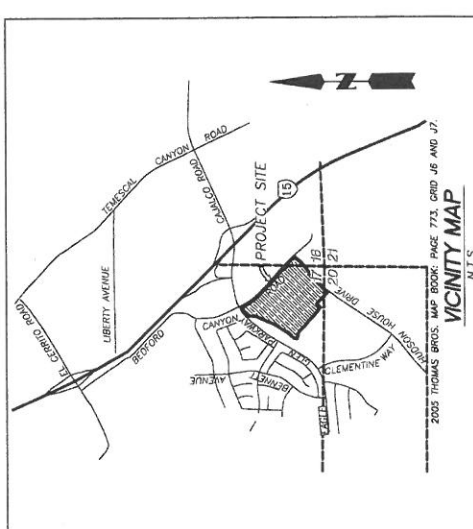
NUMBERED LOTS: 45
 LETTERED LOTS: 32
 ACRESAGE IN NUMBERED LOTS: 34.498 AC.
 ACRESAGE IN LETTERED LOTS: 16.655 AC.
 TOTAL ACRESAGE: 51.153 AC.

SHEET INDEX

- ① INDICATES SHEET NUMBER
- INDICATES SHEET BOUNDARY

EASEMENT NOTES

- 1 A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 458 PAGES 23 - 38, VACATED HEREON.
- 2 A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 458 PAGES 23 - 38, VACATED HEREON.
- 3 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison RECORDED JANUARY 17, 2018, AS INSTRUMENT NO. 2018-0018917 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- 6 DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 7 A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
- 8 AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
- 9 A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 10 AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.



NOTES:

- SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS
- SEE SHEET 3 FOR CONDOMINIUM SURVEY NOTES
- SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS OF BEARING, AND DATUM STATEMENT
- SEE SHEET 6 THROUGH 14, INCLUSIVE, FOR LOT MAPS.

EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

Faithful Performance	\$460,400
Labor and Material	\$230,200

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project: Tr. 37644 - Duplex 3 Story - Lot 44
 Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF		6731	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00	167	\$ 31,730.00
Base (sf x depth / 27)	CY	\$110.00	125	\$ 13,750.00
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 45,480.00
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00	105	\$ 3,675.00
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00	56	\$ 2,352.00
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -
D/W Approach, Complete	EA	\$6,000.00		\$ -
D/W Approach, 6"	SF	\$28.00		\$ -
D/W Approach, 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00		\$ -
V-Gutter	SF	\$38.00		\$ -
W/C Ramp	EA	\$3,800.00		\$ -
W/C Ramp	SF	\$30.00		\$ -
1" Shed Curb		\$20.00	246	\$ 4,920.00
4" Flared Curb		\$22.00	238	\$ 5,236.00
OTHER=				\$ -
			SUBTOTAL	\$ 16,183.00
Storm Drain				
Box Culvert (Including Backfill)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8'	EA	\$7,000.00	1	\$ 7,000.00
Catch Basin, W>8'	EA	\$10,500.00		\$ -
Channel, Reinf. Conc. Lined	SF	\$13.00		\$ -
Channel, Open Conc. <24"	LF	\$150.00		\$ -
Channel, Open Conc. 27"-36"	LF	\$250.00		\$ -
Channel, Open Conc. 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00		\$ -
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00	1	\$ 500.00
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -

Inlet Apron/Local Depression	EA	\$3,000.00	1	\$ 3,000.00
Junction Structure/Local Depression	EA	\$10,000.00		\$ -
Manhole Hx8'	EA	\$6,000.00	2	\$ 12,000.00
Manhole Hx8'	EA	\$8,000.00		\$ -
Pipe 18" RCP	LF	\$159.00	297	\$ 47,223.00
Pipe 24" RCP	LF	\$201.00		\$ -
Pipe 30" RCP	LF	\$241.00		\$ -
Pipe 36" RCP	LF	\$280.00		\$ -
Pipe 42" RCP	LF	\$318.00		\$ -
Pipe 48" RCP	LF	\$355.00		\$ -
Pipe 54" RCP	LF	\$391.00		\$ -
Pipe 60" RCP	LF	\$426.00		\$ -
Pipe 66" RCP	LF	\$461.00		\$ -
Pipe 72" RCP	LF	\$495.00		\$ -
Pipe 78" RCP	LF	\$528.00		\$ -
Pipe 84" RCP	LF	\$561.00		\$ -
Rd-Rap, Grouted	Ton	\$125.00		\$ -
Transition Structure	EA	\$5,000.00		\$ -
Underwalk Drain, Wx6	EA	\$3,000.00		\$ -
Underwalk Drain, Wx5	EA	\$4,000.00		\$ -
OTHER= 12" HDPE	LF	150	100	\$ 15,000.00
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 84,723.00

Street Lights				
Pull Box No. 3 1/2	EA	\$500.00		\$ -
Pull Box No. 5	EA	\$700.00		\$ -
Service Point	EA	\$7,000.00		\$ -
St. Light 501 - 1 only	EA	\$5,000.00		\$ -
St. Light 501 - 2 to 5	EA	\$4,900.00		\$ -
St. Light 501 - 5+	EA	\$4,800.00		\$ -
St. Light 502 - 1 only	EA	\$5,500.00		\$ -
St. Light 502 - 2 to 5	EA	\$5,400.00		\$ -
St. Light 502 - 5+	EA	\$5,300.00		\$ -
St. Lt. Conduit, 1" Sch 80				\$ -
<500 LF	LF	\$12.00		\$ -
>500 LF	LF	\$10.00		\$ -
St. Lt. Conduit, 1 1/2"				\$ -
<500 LF	LF	\$16.00		\$ -
>500 LF	LF	\$14.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Traffic				
Signal, 6 phase+MsbCont	EA	\$300,000.00		\$ -
Signal, 8 phase+MsbCont	EA	\$350,000.00		\$ -
Signal, Both+Interconnect	LF	\$25.00		\$ -
Striping, 4" Sid wh/y/w	LF	\$0.50		\$ -
Striping, 8" Sid wh/y/w	LF	\$0.65		\$ -
Striping, 12" Sid wh/y/w	LF	\$2.50		\$ -
Striping, Skip	LF	\$0.35		\$ -
Striping, Double	LF	\$0.75		\$ -
			SUBTOTAL	\$ -

Walls				
Retaining Walls	SF	\$15.00		\$ -

Miscellaneous				
Barricade, 40'	EA	\$1,600.00		\$ -
Water Lateral	EA	\$5,000.00		\$ -
Water Meter Installation	EA	\$2,500.00	20	\$ 50,000.00
Paving Replacement, Trench	LF	\$16.00		\$ -
Pressure Reducing Station	EA	\$90,000.00		\$ -
Shoring for Trenches > 5' Deep	LF	\$17.00		\$ -
Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 50,000.00

Sewer				
Manhole 5' dia, 12' to 20' deep	EA	\$10,000.00	1	\$ 10,000.00
Manhole 5' dia > 20' deep	EA	\$13,000.00		\$ -
Pipe, 4" VCP	LF	\$70.00		\$ -
Pipe, 6" VCP	LF	\$106.00		\$ -
Pipe, 8" VCP	LF	\$142.00	293	\$ 41,606.00
Pipe, 10" VCP	LF	\$178.00		\$ -


Pipe 12" VCP	LF	\$215.00		\$	-
Pipe 15" VCP	LF	\$270.00		\$	-
Pipe 4" DIP	LF	\$70.00		\$	-
Pipe 6" DIP	LF	\$106.00		\$	-
Pipe 8" DIP	LF	\$142.00		\$	-
Pipe 10" DIP	LF	\$178.00		\$	-
Pipe 12" DIP	LF	\$215.00		\$	-
Pipe 15" DIP	LF	\$270.00		\$	-
SUBTOTAL				\$	51,606.00

Miscellaneous Sewer					
Adjust Manhole	EA	\$2,000.00		\$	-
Clean Out	EA	\$2,000.00		\$	-
Saddle	EA	\$2,610.00		\$	-
OTHER= 4" Sewer Lateral PVC	LF	35	310	\$	10,850.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	10,850.00

Water					
Pipe 4" DIP	LF	\$43.00		\$	-
Pipe 6" DIP	LF	\$57.00		\$	-
Pipe 8" DIP	LF	\$75.00	297	\$	22,275.00
Pipe 10" DIP	LF	\$93.00		\$	-
Pipe 12" DIP	LF	\$105.00		\$	-
Valve 4"	EA	\$1,500.00		\$	-
Valve 6"	EA	\$1,800.00		\$	-
Valve 8"	EA	\$2,800.00		\$	-
Valve 10"	EA	\$4,000.00		\$	-
Valve 12"	EA	\$5,300.00		\$	-
Valve 16"	EA	\$7,500.00		\$	-
SUBTOTAL				\$	22,275.00

Miscellaneous Water					
Air & Vac 1"	EA	\$2,700.00		\$	-
Fire Hydrant 6"	EA	\$4,900.00	1	\$	4,900.00
Fire Service 6"	EA	\$12,000.00		\$	-
Fire Service 8"	EA	\$20,000.00		\$	-
Fire Service 10"	EA	\$30,000.00		\$	-
Hot Tap 8"	EA	\$3,550.00		\$	-
Hot Tap 10"	EA	\$3,900.00		\$	-
Hot Tap 12"	EA	\$4,750.00		\$	-
Service 1"	EA	\$2,500.00		\$	-
Service 2"	EA	\$3,400.00	20	\$	68,000.00
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	72,900.00

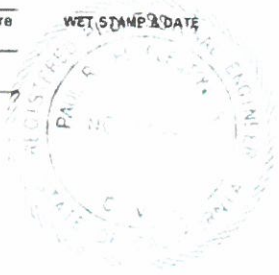
TOTAL COST \$ 354,017.00

PREPARED BY: 

 Engineer's Name & Signature

 Company

 Tel/No/Email





Cash Register Receipt

City of Corona

Receipt Number
R31280

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$230,200.00
TOTAL FEES PAID BY RECEIPT: R31280			\$230,200.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Homes holding

Cashier: SGLA

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R31279

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$460,400.00
TOTAL FEES PAID BY RECEIPT: R31279			\$460,400.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Homes Home Holding

Cashier: SGLA

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37644 – LAVINE WAY STREET IMPROVEMENT (LOTS 42,43, and 45)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of March 2022**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **TRI POINTE HOMES, INC., a DELAWARE corporation**, with its principal offices located at, **5 Peters Canyon Road, Suite 100, Irvine, CA 92606**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37644** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount **One Million Nine Hundred Twenty-Two Thousand Eight Hundred Dollars and No Cents (\$1,922,800.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:

The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:

TRI POINTE HOMES, INC.
5 Peters Canyon Road, Suite 100
Irvine, CA 92626

IN WITNESS WHEREOF Developer has affixed his name, address, and seal.

**TRI POINTE HOMES, INC.,
A Delaware Corporation**

By: 
Michael Miller, Assistant Secretary

By: 
Thomas G. Grable, Division President

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Joanne Coletta, Planning and Development Director
Mayor

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

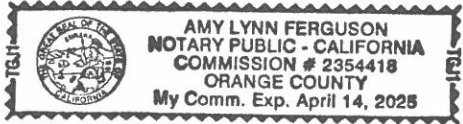
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Miller
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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 [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

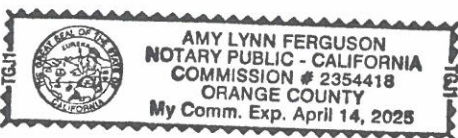
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange

On March 1, 2022 before me, Amy Lynn Ferguson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas G. Arable
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

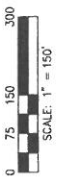
Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

TRACT NO. 37644

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 9 AND Y OF TRACT MAP NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38,
 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 AUGUST, SEPTEMBER & NOVEMBER, 2015.
 HUNSAKER AND ASSOCIATES, INC. FOR CONDOMINIUM PURPOSES



SHEET INDEX MAP



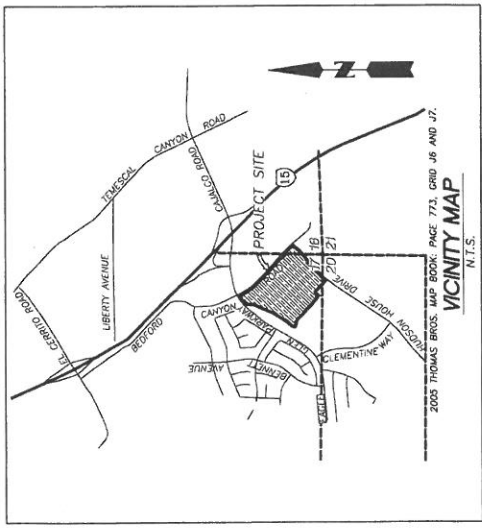
NUMBERED LOTS: 45
 LETTERED LOTS: 32
 ACRES: 14.489 AC.
 ACRES IN LETTERED LOTS: 16.655 AC.
 TOTAL ACREAGE: 31.143 AC.

SHEET INDEX

- ④ INDICATES SHEET NUMBER
- INDICATES SHEET BOUNDARY

EASEMENT NOTES

- 1 A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
- 2 A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38, VACATED HEREON.
- 3 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison RECORDED JANUARY 17, 2018, AS INSTRUMENT NO. 2018-01847 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- 6 A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 7 A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
- 8 AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
- 9 A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 10 AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.



NOTES:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS SURVEYOR'S NOTES.
 SEE SHEET 3 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS OF BEARING, AND DATUM STATEMENT.
 SEE SHEET 6 THROUGH 14, INCLUSIVE, FOR LOT MAPS.

EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

Faithful Performance	\$1,922,800
Labor and Material	\$961,400

BOND ESTIMATE SHEET
(Use for Improvements Other than Grading Work Only)

Project: Bedford Tr. 37644
 Location: Town Home 2 Story (Sprouts Lane) - Street & Wet Utility Improvement
 DWG No: Bond - Lots 42, 43, & 45

DATE: 12/18/19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Materials
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements			
2 Master-Planned R/W (Public) Improvements			
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements			
5 On-site Non-public Improvements	1,479,053	1,922,800	961,400
6 Additional Bond Improvements (beyond typical)			

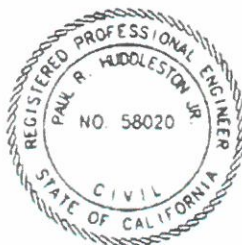
NOTES:

- All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated total construction.
- Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond.
- City staff shall review all estimates and may change the amount of the engineer's estimated bonds.
- A current title report shall be submitted for bonding purposes.

Engineer's Name & Signature
 Hunsaker and Associates

Company
 951-509-7031/ phuddleston@hunsaker.com

Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Tr. 37644 Street - Duplex 3 Story - Lots 42, 43 & 45

Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8 00		\$ -
AC Pavement	SF	\$3 00		\$ -
Curb Only	LF	\$10 00		\$ -
Curb & Gutter	LF	\$16 00		\$ -
D/W Approach	SF	\$13 00		\$ -
Sidewalk	SF	\$8 00		\$ -
W/C Ramp	SF	\$8 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Relocation				
Power/Telephone Pole	EA	\$5 000 00		\$ -
Pull Boxes	EA	\$500 00		\$ -
Street Light	EA	\$6 000 00		\$ -
Street Sign	EA	\$400 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Asphalt				
AC Berm 6"	LF	\$35 00		\$ -
AC Berm 8"	LF	\$38 00		\$ -
AC Fogseal	SY	\$5 00		\$ -
AC Overlay	SY	\$8 00		\$ -
AC Pavement	SF		38,868	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190 00	962	\$ 182,780 00
Base (sf x depth / 27)	CY	\$110 00	720	\$ 79,200 00
Fogseal	SY	\$5 00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 261,980 00

Concrete				
Alley Approach, 8" PCC	SF	\$28 00		\$ -
Curb Only 6"	LF	\$35 00	839	\$ 29,365 00
Curb Only 8"	LF	\$39 00		\$ -
Curb & Gutter 6"	LF	\$42 00	717	\$ 30,114 00
Curb & Gutter 8"	LF	\$44 00		\$ -
Cross Gutter & Spandrel	SF	\$29 00		\$ -
D/W Approach, Complete	EA	\$6 000 00		\$ -
D/W Approach, 6"	SF	\$28 00		\$ -
D/W Approach, 8"	SF	\$28 00		\$ -
Pavement, 6"	SF	\$13 00		\$ -
Pavement, 8"	SF	\$15 00		\$ -
Sidewalk, 4"	SF	\$13 00		\$ -
V-Gutter	SF	\$38 00	55	\$ 2,090 00
W/C Ramp	EA	\$3 800 00		\$ -
W/C Ramp	SF	\$30 00		\$ -

1" Shed Curb		\$20.00	626	\$	12,520.00
4" Flared Curb		\$22.00	474	\$	10,428.00
OTHER=				\$	-
SUBTOTAL				\$	84,517.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00		\$	-
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$6,000.00		\$	-
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00		\$	-
Pipe, 24" RCP	LF	\$201.00		\$	-
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00		\$	-
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-
Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00		\$	-

St Lt Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St Lt Conduit, 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Traffic					
Signal, 6 phse+MstrCont	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont	EA	\$350,000.00		\$	-
Signal, Both+Intrconnect	LF	\$25.00		\$	-
Striping, 4" Sid wht/yw	LF	\$0.50		\$	-
Striping, 8" Sid wht/yw	LF	\$0.65		\$	-
Striping, 12" Sid wht/yw	LF	\$2.50		\$	-
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75		\$	-
			SUBTOTAL	\$	-

Walls					
Retaining Walls	SF	\$15.00		\$	-

Miscellaneous					
Barricade, 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-
Water Meter Installation	EA	\$2,500.00		\$	-
Paving Replacement, Trench	LF	\$16.00		\$	-
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5' Deep	LF	\$17.00		\$	-
Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Sewer					
Manhole, 5' dia, 12' to 20' deep	EA	\$10,000.00		\$	-
Manhole, 5' dia > 20' deep	EA	\$13,000.00		\$	-
Pipe, 4" VCP	LF	\$70.00		\$	-
Pipe, 6" VCP	LF	\$106.00		\$	-
Pipe, 8" VCP	LF	\$142.00		\$	-
Pipe, 10" VCP	LF	\$178.00		\$	-
Pipe, 12" VCP	LF	\$215.00		\$	-
Pipe, 15" VCP	LF	\$270.00		\$	-
Pipe, 4" DIP	LF	\$70.00		\$	-
Pipe, 6" DIP	LF	\$106.00		\$	-
Pipe, 8" DIP	LF	\$142.00		\$	-
Pipe, 10" DIP	LF	\$178.00		\$	-
Pipe, 12" DIP	LF	\$215.00		\$	-
Pipe, 15" DIP	LF	\$270.00		\$	-
			SUBTOTAL	\$	-

Miscellaneous Sewer					
Adjust Manhole	EA	\$2,000.00		\$	-

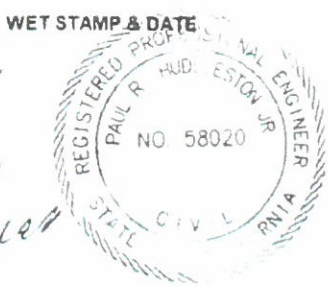
Clean Out	EA	\$2,000 00		\$	-
Saddle	EA	\$2,610 00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Water					
Pipe, 4" DIP	LF	\$43 00		\$	-
Pipe, 6" DIP	LF	\$57 00		\$	-
Pipe, 8" DIP	LF	\$75 00		\$	-
Pipe, 10" DIP	LF	\$93 00		\$	-
Pipe, 12" DIP	LF	\$105 00		\$	-
Valve, 4"	EA	\$1,500 00		\$	-
Valve, 6"	EA	\$1,800 00		\$	-
Valve, 8"	EA	\$2,800 00		\$	-
Valve, 10"	EA	\$4,000 00		\$	-
Valve, 12"	EA	\$5,300 00		\$	-
Valve, 16"	EA	\$7,500 00		\$	-
SUBTOTAL				\$	-

Miscellaneous Water					
Air & Vac, 1"	EA	\$2,700 00		\$	-
Fire Hydrant, 6'	EA	\$4,900 00		\$	-
Fire Service, 6"	EA	\$12,000 00		\$	-
Fire Service, 8"	EA	\$20,000 00		\$	-
Fire Service, 10"	EA	\$30,000 00		\$	-
Hot Tap, 8"	EA	\$3,550 00		\$	-
Hot Tap, 10"	EA	\$3,900 00		\$	-
Hot Tap, 12"	EA	\$4,750 00		\$	-
Service, 1"	EA	\$2,500 00		\$	-
Service, 2"	EA	\$3,400 00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

TOTAL COST \$ **346,497.00**

PREPARED BY: *Paul R. Hunsaker*
 Engineer's Name & Signature
 Company: HUNSAKER & ASSOC.
601-660-7031
 Tel No/Email: phud@eston
@hunsaker.ce



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS March 2018

Project #: Tr. 37644 - 3 Story Duplex - Lots 42-45

Sewer, Water & Reclaimed Water, & Storm Drain

Location: City of Corona, CA

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00		\$ -
Base (sf x depth / 27)	CY	\$110.00		\$ -
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00		\$ -
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -

Curb & Gutter 8"	LF	\$44.00		\$	-
Cross Gutter & Spandrel	SF	\$29.00		\$	-
D/W Approach, Complete	EA	\$6,000.00		\$	-
D/W Approach, 6"	SF	\$28.00		\$	-
D/W Approach, 8"	SF	\$28.00		\$	-
Pavement, 6"	SF	\$13.00		\$	-
Pavement, 8"	SF	\$15.00		\$	-
Sidewalk, 4"	SF	\$13.00		\$	-
V-Gutter	SF	\$38.00		\$	-
W/C Ramp	EA	\$3,800.00		\$	-
W/C Ramp	SF	\$30.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00	2	\$	14,000.00
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00	2	\$	2,600.00
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00	2	\$	20,000.00
Manhole, H<8'	EA	\$6,000.00	5	\$	30,000.00
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00	633	\$	100,647.00
Pipe, 24" RCP	LF	\$201.00	395	\$	79,395.00
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00		\$	-
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-

Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER= 12" H.D.P.E.	LF	150	318	\$	47,700.00
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	294,342.00

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00		\$	-
St. Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St. Lt. Conduit, 1 1/2"				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
SUBTOTAL				\$	-

Traffic

Signal, 6 phse+MstrCont.	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont.	EA	\$350,000.00		\$	-
Signal, Both+Intrconnect	LF	\$25.00		\$	-
Striping, 4" Sld wht/ylw	LF	\$0.50		\$	-
Striping, 8" Sld wht/ylw	LF	\$0.65		\$	-
Striping 12" Sld wht/ylw	LF	\$2.50		\$	-
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75		\$	-
SUBTOTAL				\$	-

Walls

Retaining Walls	SF	\$15.00		\$	-
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Miscellaneous

Barricade, 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-

Water Meter Installation	EA	\$2,500.00	44	\$ 110,000.00
Paving Replacement, Trench	LF	\$16.00		\$ -
Pressure Reducing Station	EA	\$90,000.00		\$ -
Shoring for Trenches > 5' Deep	LF	\$17.00		\$ -
Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 110,000.00

Sewer				
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	12	\$ 120,000.00
Manhole, 5' dia. > 20' deep	EA	\$13,000.00		\$ -
Pipe, 4" VCP	LF	\$70.00		\$ -
Pipe, 6" VCP	LF	\$106.00		\$ -
Pipe, 8" VCP	LF	\$142.00	1232	\$ 174,944.00
Pipe, 10" VCP	LF	\$178.00		\$ -
Pipe, 12" VCP	LF	\$215.00		\$ -
Pipe, 15" VCP	LF	\$270.00		\$ -
Pipe, 4" DIP	LF	\$70.00		\$ -
Pipe, 6" DIP	LF	\$106.00		\$ -
Pipe, 8" DIP	LF	\$142.00		\$ -
Pipe, 10" DIP	LF	\$178.00		\$ -
Pipe, 12" DIP	LF	\$215.00		\$ -
Pipe, 15" DIP	LF	\$270.00		\$ -
			SUBTOTAL	\$ 294,944.00

Miscellaneous Sewer				
Adjust Manhole	EA	\$2,000.00		\$ -
Clean Out	EA	\$2,000.00		\$ -
Saddle	EA	\$2,610.00		\$ -
OTHER= 4" Sewer Lateral, PVC	LF	35	697	\$ 24,395.00
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 24,395.00

Water				
Pipe, 4" DIP	LF	\$43.00		\$ -
Pipe, 6" DIP	LF	\$57.00		\$ -
Pipe, 8" DIP	LF	\$75.00	1445	\$ 108,375.00
Pipe, 10" DIP	LF	\$93.00		\$ -
Pipe, 12" DIP	LF	\$105.00		\$ -
Valve, 4"	EA	\$1,500.00		\$ -
Valve, 6"	EA	\$1,800.00		\$ -
Valve, 8"	EA	\$2,800.00	16	\$ 44,800.00
Valve, 10"	EA	\$4,000.00		\$ -

Valve, 12"	EA	\$5,300.00		\$	-
Valve, 16"	EA	\$7,500.00		\$	-
			SUBTOTAL	\$	153,175.00

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00	1	\$	2,700.00
Fire Hydrant, 6"	EA	\$4,900.00	9	\$	44,100.00
Fire Service, 6"	EA	\$12,000.00		\$	-
Fire Service, 8"	EA	\$20,000.00		\$	-
Fire Service 10"	EA	\$30,000.00		\$	-
Hot Tap, 8"	EA	\$3,550.00		\$	-
Hot Tap, 10"	EA	\$3,900.00		\$	-
Hot Tap, 12"	EA	\$4,750.00		\$	-
Service, 1"	EA	\$2,500.00		\$	-
Service, 2"	EA	\$3,400.00	60	\$	204,000.00
OTHER= BLOW OFF	EA	4900	1	\$	4,900.00
OTHER= 2" PVC (service line)	LF	10		\$	-
OTHER= Y-Branch Box	EA	250		\$	-
			SUBTOTAL	\$	255,700.00
TOTAL COST				\$	1,132,556.00

PREPARED BY:

Paul R. Middleston

Engineer's Name & Signature

HENSLEY & ASSOC

Company

451-507-731

Tel No/Email

pmiddleston@hnsley.com

WET STAMP & DATE





Cash Register Receipt

City of Corona

Receipt Number
R31281

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,922,800.00
TOTAL FEES PAID BY RECEIPT: R31281			\$1,922,800.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri Point Homes Holding

Cashier: SGLA

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R31282

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2019-0028 Address: TRACT 37644 APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$961,400.00
TOTAL FEES PAID BY RECEIPT: R31282			\$961,400.00

Date Paid: Wednesday, March 09, 2022

Paid By: Tri point homes Holding

Cashier: SGLA

Pay Method: BOND