AGREEMENT FOR PUBLIC STREET IMPROVEMENTS FOR – TRACT MAP 35851 -TUSCANY VILLAS DWG. 21-037S – PWIM2021-0019 Non-Master Plan Improvements

This Agreement is made and entered into as of this 1st day of February, 2023, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and CORONA 4 LAND LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, with its principal offices located at, 1485 Pomona Road, Suite G, CA, 92882 (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 35851 - Tuscany Villas 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 One Hundred Twenty-Six Thousand Six Hundred Dollars and No Cents (\$126,600) 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: Corona 4 Land, LLC 1485 Pomona Road, Suite G Corona, CA 92882

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

	CORONA 4 LAND, LLC a California limited liability company By: Yousef Audi, Manager
ATTEST:	
CITY CLERK OF THE CITY OF CORONA	CITY OF CORONA
By:(City Clerk)	By:(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 ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this cert	ificate verifies only the identity of the individual who signed the
document to which this certificate is attached, and no	of the truthfulness, accuracy, or validity of that document.
State of California)
County of Tiverside) '
On <u>Tanuary 16, 2023</u> before me,	C. West, Notary public. Here Insert Name and Title of the Officer Audi
Date	Here Insert Name and Title of the Officer
personally appeared	
	Name(s) of Signer(s)
	ry evidence to be the person(s) whose name(s) (s/ar, bwledged to me that he/she/they executed the same in his/her/their signature(s) on the instrument 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.
C. WEST Notary Public - California	WITNESS my hand and official seal.
Riverside County	
Commission # 2363387 My Comm. Expires Jul 1, 2025	Signature
	Signature of Notary Public
Place Notary Seal Above	
	PTIONAL sistemation of the document or
fraudulent reattachment of th	
nadddient reattachnient dr th	is form to an unintended document.
escription of Attached Document	is form to an unintended document.
escription of Attached Document itle or Type of Document:	is form to an unintended document.
escription of Attached Document itle or Type of Document:	is form to an unintended document. Number of Pages:
rescription of Attached Document itle or Type of Document: ocument Date: igner(s) Other Than Named Above: apacity(ies) Claimed by Signer(s)	is form to an unintended document. Number of Pages:
rescription of Attached Document ritle or Type of Document: rocument Date: rigner(s) Other Than Named Above: rapacity(ies) Claimed by Signer(s) rigner's Name:	is form to an unintended document. Number of Pages:
rescription of Attached Document ritle or Type of Document: rocument Date: rigner(s) Other Than Named Above: rapacity(ies) Claimed by Signer(s) rigner's Name: Corporate Officer — Title(s):	Number of Pages: Signer's Name: Corporate Officer — Title(s):
rescription of Attached Document itle or Type of Document: recument Date: recumen	Signer's Name: Corporate Officer — Title(s): Partner — Limited — General
rescription of Attached Document ritle or Type of Document: rocument Date: rigner(s) Other Than Named Above: rapacity(ies) Claimed by Signer(s) rigner's Name: rocorporate Officer — Title(s): rescription of Attached Document rocument rocu	Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact
rescription of Attached Document ritle or Type of Document: rocument Date: rigner(s) Other Than Named Above: rigner's Claimed by Signer(s) rigner's Name: rocorporate Officer — Title(s): reartner — Limited — General right Guardian or Conservator rustee — Guardian or Conservator Other:	Signer's Name: Corporate Officer — Title(s): Partner — Limited General
rescription of Attached Document ritle or Type of Document: rocument Date: rigner(s) Other Than Named Above: rigner's Claimed by Signer(s) rigner's Name: rocorporate Officer — Title(s): reartner — Limited — General right Guardian or Conservator	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator

EXHIBIT "A" LEGAL DESCRIPTION OF THE PROJECT

SEE ATTACHED

Order Number: NHSC-6764644 (jd)

Page Number: 9

LEGAL DESCRIPTION

Real property in the City of Corona, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 122-230-012)

THOSE PORTIONS OF LOTS 15 AND 16, BLOCK 1 OF J.F. MOULTON & H.B. PRAED'S SUBDIVISION OF AUBURNDALE HEIGHTS, AS PER MAP RECORDED IN BOOK 3, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 31320 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 54° 04' 51" EAST AND A LENGTH OF 225.11 FEET IN THE SOUTHERLY LINE OF SEGMENT 1 OF A MAP FILED FOR RECORD ON APRIL 25, 1991 IN THE STATE HIGHWAY MAP BOOK 10, PAGES 6 THROUGH 15, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON SOUTH 54° 08' 52" WEST, 54.055 METERS FROM ITS EASTERLY TERMINUS; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 26° 18' 56" EAST, 22.101 METERS; THENCE SOUTH 34° 20' 17" EAST, 27.897 METERS;

THENCE SOUTH 24° 02' 38" EAST, 145.871 METERS;

THENCE SOUTH 28° 01' 54" EAST, 45.553 METERS;

THENCE SOUTH 32° 42' 58" EAST, 68.691 METERS;

THENCE SOUTH 27° 59' 07" EAST, 65.736 METERS;

THENCE SOUTH 30° 49' 15" EAST, 0.869 METERS TO A POINT HEREINAFTER REFERRED TO AS POINT "A":

THENCE CONTINUING SOUTH 30° 49' 15" EAST, 61.923 METERS;

THENCE SOUTH 26° 17' 38" EAST, 179.344 METERS TO A POINT ON A CERTAIN COURSE CITED AS HAVING A BEARING OF SOUTH 83° 49' WEST AND A LENGTH OF 205.80 FEET IN PARCEL 3 OF SAID DEED, SAID POINT BEING DISTANT THEREON NORTH 84° 19' 22" EAST, 9.582 METERS FROM ITS WESTERLY TERMINUS.

FXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE SOUTH 55° 16' 05" WEST, 85.000 METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 2: (APN: 122-140-012)

THAT PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 7, 1973 AS INSTRUMENT NO. 73604, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS HAVING A BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET IN SAID DEED;

THENCE NORTH 26° 22' 45" WEST ALONG SAID CERTAIN COURSE, 46.568 METERS TO A POINT IN THE

Order Number: NHSC-6764644 (jd)

Page Number: 10

BOUNDARY OF SAID LOT 10, DISTANT THEREON SOUTH 84° 19' 22" WEST, (SHOWN AS SOUTH 83° 49' WEST ON SAID MAP OF THE CORONA CITRUS TRACT) 57.382 METERS FROM AN ANGLE OF SAID BOUNDARY:

THENCE ALONG SAID BOUNDARY NORTH 84° 19' 22" EAST, 4.166 METERS;

THENCE LEAVING SAID BOUNDARY, SOUTH 26° 17' 38" EAST, 44.444 METERS TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 294.437 METERS, SAID CURVE BEING IN THE NORTHWESTERLY LINE OF CORONA AVENUE SHOWN AS HAVING A RADIUS OF 966 FEET IN SEGMENT 1 OF A MAP FILED FOR RECORD ON AUGUST 2, 1991 IN STATE HIGHWAY MAP BOOK 10, PAGES 23 THROUGH 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID CURVE FROM A TANGENT BEARING SOUTH 53° 35' 32" WEST THROUGH A CENTRAL ANGLE OF 0° 45' 22" AN ARC LENGTH 3.886 METERS TO THE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 3: (122-140-016)

BEING A PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 AS CONVEYED PER INSTRUMENT NUMBER 2001-546736, DATED NOVEMBER 5, 2001, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY POINT OF SAID PORTION OF LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE;

THENCE NORTH 58° 33' 33" EAST A DISTANCE OF 398.72 FEET, ALONG SAID NORTHERLY RIGHT OF WAY OF CORONA AVENUE, TO THE POINT OF BEGINNING;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 32.94 FEET;

THENCE SOUTH 72° 02' 54" WEST A DISTANCE OF 65.60 FEET;

THENCE NORTH 16° 13' 05" WEST A DISTANCE OF 87.91 FEET;

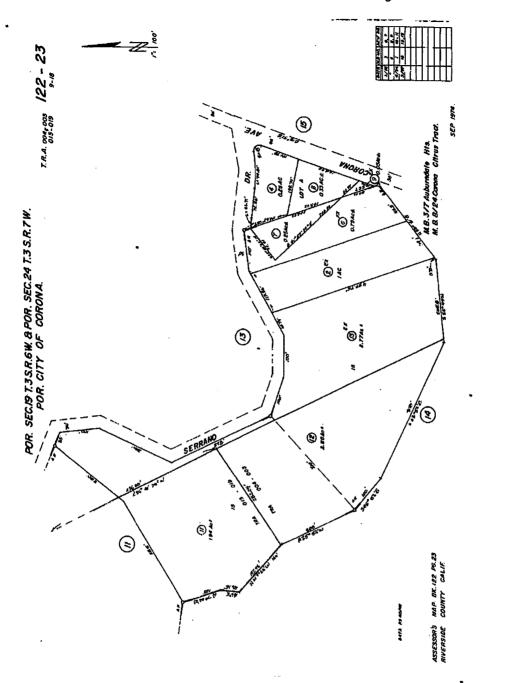
THENCE NORTH 26° 14' 33" EAST A DISTANCE OF 62.09 FEET;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 89.95 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PORTION OF LOT 10;

THENCE SOUTH 63° 35' 07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 84° 13' 15" EAST A DISTANCE OF 17.60 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED IN SAID INSTRUMENT 2001-546736 AS HAVING BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET; THENCE SOUTH 26° 23' 47" EAST, ALONG SAID CERTAIN COURSE 152.80 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.98 FEET TO WHICH A RADIAL LINE BEARS SOUTH 31° 26' 27" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 13' 14" AN ARC DISTANCE OF 71.16 FEET;

THENCE SOUTH 58° 33' 33" WEST A DISTANCE OF 12.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE TO THE POINT OF BEGINNING.

Order Number: NHSC-6764644 (jd) Page Number: 11



Description: Riverside, CA Assessor Map 122.23 Page: Order: 6764644 Comment:

EXHIBIT "B"

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

SEE ATTACHED

Faithful Performance Labor and Material

\$126,600 \$63,300

BOND ESTIMATE SHEET

(Use for Improvements Other than Grading Work Only)

Project:		Tuscany Villa / PWIM2021-0019		DATE:	11/14/2022
Location:		Tract Map 35851			
Drawing No:		21-037S (Street)			
		Description of Improvements *Fill in as appropriate	Construction Cost	Performance Bond Note 2 (Round to nearest \$200)	Labor & Material Bond Note 3 (Round to nearest\$100
	1	Non-Master Planned R/W (Public) Improvements	97,331	126,600.00	63,300.00
	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			
		이 보고 함께 들어 가장하다고 있는 것이 하는 것을 받았다. 하는 하늘에 보고 있는 것이 있다. 그 것이 하는 것이 되었다.			
	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 cost.
- 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. No arrangements for bonds shall be made until the City has issued the project's Bond & Fee Letter.
- 5 A current title report shall be submitted for bonding purposes.

PREPARED BY:

WET STAMP & DATE

Kevin J. Richer

Engineer's Name & Signature

Land Development Design Comapny

Company

909 930 1466 / kevin.richer@lddc.net

Tel No/Email

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #:

Tuscany Villa / PWIM2021-019 (Street Improvemt)

Location:

Tract Map 35851

Item	Unit	Unit Cost	Quantity		Cost	
Removal						
AC Berm	LF	\$8.00		\$	-	
AC Pavement	· SF	\$3.00	3450	\$	10,350.00	
Curb Only	LF	\$10.00		\$		
Curb & Gutter	LF	\$16.00	146	\$	2,336.00	
D/W Approach	SF	\$13.00		\$		
Sidewalk	SF	\$8.00	663	\$	5,304.00	
W/C Ramp	SF	\$8.00		\$		
OTHER=				\$	-	
OTHER=				\$		
OTHER=				\$	-	
			SUBTOTAL	\$	17,990.00	
Relocation						
Power	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	2502	\$	12,510.00	
AC Overlay	SY	\$8.00		\$	-	
AC Pavement (3,164 SF)	SF			\$	_	
Asphalt (sf x depth x 0.075)	TON	\$190.00	99	\$	18,810.00	
Base (sf x depth / 27)	CY	\$110.00	78	\$	8,580.00	
Fogseal	SY	\$5.00	3164	\$	15,820.00	
OTHER=				\$		
OTHER=				\$	_	
OTHER=				\$	-	
		,	SUBTOTAL	\$	55,720.00	
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	13		546.00	
Curb & Gutter 8"	LF	\$44.00		\$	-	

Crass Cuttor & Spandrol	SF	\$29.00	1726	\$	50,054.00
Cross Gutter & Spandrel D/W Approach, Complete	EA	\$6,000.00	1720	\$	-
D/W Approach, 6"	SF	\$28.00	233	\$	6,524.00
D/W Approach, 8"	SF	\$30.00		\$	-
Pavement, 8"	SF	\$13.00		\$	
Sidewalk, 4"	SF	\$13.00	468	\$	6,084.00
V-Gutter	SF	\$13.00		\$	
W/C Ramp	SF	\$38.00		\$	
W/C Ramp	EA	\$3,800.00	2	-	7,600.00
OTHER=	<u> </u>	40,000.00		\$	
OTHER=				\$	
OTHER=				\$	
OTTEK-			SUBTOTAL	\$	70,808.00
Storm Drain	CY	\$3,500.00		\$	
Box Culvert (Including Backfill)	CY	\$2,500.00		\$	
Box Culvert (Unapp. Areas)		\$2,500.00 \$7,000.00	1	\$	7,000.00
Catach Basin, W<8'	EA	· ·		\$	7,000.00
Catach Basin, W>8'	EA SF	\$10,500.00 \$13.00		<u>φ</u> \$	
Channel, Reinf. Conc. Lined		\$150.00 \$150.00		\$	
Channel, Open Conc. <24"	LF	•		\$	
Channel, Open Conc. 27"-36"	LF	\$250.00 \$500.00		φ \$	
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	
Collar, 45"-60"	EA	\$1,300.00		- \$	<u></u>
Collar, >60"	EA	\$2,000.00			•
Encasement	LF	\$65.00		\$	
Energy Dissipater	LS	\$10.00		\$	
Grate Inlet, 12"x 12"	EA	\$500.00		\$	
Grate Inlet, 24"x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36"x 36"	EA	\$500.00		\$	
Headwalls, Gravity Type	EA	\$200.00		\$	
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	SF	\$10.00		\$	-
Rip-Rap, Grouted	TON	\$75.00		\$	
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	\$	7,000.00
Street Lights					1
Pull Box No. 3 1/2	EA	\$500.00		\$	
Pull Box No. 5	EA	\$700.00	4	\$	2,800.00
Service Point	EΑ	\$7,000.00		\$	
St. Light, 501 - 1 only	ΕA	\$5,000.00		\$	
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	•
St. Light, 501 - 5+	EA	\$4,800.00		\$	_
St. Light, 501 - 5+ St. Light, 502 - 1 only	EA	\$5,500.00	1	\$	5,500.00
•	EA	\$5,400.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,300.00		\$	
St. Light, 502 - 5+	EA	φ5,500.00		\$	
St. Lt. Conduit, 1" Sch 80		¢42.00		\$	
<500 LF	LF LF	\$12.00 \$10.00		Ψ	
>500 LF	LP	Φ10.00		\$	
St. Lt. Conduit, 1-1/2" Sch 80		646.00	445	\$	7,120.00
<500 LF	LF	\$16.00 \$14.00	440	\$	7,120.00
>500 LF	LF	\$14.00		\$ \$	<u>-</u>
OTHER≒Relocate Ex. Pull Box	EA	\$500.00	1		500.00
OTHER=			OUDTOTAL	\$	45,000,00
			SUBTOTAL	\$	15,920.00
Traffic					
Signal, 6 phse+MstrCont.	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont.	EA	\$350,000.00		\$	-
Pavemanr marker	EA	\$100.00	4	\$	400.00
Striping, 4" Sld wht/ylw	LF	\$0.50		\$	
Striping, 8" Sld wht/ylw	LF	\$0.65	160	\$	104.00
Striping,	LF	\$0.50		\$	
Striping, Skip	LF	\$0.35		\$	•
Striping, Double	LF	\$0.75	262	\$	196.50
, •			SUBTOTAL	\$	700.50
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=		φουο.σο		\$	
OTHER=				\$	
OTHER=				\$	-
OTHER=				\$	•
OTHER=				\$	
			SUBTOTAL	\$	-
Sewer					
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00		\$.	
Manhole,6' dia., 12' to 20' deep	EA	\$13,000.00		\$	
	LF	\$70.00		\$	
Pipe, 4" VCP	LF	\$106.00		<u>\$</u>	
Pipe, 6" VCP		•		\$	
Pipe, 8" VCP	LF . –	\$142.00			<u>-</u>
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		000.00		ф	
Adjust Manhole	EA	\$2,000.00		\$	
Clean Out	EA	\$2,000.00		\$	
Saddle	EA	\$2,610.00		\$	-
OTHER=				\$	
OTHER=	LF			\$	
OTHER=				\$	
OTHER=				\$ \$	
OTHER=			SUBTOTAL	\$	
			SOBIOTAL	Ψ	
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		\$	_
	EA	\$1,800.00		\$	
Valve, 6"	EA	\$2,800.00		\$	
Valve, 8"		· · · · ·		\$	
Valve, 10"	EA	\$4,000.00		φ	

Valve, 12" Valve, 16"	EA EA	\$5,300.00 \$7,500.00	\$ SUBTOTAL \$		
		-	SUBTUTAL	Ψ	
Fire Hydrant, 6"	EA	\$4,900.00		\$	-
Fire Service, 6"	EA	\$12,000.00		\$	-
8" Blind Flange	EA	\$200.00		\$	_
12"X6" Reducer	EA	\$300.00		\$	_
6" BEND	EA	\$100.00		\$	
12" TEE	EA	\$400.00		\$	-
12" BEND	EA	\$300.00		\$	-
Service, 1"	EA	\$2,500.00		\$	-
Service, 2"	EA	\$3,400.00		\$	•
OTHER=Steel Casing	LF	\$200.00		\$	_
8" BEND	EA	\$200.00		\$	-
8" TEE	EA	\$300.00		\$	-
		•	SUBTOTAL	\$	•
			TOTAL COST	\$	97,330.50

PREPARED BY:

Kevin J. Richer

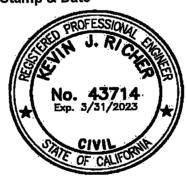
Land Development Design Company

Company

909 930 1466 / kevin.riche@lddc.net

Tel No/Email

Wet Stamp & Date





Cash Register Receipt City of Corona

Receipt Number R37682

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$63,300.00
TOTAL FEES PAID BY RECEIPT: R37682			\$63,300.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND





Cash Register Receipt City of Corona

Receipt Number R37681

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$126,600.00
TOTAL FEES PAID BY RECEIPT: R37681			\$126,600.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LIFE LLC

Cashier: KAVV

Pay Method: BOND



BOND NO.	CAC 722658
INITIAL PREMIUM:	
SU:	BJECT TO RENEWAL

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City of Corona 4 Land, LLC, 1485 Pomona Road, Suit	of Corona, Se e #G, Coro	State of Califor ona, CA 92882	mia ("CITY")	and
("PRINCIPAL") have entered into an Impro				
day of, 20 for p	ublic impro	vements to be co	nstructed as par	t of
the				
Public Street Improvements for Tract Map 35851	 Tuscany V 	illas DWG#21-0	0378-	
PWIM2021-0019				
project ("Improvement Agreement");				
WHEREAS, the Improvement Agreement is I reference;	nereby refer	red to and inco	rporated herein	by
WHEREAS, the PRINCIPAL is required unde provide a good and sufficient bond, in a form ar performance of the Improvement Agreement;				
NOW, THEREFORE, Merchants Bonding Company (Mutual)	the	PRINCIPA	L :	and
P.O. Box 14498, Des Moines, IA 50306-3498			,	a
company organized and doing business under an and duly licensed to conduct a general surety bu are held and firmly bound unto the One Hundred Twenty Six Thousand Six Hundred	siness in the	State of Califor	nia, as "SURET	Υ,"
			DOLLA	RS
(\$ 126,600.00) for the payment of	which sum	well and truly to	be made, we b	ind
ourselves, our heirs, successors, executors and these presents.	administrato	ors, jointly and s	everally, firmly	by

The condition of this obligation is such, that if the above bounded PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Improvement Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the CITY, its officers,

agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Improvement Agreement or the work to be performed thereunder or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of such change, extension, alteration or addition to the terms of the Improvement Agreement or to the work or specifications.

This bond is executed and filed to comply with Section 66499.1 of the Government Code of California as improvement security.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL ____, California, this _13th_ day of ____, 20_23_.

PRINCIPAL	SURETY
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print Name	Print Name
By: Signature	By: Signature
touse of Audi	Craig Sherman
Name	Name
Marcack	Attorney-in-Fact
Title	Title
1/16/7023	January 13, 2023
Date	Date

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman; Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th , 2022

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

STATE OF IOWA COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Kim Lee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I. William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this /3 Hay of January , 2023

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 Here Insert Name and Title of the Officer personally appeared 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 le/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. C. WEST Notary Public - California Riverside County Commission # 2363387 Signature Comm. Expires Jul 1, 2025 Signature of Notary Public Place Notary Seal Above OPTIONAL -Though this section is 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 ☐ Attorney in Fact ☐ Individual ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Guardian or Conservator ☐ Trustee Other: □ Other: Signer Is Representing: _ Signer Is Representing:

BOND NO. <u>CAC 722658</u> PREMIUM INCLUDED IN PERFORMANCE BOND

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City Corona 4 Land, LLC, 1485 Pomona Road Suit	te G, Corona, C	CA 92882	
("PRINCIPAL") have entered into an Impi	rovement Agree	ment dated on or ab	out the
day of, 20 for	public improve	ments to be constru	cted as part of
the			
Public Street Improvements for Tract Map 35851	- Tuscany Villas	DWG. 21-037S-	
PWIM2021-0019			
project ("Improvement Agreement");			
WHEREAS, the Improvement Agreement is reference;	hereby referred	d to and incorpora	ted herein by
WHEREAS, the PRINCIPAL is required uno provide a good and sufficient bond, in a form secure the claims to which reference is made in 4 of Division 3 of the Civil Code of the State of	m and from a s Title 15 (comm	surety acceptable to	the CITY, to
NOW, THEREFORE,	the	PRINCIPAL	and
Merchants Bonding Company (Mutual)	*****		. a
P.O. Box 14498, Des Moines, IA 50306-3498	1 and has seize	the of the lowe of	
company organized and doing business und lowa and duly licensed to	ier and by viri	ral curety husiness	in the State of
lowa and duly licensed to California, as "SURETY," are held and firm	conduct a gener	o the CITY and a	all contractors
Subcontractors, laborers, materialmen and an	ny others empl	oved in the nerfo	rmance of the
Improvement Agreement and referred to in	the California	Civil Code provisi	ons referenced
	in	the si	ım of
	741		·
Sixty Three Thousand Three Hundred	DOLLARS	(\$ 63,300.00) for
materials furnished or labor thereon of any ki			Unemployment
Insurance Act with respect to such work or l	lahor that the S	SURETY will pay	the same in an
amount not exceeding the amount hereinabove	set forth, and al	lso in case suit is bro	ought upon this
bond, will pay, in addition to the face amoun	t thereof, costs	and reasonable exp	enses and fees,
including reasonable attorney's fees, incurre	ed by the CITY	Y in successfully	enforcing such
obligation, such costs, expenses and fees to b	e fixed by the	court, awarded, taxe	ed as costs and
included in the judgment therein rendered.			
moreon in ma leepingin in and a series			

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

This bond is executed and filed to comply with Section 66499.2 of the California Government Code as improvement security. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

The undersigned hereby bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL _____, California, this __13th__ day of __January ______, 20_23_.

PRINCIPAL	SURETY
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print Name	Print Name
By: Signature Tousef Audio	By: Signature Craig Sherman Name
Title Manager	Attorney-in-Fact Title
1/16/12/02/3	January 13, 2023
Date	Date

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
(SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman; Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December , 2022

SORPORTO Z. SONO RPORTO Z. SONO RPOR

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 8th day of

On this 8th day of December 2022, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

Kim Lee
Commission Number 702737
My Commission Expires
April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this

Millian Clarery, 2023

Secretary

POA 0018 (10/22)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

\(\text{\text{constant}}\)	
A notary public or other officer completing this certificate document to which this certificate is attached, and not the	
Date	C. West notary fushic, Here Insert Name and Title of the Officer Cli Name(s) of Signer(s)
who proved to me on the basis of satisfactory ex- subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by his/lor the entity upon behalf of which the person(s) acte	Iged to me that he/she/they executed the same in her/their signature(s) on the instrument the person(s),
of	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph true and correct.
C. WEST Notary Public - California Plygrida County	gnature Signature of Notary Public
Place Notary Seal Above	DNA!
Though this section is optional, completing this in fraudulent reattachment of this fo	formation can deter alteration of the document or
Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above:	Number of Pages:
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:

AGREEMENT FOR PUBLIC WATER IMPROVEMENTS FOR – TRACT MAP 35851 -TUSCANY VILLAS DWG. 21-037S – PWIM2021-0019 Non-Master Plan Improvements

This Agreement is made and entered into as of this 1st day of February, 2023, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and CORONA 4 LAND LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, with its principal offices located at, 1485 Pomona Road, Suite G, CA, 92882 (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 35851 - Tuscany Villas 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 Nine Hundred Eight Thousand Six Hundred Dollars and No Cents (\$908,600) 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: Corona 4 Land, LLC 1485 Pomona Road, Suite G Corona, CA 92882

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

CORONA 4 LAND, LLC a California limited liability company By: Yousef Audi, Manager ATTEST: CITY CLERK **CITY OF CORONA** OF THE CITY OF CORONA By: (City Clerk) (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

EXHIBIT "A" LEGAL DESCRIPTION OF THE PROJECT

SEE ATTACHED

Order Number: NHSC-6764644 (jd)

Page Number: 9

LEGAL DESCRIPTION

Real property in the City of Corona, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 122-230-012)

THOSE PORTIONS OF LOTS 15 AND 16, BLOCK 1 OF J.F. MOULTON & H.B. PRAED'S SUBDIVISION OF AUBURNDALE HEIGHTS, AS PER MAP RECORDED IN BOOK 3, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 31320 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 54° 04' 51" EAST AND A LENGTH OF 225.11 FEET IN THE SOUTHERLY LINE OF SEGMENT 1 OF A MAP FILED FOR RECORD ON APRIL 25, 1991 IN THE STATE HIGHWAY MAP BOOK 10, PAGES 6 THROUGH 15, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON SOUTH 54° 08' 52" WEST, 54.055 METERS FROM ITS EASTERLY TERMINUS; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 26° 18' 56" EAST, 22.101 METERS; THENCE SOUTH 34° 20' 17" EAST, 27.897 METERS;

THENCE SOUTH 24° 02' 38" EAST, 145.871 METERS;

THENCE SOUTH 28° 01' 54" EAST, 45.553 METERS;

THENCE SOUTH 32° 42' 58" EAST, 68.691 METERS;

THENCE SOUTH 27° 59' 07" EAST, 65.736 METERS;

THENCE SOUTH 30° 49' 15" EAST, 0.869 METERS TO A POINT HEREINAFTER REFERRED TO AS POINT "A":

THENCE CONTINUING SOUTH 30° 49' 15" EAST, 61.923 METERS;

THENCE SOUTH 26° 17' 38" EAST, 179.344 METERS TO A POINT ON A CERTAIN COURSE CITED AS HAVING A BEARING OF SOUTH 83° 49' WEST AND A LENGTH OF 205.80 FEET IN PARCEL 3 OF SAID DEED, SAID POINT BEING DISTANT THEREON NORTH 84° 19' 22" EAST, 9.582 METERS FROM ITS WESTERLY TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE SOUTH 55° 16' 05" WEST, 85.000 METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 2: (APN: 122-140-012)

THAT PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 7, 1973 AS INSTRUMENT NO. 73604, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS HAVING A BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET IN SAID DEED;

THENCE NORTH 26° 22' 45" WEST ALONG SAID CERTAIN COURSE, 46.568 METERS TO A POINT IN THE

Order Number: NHSC-6764644 (jd)

Page Number: 10

BOUNDARY OF SAID LOT 10, DISTANT THEREON SOUTH 84° 19' 22" WEST, (SHOWN AS SOUTH 83° 49' WEST ON SAID MAP OF THE CORONA CITRUS TRACT) 57.382 METERS FROM AN ANGLE OF SAID BOUNDARY;

THENCE ALONG SAID BOUNDARY NORTH 84° 19' 22" EAST, 4.166 METERS;

THENCE LEAVING SAID BOUNDARY, SOUTH 26° 17' 38" EAST, 44.444 METERS TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 294.437 METERS, SAID CURVE BEING IN THE NORTHWESTERLY LINE OF CORONA AVENUE SHOWN AS HAVING A RADIUS OF 966 FEET IN SEGMENT 1 OF A MAP FILED FOR RECORD ON AUGUST 2, 1991 IN STATE HIGHWAY MAP BOOK 10, PAGES 23 THROUGH 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID CURVE FROM A TANGENT BEARING SOUTH 53° 35' 32" WEST THROUGH A CENTRAL ANGLE OF 0° 45' 22" AN ARC LENGTH 3.886 METERS TO THE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 3: (122-140-016)

BEING A PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 AS CONVEYED PER INSTRUMENT NUMBER 2001-546736, DATED NOVEMBER 5, 2001, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY POINT OF SAID PORTION OF LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE;

THENCE NORTH 58° 33' 33" EAST A DISTANCE OF 398.72 FEET, ALONG SAID NORTHERLY RIGHT OF WAY OF CORONA AVENUE, TO THE POINT OF BEGINNING;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 32.94 FEET;

THENCE SOUTH 72° 02' 54" WEST A DISTANCE OF 65.60 FEET;

THENCE NORTH 16° 13' 05" WEST A DISTANCE OF 87.91 FEET;

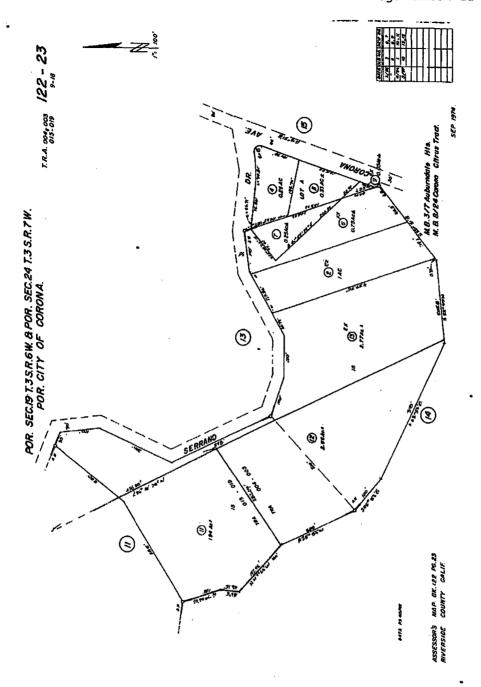
THENCE NORTH 26° 14' 33" EAST A DISTANCE OF 62.09 FEET;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 89.95 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PORTION OF LOT 10:

THENCE SOUTH 63° 35' 07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 84° 13' 15" EAST A DISTANCE OF 17.60 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED IN SAID INSTRUMENT 2001-546736 AS HAVING BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET; THENCE SOUTH 26° 23' 47" EAST, ALONG SAID CERTAIN COURSE 152.80 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.98 FEET TO WHICH A RADIAL LINE BEARS SOUTH 31° 26' 27" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 13' 14" AN ARC DISTANCE OF 71.16 FEET;

THENCE SOUTH 58° 33" WEST A DISTANCE OF 12.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE TO THE POINT OF BEGINNING.

Order Number: NHSC-6764644 (jd) Page Number: 11



Description: Riversido, CA Assessor Map 122.23 Page: Order: 6764644 Comment:

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

SEE ATTACHED

Faithful Performance Labor and Material

\$908,600 \$454,300

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	Here Insert Name and Title of the Officer Audi Name(\$) of Signer(\$)	
who proved to me on the basis of satisfactor subscribed to the within instrument and ackno his/her/their authorized capacity(ies), and that by or the entity upon behalf of which the person(s)		
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	WITNESS my hand and official seal. Signature Signature of Notary Public	
Place Notary Seal Above		
Though this section is optional, completing this	es information can deter alteration of the document or is form to an unintended document.	
	Number of Pages:	
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 Guardian or Conservator Other: Signer Is Representing:	
2016 National Notary Association • www.NationalNota		

BOND ESTIMATE SHEET

(Use for Improvements Other than Grading Work Only)

Project:	Tuscany Villa / PWIM2021-0019		DATE:	11/14/2022
.ocation:	Tract Map 35851			
Prawing No:	21-037S (Water)			
				Labor & Material
	Description of Improvements	Construction Cost	Performance Bond	<u>Bond</u>
	*Fill in as appropriate		Note 2 (Round to nearest \$200)	Note 3 (Round to nearest\$100
	1 Non-Master Planned R/W (Public) Improvements	698,986	908,600.00	454,300.00
	2 Master-Planned R/W (Public) Improvements			
	Interim Improvements (not including Grading Work)		1944 - 1945 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1 2016 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 2016 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946 - 1946	
	4 On-Site Public Improvements			
	5 On-site Non-public Improvements			
	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 cost.
- 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. No arrangements for bonds shall be made until the City has issued the project's Bond & Fee Letter.
- 5 A current title report shall be submitted for bonding purposes.

Kevin J. Richer

Engineer's Name & Signature

Land Development Design Comapny

Company

909 930 1466 / kevin.richer@lddc.net

Tel No/Email

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #:

Tuscany Villa / PWIM-2021-0019 (Water)

Location:

Tract Map 35851

ltem	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	par	\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=			······································	\$ -
			SUBTOTAL	\$ -
Relocation				
Power	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		\$ -

DW Approach, Complete	Cross Gutter & Spandrel	SF	\$29.00	7	\$
D/W Approach, 6" SF	•		- · · · · · · · · · · · · · · · · · · ·		_
D/W Approach, 8" SF \$30.00 \$ - Pavement, 8" SF \$15.00 \$ - V-Gutter SF \$15.00 \$ - W/C Ramp EA \$38.00 \$ - W/C Ramp SF \$3,800.00 \$ - OTHER= \$ - - OTHER= \$ \$ - OTHER= \$ \$ - OTHER= \$ \$ -	* *		· · · · · · · · · · · · · · · · · · ·		\$ -
Pavement, 8" SF \$13.00 \$ -	* *		\$30.00		\$ -
Sidewalk, 4" SF	• •		\$13.00		\$ -
V-Gutter SF \$13.00 \$ - W/C Ramp EA \$38.00 \$ - W/C Ramp SF \$3,800.00 \$ - OTHER=		SF	\$15.00 ⁻		\$ -
W/C Ramp EA \$38.00 \$ - W/C Ramp SF \$3,800.00 \$ - OTHER= \$ - - OTHER= \$ - - SUBTOTAL \$ - SUBTOTAL		SF	\$13.00 ⁻		\$ -
W/C Ramp SF \$3,800.00 \$ - OTHER= \$ - OTHER= \$ - SUBTOTAL \$ - Catach Basin, We8 EA \$ 1,000.00<		EA	\$38.00		\$ -
OTHER= \$ - OTHER= \$ - SUBTOTAL \$ - Catach Basin, W<8" EA \$70,000.00 \$ - Catach Basin, W<8" EA \$10,000.00 \$ - Channel, Reinf. Conc. Lined SF \$13.00 \$ - Channel, Conc. Carval LF \$150.00 \$ - Channel, Conc. Carval LF \$150.00 \$ - Channel, Carval <th< td=""><td>•</td><td>SF</td><td>\$3,800.00</td><td></td><td>\$ -</td></th<>	•	SF	\$3,800.00		\$ -
OTHER= \$ - SUBTOTAL \$ - BOX Culvert (Unapp, Areas) CY \$3,500.00 \$ - Catach Basin, W>6" EA \$10,500.00 \$ - Catach Basin, W>8" EA \$10,500.00 \$ - Channel, Reinf. Conc. Lined SF \$13.00 \$ - Channel, Reinf. Conc. Lined SF \$13.00 \$ - Channel, Open Conc. 42" LF \$150.00 \$ - Channel, Open Conc. 42" LF \$150.00 \$ -	•		•		\$
Storm Drain Substitution Subst					\$ -
Storm Drain Subtrotal Subtrotal Storm Drain					\$
Box Culvert (Including Backfill) CY \$3,500.00 \$ - Box Culvert (Unapp. Areas) CY \$2,500.00 \$ - Catach Basin, W<8'				SUBTOTAL	\$ -
Box Culvert (Including Backfill) CY \$3,500.00 \$ - Box Culvert (Unapp. Areas) CY \$2,500.00 \$ - Catach Basin, W<8'	Ctorm Droin				
Box Culvert (Unapp. Areas) CY \$2,500.00 \$		CV	\$3,500,00		\$
Catach Basin, W>8' EA \$7,000.00 \$ - Catach 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 \$ - 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 \$ -			•		
Catach 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 \$ - Channel, Open Conc. 42"-72" LF \$500.00 \$ - Collar, 45"-60" EA \$1,300.00 \$ - Collar, 45"-60" EA \$2,000.00 \$ - Encasement LF \$65.00 \$ - Grate Inlet, 12"x 12" EA \$500.00 \$ - Grate Inlet, 24"x 24" EA \$1,300.00 \$ - Grate Inlet, 36"x 36" EA \$1,300.00 \$ - Headwalls, Gravity Type EA \$500.00 \$ - Headwalls, Gravity 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 \$155.00 \$ - Pipe, 30" RCP LF \$250.00 \$ - Pipe, 30" RCP LF \$250.00 \$ - Pipe, 36" RCP LF \$250.00 \$ - Pipe, 42" RCP LF \$315.00 \$ - Pipe, 42" RCP LF \$315.00 \$ - Pipe, 48" RCP LF \$315.00 \$ - Pipe, 54" RCP LF \$315.00 \$ - Pipe, 54" RCP LF \$315.00 \$ - Pipe, 54" RCP LF \$315.00 \$ - Pipe, 60" RCP LF \$315.00 \$ - Pipe, 60" RCP LF \$346.00 \$ - Pipe, 60" RCP LF \$346.00 \$ - Pipe, 60" RCP LF \$346.00 \$ - Pipe, 60" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 60" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ -			· · · · · · · · · · · · · · · · · · ·		
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 \$ - Channel, Open Conc. 42"-72" LF \$500.00 \$ - Collar, 45"-60" EA \$1,300.00 \$ - Collar, 45"-60" EA \$2,000.00 \$ - Encasement LF \$65.00 \$ - Encasement LF \$65.00 \$ - Encasement LF \$65.00 \$ - Energy Dissipater LS \$10.00 \$ - Grate Inlet, 12"x 12" EA \$500.00 \$ - Grate Inlet, 24"x 24" EA \$1,300.00 \$ - Grate Inlet, 36"x 36" EA \$500.00 \$ - Headwalls, Gravity Type EA \$200.00 \$ - 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 \$ - Manhole, H~8' EA \$8,000.00 \$ - Pipe, 18" RCP LF \$159.00 \$ - Pipe, 30" RCP LF \$201.00 \$ - Pipe, 30" RCP LF \$221.00 \$ - Pipe, 30" RCP LF \$2318.00 \$ - Pipe, 42" RCP LF \$318.00 \$ - Pipe, 42" RCP LF \$318.00 \$ - Pipe, 42" RCP LF \$3318.00 \$ - Pipe, 48" RCP LF \$3318.00 \$ - Pipe, 48" RCP LF \$3391.00 \$ - Pipe, 54" RCP LF \$3391.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ -	•				 •
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 \$ - Encasement LS \$10.00 \$ - Encasem					 -
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 \$10.00 \$ - Grate Inlet, 12"x 12" EA \$500.00 \$ - Grate Inlet, 36"x 36" EA \$500.00 \$ - Headwalls, Gravity Type EA \$200.00 \$ - 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, 30" RCP LF \$241.00 \$ - Pipe, 30" RCP LF \$241.00 \$ - Pipe, 36" RCP LF \$318.00 \$ - Pipe, 42" RCP LF \$318.00 \$ - Pipe, 48" RCP LF \$318.00 \$ - Pipe, 56" RCP LF \$318.00 \$ - Pipe, 66" RCP LF \$355.00 \$ - Pipe, 66" RCP LF \$346.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$446.00 \$ - Pipe, 72" RCP LF \$445.00 \$ - Pipe, 72" RCP LF \$4450.00 \$ - Pipe, 72" RCP LF \$4450.00 \$ - Pipe, 72" RCP LF \$4450	•		•		
Channel, Open Conc. 42"-72"	• •			.,	
Collar, 45"-60"	· ·		· · · · · · · · · · · · · · · · · · ·		
Collar, >60"	•		· · · · · · · · · · · · · · · · · · ·		 -
Encasement LF \$65.00 \$ - Energy Dissipater LS \$10.00 \$ - Grate Inlet, 12"x 12" EA \$500.00 \$ - Grate Inlet, 24"x 24" EA \$1,300.00 \$ - Grate Inlet, 36"x 36" EA \$500.00 \$ - Headwalls, Gravity Type EA \$200.00 \$ - 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, 42" RCP LF \$318.00 \$ - Pipe, 48" RCP LF \$318.00 \$ - Pipe, 48" RCP LF \$3318.00 \$ - Pipe, 48" RCP LF \$3318.00 \$ - Pipe, 54" RCP LF \$3318.00 \$ - Pipe, 54" RCP LF \$3318.00 \$ - Pipe, 54" RCP LF \$3318.00 \$ - Pipe, 60" RCP LF \$3426.00 \$ - Pipe, 60" RCP LF \$4461.00 \$ - Pipe, 66" RCP LF \$4461.00 \$ - Pipe, 72" RCP LF \$4461.0	•				 -
Energy Dissipater Grate Inlet, 12"x 12" Grate Inlet, 24"x 24" EA \$500.00 \$ - Grate Inlet, 24"x 24" EA \$500.00 \$ - Grate Inlet, 36"x 36" Headwalls, Gravity Type EA \$200.00 \$ - Headwalls, Wing Type EA \$9,000.00 \$ - Inlet Apron EA \$1,000.00 \$ - 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 \$318.00 \$ - Pipe, 42" RCP LF \$318.00 \$ - Pipe, 48" RCP LF \$3318.00 \$ - Pipe, 54" RCP LF \$391.00 \$ - Pipe, 60" RCP LF \$446.00 \$ - Pipe, 66" RCP LF \$445.00 \$ - Pipe, 72" RCP LF \$445.00 \$ - Pipe, 72" RCP LF \$445.00 \$ - Pipe, 66" RCP LF \$445.00 \$ - Pipe, 72" RCP	•		· · ·		-
Grate Inlet, 12"x 12"					 -
Grate Inlet, 24"x 24"	-		•		 -
Grate Inlet, 36"x 36" EA \$500.00 \$ - Headwalls, Gravity Type EA \$200.00 \$ - Headwalls, Wing Type EA \$9,000.00 \$ - Inlet Apron EA \$9,000.00 \$ - Junction Structure EA \$10,000.00 \$ - Manhole, H 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 \$221.00 \$ - Pipe, 36" RCP LF \$280.00 \$ - Pipe, 36" RCP LF \$318.00 \$ - Pipe, 42" RCP LF \$355.00 \$ - Pipe, 54" RCP LF \$391.00 \$ - Pipe, 60" RCP LF \$426.00 \$ - Pipe, 66" RCP LF \$495.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -	•		· · · · · · · · · · · · · · · · · · ·		\$
Headwalls, Gravity Type	•		• •		\$ -
Headwalls, Wing Type	•		· · · · · · · · · · · · · · · · · · ·		\$ -
Inlet Apron	, , , , , , , , , , , , , , , , , , , ,	EA	\$9,000.00		\$ -
Junction Structure EA \$10,000.00 \$ - Manhole, H<8'	. •		\$3,000.00		\$ -
Manhole, H<8'	•		\$10,000.00		\$ -
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 \$495.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -		EA	\$6,000.00		\$ •
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 \$495.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -	•	EA	\$8,000.00		
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 \$495.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -		LF	\$159.00		-
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 \$495.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -	• •	LF	\$201.00		u
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, 30" RCP	LF	\$241.00		
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, 36" RCP	LF	\$280.00		-
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, 42" RCP	LF	\$318.00		-
Pipe, 60" RCP LF \$426.00 \$ - Pipe, 66" RCP LF \$461.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -	Pipe, 48" RCP	LF	\$355.00		
Pipe, 66" RCP LF \$461.00 \$ - Pipe, 72" RCP LF \$495.00 \$ -	Pipe, 54" RCP	LF	\$391.00		-
Pipe, 72" RCP LF \$495.00 \$ -	Pipe, 60" RCP	LF			
1,00,72,100	Pipe, 66" RCP		· · · · · · · · · · · · · · · · · · ·		
Pipe, 78" RCP	Pipe, 72" RCP		· · · · · · · · · · · · · · · · · · ·		
	Pipe, 78" RCP	LF	\$528.00		\$

:

į

Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	SF	\$10.00		\$	
Rip-Rap, Grouted	TON	\$75.00		\$	
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	*****	\$	<u> </u>
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" Sch 80				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	
OTHER=		·		\$	-
OTHER=		· · ·		\$	-
C /			SUBTOTAL	\$	-
Traffic	EA	#200 000 00		Φ	
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,	LF	\$0.50		\$	
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	62	\$	155,000.00
Paving Replacement, Trench	LF	\$16.00	1610	\$	25,760.00
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5'Deep	LF	\$17.00		\$	-
Street Name Signs	EA	\$500.00		\$	-
Abandone 6" Pipe slury sack backfill		\$5,000.00	1	\$	5,000.00
OTHER=				\$	-
OTHER=				\$	•
OTHER=				\$	
OTHER=		· · · · · · · · · · · · · · · · · · ·	CUPTOTAL	\$ \$	405 700 00
			SUBTOTAL	Ф	185,760.00
Sewer					
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00		\$	
Manhole,6' dia., 12' to 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		\$	-
ripe, 19 bii		Ψ2, 0.00	SUBTOTAL	\$	
Miscellaneous Sewer	EA	<u> </u>		•	
Adjust Manhole	EA	\$2,000.00		\$	-
Clean Out	EA	\$2,000.00		\$	
Saddle	EA	\$2,610.00		\$	-
OTHER=		····		\$	
OTHER=	LF			\$ \$	
OTHER= OTHER=				\$	
OTHER=				\$	#
3 <u>2</u>			SUBTOTAL	\$	•
Matan					
Water Pipe, 6" DIP	LF	\$57.00	28	\$	1,596.00
• •	LF LF		2004		150,300.00
Pipe, 8" DIP		\$75.00 \$105.00		\$	
Pipe, 12" DIP	LF EA	\$105.00	1446	<u></u>	151,830.00
Valve, 6"	EA	\$1,800.00	3	\$	5,400.00
Valve, 8"	EA	\$2,800.00	7	\$	19,600.00
Valve, 12"	EA	\$5,300.00	10	\$	53,000.00
4" Double Detector Check	EA	\$4,000.00	1	\$	4,000.00
1" Pressure Backflow Preventer	LF	\$700.00	1	\$	700.00
2" Pressure Backflow Preventer	EA	\$1,000.00	9	\$	9,000.00

.

Removal Existing Tee	EA	\$100.00	6	\$	600.00
Removal Existing Gate Valve	EA	\$100.00	5	\$	500.00
, tomova, amening			SUBTOTAL	\$	396,526.00
Miscellaneous Water					
Air & Vac, 2"	EA	\$2,700.00	2	\$	5,400.00
Fire Hydrant, 6"	EA	\$4,900.00	11	\$	53,900.00
Connect Ex. 2" Service	EA	\$1,000.00	1	\$_	1,000.00
8" Blind Flange	EA	\$200.00	1	\$	200.00
12"X6" Reducer	EA	\$300.00	1	\$	300.00
6" Bend	EA	\$100.00	1	\$	100.00
12" Tee	EA	\$400.00	7	\$	2,800.00
12" Bend.	EA	\$300.00	2	\$	600.00
Service, 1"	EA	\$2,500.00	1	\$	2,500.00
Service, 2"	EA	\$3,400.00	9	\$	30,600.00
Steel Casing	LF	\$200.00	76	\$	15,200.00
8" Bend	EA	\$200.00	19	\$	3,800.00
8" Tee	EA	\$300.00	1	\$	300.00
0 100		•	SUBTOTAL	\$	116,700.00
			TOTAL COST	\$	698,986.00

PREPARED BY:

Kevin J. Richer

Land Development Design Company
Company

909 930 1466 / kevin.richer@ldddc.net

Wet Stamp & Date





Cash Register Receipt City of Corona

Receipt Number R37676

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$908,600.00
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$454,300.00
TOTAL FEES PAID BY RECEIPT: R37676			\$1,362,900.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND



BOND NO.	CAC 722657
INITIAL PREMIUM:	
SU	BJECT TO RENEWAL

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Corona 4 Land, LLC,			State of California (rona. CA 92882	"CITY") and
			reement dated on or ab	out the
day of			ovements to be construc	
the		_		
Public Storm Drain Imp PWIM2021-0019	provements for Tract I	<u> Map 35851 - Tus</u>	scany Villas DWG#21-0	0375-
	A ====================================			
project ("Improvement	Agreement);			
WHEREAS, the Impreference;	ovement Agreemen	t is hereby refe	rred to and incorporat	ed herein by
	fficient bond, in a for	rm and from a s	s of the Improvement urety acceptable to the	
NOW, TI Merchants Bonding Co	HEREFORE, mpany (Mutual)	the	PRINCIPAL	and
P.O. Box 14498, Des				, a
			of the laws of the State	
			e State of California, as	
are held and firm Three Hundred Five Th	ly bound unto t lousand Eight Hundre	ine CIII, as ed	"OBLIGEE," in t	ne sum of
				DOLLARS
(\$ 305,800.00			well and truly to be n	
•	uccessors, executors	and administrat	tors, jointly and severa	lly, firmly by
these presents.				
The condition of this c	blication is such the	at if the above h	ounded DRINCIDAL h	is or its hairs

The condition of this obligation is such, that if the above bounded PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Improvement Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the CITY, its officers,

agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Improvement Agreement or the work to be performed thereunder or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of such change, extension, alteration or addition to the terms of the Improvement Agreement or to the work or specifications.

This bond is executed and filed to comply with Section 66499.1 of the Government Code of California as improvement security.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL ____, California, this _13th _ day of _____, 20_23_.

PRIN	NCIPAL	SURETY	
Coro	na 4 Land, LLC	Merchants Bonding Company (Mutual)	0
Print	Name	Print Name	13.3
Ву:	Signature	By: Signature	7.
	Yousef Ande	Craig Sherman	
8	Name	Name	
	Manages	Attorney-in-Fact	
	Title	Title	
	1/16/2023	January 13, 2023	
	Date	Date	

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
(SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman: Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of , 2022 December

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

STATE OF IOWA COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

Kim Lee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13+16 day of

Millian Harner J.

document to which this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California Riverside County of	C West notary public Here Insert Name and Title of the Officer Audi Name(s) of Signer(s)
who proved to me on the basis of satisfactor	y evidence to be the person(s) whose name(s) (is/are vieldged to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s)
	of the State of California that the foregoing paragraph is true and correct.
	WITNESS my hand and official seal
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	SignatureSignature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this fraudulent reattachment of the	PTIONAL s information can deter alteration of the document or is form to an unintended document.
Description of Attached Document Title or Type of Document:	
7.7	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's Name: Corporate Officer — Title(s): Partner — Limited

BOND NO. CAC 722657 PREMIUM INCLUDED IN PERFORMANCE BOND

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City of Corona, State of California ("CITY") an Corona 4 Land, LLC, 1485 Pomona Road Suite G, Corona, CA 92882	ıd
("PRINCIPAL") have entered into an Improvement Agreement dated on or about the	_
lay of, 20 for public improvements to be constructed as part of	of
he	
Public Storm Drain Improvements for Tract Map 35851- Tuscany Villas DWG. 21-037S-	_
PWIM2021-0019	
project ("Improvement Agreement");	
WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein beforence;	у
WHEREAS, the PRINCIPAL is required under the terms of the Improvement Agreement provide a good and sufficient bond, in a form and from a surety acceptable to the CITY, secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Pa 4 of Division 3 of the Civil Code of the State of California;	το
NOW, ITEREFORE, ale	nd
Merchants Bonding Company (Mutual)	а
P.O. Box 14498, Des Moines, IA 50306-3498	
company organized and doing business under and by virtue of the laws of the State lowa and duly licensed to conduct a general surety business in the State	ΟI
California as "SURETY," are held and firmly bound unto the CITY and all contractor	rs,
subcontractors laborers materialmen and any others employed in the performance of the	ne
Improvement Agreement and referred to in the California Civil Code provisions reference	ea
above, as "OBLIGEES," in the sum	of
One Hundred Fifty Two Thousand Nine Hundred	
DOLLARS (\$ 152,900.00) t	or
materials furnished or labor thereon of any kind, or for amounts due under the Unemployme	nt
Insurance Act with respect to such work or labor, that the SURETY will pay the same in	an
amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon to	nis
bond will pay in addition to the face amount thereof, costs and reasonable expenses and fee	es,
including reasonable attorney's fees, incurred by the CITY in successfully enforcing su	ch
obligation, such costs, expenses and fees to be fixed by the court, awarded, taxed as costs a	nd
included in the judgment therein rendered.	

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

This bond is executed and filed to comply with Section 66499.2 of the California Government Code as improvement security. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

The undersigned hereby bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL _____, California, this 13th day of January _____, 20 23 .

PRINCIPAL	SURETY
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print Name	Print Name
By: Signature Name Name Audi	By: Signature Crang Sherman Name
Title Mayager	Attorney-in-Fact Title
Date 116 2023	January 13, 2023 Date

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman: Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December , 2022

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

STATE OF IOWA COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Kim I ee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I. William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this /3thday of January , 20.23

POA 0018 (10/22)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate is attached, and not	icate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California	Here Insert Name and Title of the Officer Audi Name(s) of Signer(s)
County of KIVEISIGE	1
County of	
On Varuary 16, 2023 before me,	C. West, notary public
Date	Here Insert Name and Title of the Officer
personally appeared	Andi
personally appeared	Name(s) of Signer(s)
who proved to me on the basis of satisfactor	ry evidence to be the person(s) whose name(s) (is/afe
subscribed to the within instrument and ackno	wledged to me that he/she/the/y executed the same in his/her/their signature(s) on the instrument the person(s)
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
C. WEST	WITNESS my hand and official seal.
Notary Public - California	
Riverside County Commission # 2363387	Signature
My Comm. Expires Jul 1, 2025	Signature of Notary Public
Place Notary Seal Above	DTIONAL
	PTIONAL
, , ,	is information can deter alteration of the document or nis form to an unintended document.
, , ,	
fraudulent reattachment of the	nis form to an unintended document.
fraudulent reattachment of the Description of Attached Document Title or Type of Document:	nis form to an unintended document.
fraudulent reattachment of the Description of Attached Document Title or Type of Document:	nis form to an unintended document. Number of Pages:
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date:	nis form to an unintended document. Number of Pages:
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name:	Number of Pages: Signer's Name:
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s):	Number of Pages: Signer's Name: Ditle(s):
fraudulent reattachment of the Description of Attached Document Title or Type of Document:	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Limited General
fraudulent reattachment of the Description of Attached Document Title or Type of Document:	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Limited — General Individual — Attorney in Fact
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date: 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 Guardian or Conservator	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Guardian or Conservator
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date: 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:	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Definited Definition General Individual Attorney in Fact Definition Guardian or Conservator Other: Other:
fraudulent reattachment of the Description of Attached Document Title or Type of Document: Document Date: 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 Guardian or Conservator	Number of Pages: Signer's Name: Corporate Officer — Title(s): Partner — Dimited Deneral Individual Attorney in Fact Duardian or Conservator Other: Other:

AGREEMENT FOR PUBLIC SEWER IMPROVEMENTS FOR – TRACT MAP 35851 -TUSCANY VILLAS DWG. 21-037S – PWIM2021-0019 Non-Master Plan Improvements

This Agreement is made and entered into as of this 1st day of February, 2023, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and CORONA 4 LAND LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, with its principal offices located at, 1485 Pomona Road, Suite G, CA, 92882 (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 35851 - Tuscany Villas 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 Four Hundred Eighty-Seven Thousand Dollars and No Cents (\$487,000) 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

<u>Developer:</u> Corona 4 Land, LLC 1485 Pomona Road, Suite G Corona, CA 92882

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

	By: Yousef Audi, Manager				
ATTEST: CITY CLERK OF THE CITY OF CORONA		CITY OF CORONA			
By:(City Clerk)		By:(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 ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

	TOTAL CODE 9 118
A notary public or other officer completing this cert document to which this certificate is attached, and no	ificate verifies only the identity of the individual who signed the ot the truthfulness, accuracy, or validity of that document.
State of California Riverside County of	C. West Notary public Here Insert Name and Title of the Officer Name(s) of Signer(s)
Subscribed to the within institution and ackno	bry evidence to be the person(s) whose name(s) is/are by ledged to me that ne/she/they executed the same in his/her/their signature(s) on the instrument the person(s), acted, executed the instrument.
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public
	PTIONAL
Description of Attached Document Title or Type of Document:	is information can deter alteration of the document or is form to an unintended document. Number of Pages:
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:
Signer Is Representing:	□ Other: □ Signer Is Representing: □

EXHIBIT "A" LEGAL DESCRIPTION OF THE PROJECT SEE ATTACHED

Order Number: NHSC-6764644 (jd)

Page Number: 9

LEGAL DESCRIPTION

Real property in the City of Corona, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 122-230-012)

THOSE PORTIONS OF LOTS 15 AND 16, BLOCK 1 OF J.F. MOULTON & H.B. PRAED'S SUBDIVISION OF AUBURNDALE HEIGHTS, AS PER MAP RECORDED IN BOOK 3, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 31320 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 54° 04' 51" EAST AND A LENGTH OF 225.11 FEET IN THE SOUTHERLY LINE OF SEGMENT 1 OF A MAP FILED FOR RECORD ON APRIL 25, 1991 IN THE STATE HIGHWAY MAP BOOK 10, PAGES 6 THROUGH 15, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON SOUTH 54° 08' 52" WEST, 54.055 METERS FROM ITS EASTERLY TERMINUS; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 26° 18' 56" EAST, 22.101 METERS; THENCE SOUTH 34° 20' 17" EAST, 27.897 METERS;

THENCE SOUTH 24° 02' 38" EAST, 145.871 METERS;

THENCE SOUTH 28° 01' 54" EAST, 45.553 METERS;

THENCE SOUTH 32° 42' 58" EAST, 68.691 METERS;

THENCE SOUTH 27° 59' 07" EAST, 65.736 METERS;

THENCE SOUTH 30° 49' 15" EAST, 0.869 METERS TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

THENCE CONTINUING SOUTH 30° 49' 15" EAST, 61.923 METERS;

THENCE SOUTH 26° 17' 38" EAST, 179.344 METERS TO A POINT ON A CERTAIN COURSE CITED AS HAVING A BEARING OF SOUTH 83° 49' WEST AND A LENGTH OF 205.80 FEET IN PARCEL 3 OF SAID DEED, SAID POINT BEING DISTANT THEREON NORTH 84° 19' 22" EAST, 9.582 METERS FROM ITS WESTERLY TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE SOUTH 55° 16' 05" WEST, 85.000 METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 2: (APN: 122-140-012)

THAT PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 7, 1973 AS INSTRUMENT NO. 73604, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS HAVING A BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET IN SAID DEED;

THENCE NORTH 26° 22' 45" WEST ALONG SAID CERTAIN COURSE, 46.568 METERS TO A POINT IN THE

Order Number: NHSC-6764644 (jd)

Page Number: 10

BOUNDARY OF SAID LOT 10, DISTANT THEREON SOUTH 84° 19' 22" WEST, (SHOWN AS SOUTH 83° 49' WEST ON SAID MAP OF THE CORONA CITRUS TRACT) 57.382 METERS FROM AN ANGLE OF SAID BOUNDARY:

THENCE ALONG SAID BOUNDARY NORTH 84° 19' 22" EAST, 4.166 METERS;

THENCE LEAVING SAID BOUNDARY, SOUTH 26° 17' 38" EAST, 44.444 METERS TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 294.437 METERS, SAID CURVE BEING IN THE NORTHWESTERLY LINE OF CORONA AVENUE SHOWN AS HAVING A RADIUS OF 966 FEET IN SEGMENT 1 OF A MAP FILED FOR RECORD ON AUGUST 2, 1991 IN STATE HIGHWAY MAP BOOK 10, PAGES 23 THROUGH 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID CURVE FROM A TANGENT BEARING SOUTH 53° 35' 32" WEST THROUGH A CENTRAL ANGLE OF 0° 45' 22" AN ARC LENGTH 3.886 METERS TO THE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 3: (122-140-016)

BEING A PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 AS CONVEYED PER INSTRUMENT NUMBER 2001-546736, DATED NOVEMBER 5, 2001, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY POINT OF SAID PORTION OF LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE;

THENCE NORTH 58° 33' 33" EAST A DISTANCE OF 398.72 FEET, ALONG SAID NORTHERLY RIGHT OF WAY OF CORONA AVENUE, TO THE POINT OF BEGINNING;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 32.94 FEET;

THENCE SOUTH 72° 02' 54" WEST A DISTANCE OF 65.60 FEET;

THENCE NORTH 16° 13' 05" WEST A DISTANCE OF 87.91 FEET;

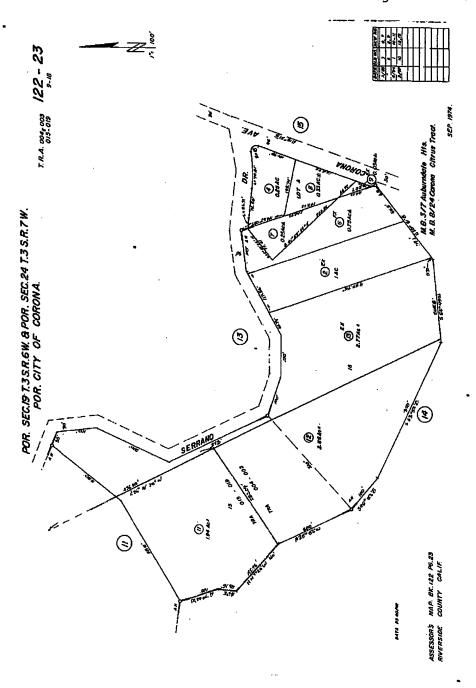
THENCE NORTH 26° 14' 33" EAST A DISTANCE OF 62.09 FEET;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 89.95 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PORTION OF LOT 10:

THENCE SOUTH 63° 35' 07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 84° 13' 15" EAST A DISTANCE OF 17.60 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED IN SAID INSTRUMENT 2001-546736 AS HAVING BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET; THENCE SOUTH 26° 23' 47" EAST, ALONG SAID CERTAIN COURSE 152.80 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.98 FEET TO WHICH A RADIAL LINE BEARS SOUTH 31° 26' 27" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 13' 14" AN ARC DISTANCE OF 71.16 FEET;

THENCE SOUTH 58° 33' 33" WEST A DISTANCE OF 12.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE TO THE POINT OF BEGINNING.

Order Number: NHSC-6764644 (jd) Page Number: 11



Description: Riverside, CR Assessor Map 122.23 Page: 1 of 1 Order: 6764644 Comment:

EXHIBIT "B"

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

SEE ATTACHED

Faithful Performance

\$487,000 \$243,500

Labor and Material

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

Project:	Tuscany Villa / PWIM2021-0019		DATE:	11/14/2022
Location:	Tract Map 35851			
Drawing No:	21-037S (Sewer)			
	Description of Improvements *Fill in as appropriate	Construction Cost	Performance Bond Note 2 (Round to nearest \$200)	Labor & Material Bond Note 3 (Round to nearest\$100)
	1 Non-Master Planned R/W (Public) Improvements	0	0.00	0.00
	2 Master-Planned R/W (Public) Improvements			
	Interim Improvements (not including Grading Work)			
	4 On-Site Public Improvements	374,522	\$487,000.00	\$243,500.00
	5 On-site Non-public Improvements			
	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 cost.
- 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. No arrangements for bonds shall be made until the City has issued the project's Bond & Fee Letter.
- 5 A current title report shall be submitted for bonding purposes.

PREPARED BY:

WET STAMP & DATE

Kevin J. Richer

Engineer's Name & Signature

Land Development Design Comapny

Company

909 930 1466 /kevin.richer@lddc.net

Tel No/Email

No. 43714 Exp. 3/31/2023

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #:

Tuscany Villa / PWIM2021-0019 (Sewer)

Location:

Tract Map 35851

<u>Item</u>	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	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=				<u> </u>
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	\$30.00		\$	
Pavement, 8"	SF	\$13.00		\$	
Sidewalk, 4"	SF	\$15.00		\$	-
V-Gutter	SF	\$13.00		\$	
W/C Ramp	EA	\$38.00		\$	
W/C Ramp	SF	\$3,800.00		\$	-
OTHER=				\$	
OTHER=				\$	
OTHER=				\$	
			SUBTOTAL	\$	-
Storm Drain		62 500 00		\$	
Box Culvert (Including Backfill)	CY	\$3,500.00		-Ψ	
Box Culvert (Unapp. Areas)	CY	\$2,500.00			
Catach Basin, W<8'	EA	\$7,000.00		\$	
Catach 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	\$10.00		\$	
Grate Inlet, 12"x 12"	EA	\$500.00		\$	
Grate Inlet, 24"x 24"	EA	\$1,300.00		\$	
Grate Inlet, 36"x 36"	EA	\$500.00		\$	-
Headwalls, Gravity Type	EA	\$200.00		\$	•
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, 46 RCP	LF	\$391.00		\$	-
	LF	\$426.00		\$	
Pipe, 60" RCP	LF	\$461.00	•	\$	
Pipe, 66" RCP	LF	\$495.00		\$	•
Pîpe, 72" RCP	LF	\$528.00			
Pipe, 78" RCP	ᄕ	φυζυ.υυ		Ψ	

Pipe, 84" RCP	LF	\$561.00		\$	
Rip-Rap, Grouted	SF	\$10.00		\$	-
Rip-Rap, Grouted	TON	\$75.00		\$	-
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=				\$	-
OTTEN-			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		\$	-
	EA	\$4,900.00		\$	
St. Light, 501 - 2 to 5	EA	\$4,800.00		\$	
St. Light, 501 - 5+		\$5,500.00		<u>Ψ</u> \$	
St. Light, 502 - 1 only	EA	• •		\$	
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" Sch 80				\$	
<500 LF	LF	\$16.00		\$	
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
3 <u>.</u>			SUBTOTAL	\$	•
Traffic	= 4	***********		\$	
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,	LF	\$0.50		\$	
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75		\$	-
			SUBTOTAL	\$	
Walls		#4F 00			
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	20	\$	320.00
Pressure Reducing Station	EA	\$90,000.00		\$	-
Shoring for Trenches > 5'Deep	LF	\$17.00	40	\$	680.00
Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=			_,	\$	
OTHER=				\$	-
OTHER=				\$	
OTHER=			SUBTOTAL	\$	1,000.00
Sewer		440.000.00	45	•	120,000,00
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	12	\$	120,000.00
Manhole,6' dia., 12' to 20' deep	EA	\$13,000.00	1	\$	13,000.00
Pipe, 4" VCP	LF	\$70.00	796	\$	55,720.00
Pipe, 6" VCP	LF	\$106.00		\$	
Pipe, 8" VCP	LF	\$142.00	1231	\$	174,802.00
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		\$	•
Fipe, 10 Dii		•	SUBTOTAL	\$	363,522.00
Miscellaneous Sewer	EA	\$2,000.00		\$	•
Adjust Manhole		\$2,000.00		\$	-
Clean Out	EA	- ·		\$	
Saddle	EA	\$2,610.00		\$	
OTHER=	1.5	\$200.00	50	\$	10,000.00
OTHER= Steel Casing	LF	\$200.00		<u>\$</u>	10,000.00
OTHER=				\$	
OTHER=				\$	-
omen.			SUBTOTAL	\$	10,000.00
100					
Water	LF	\$43.00		\$	
Pipe, 4" DIP				\$	
Pipe, 6" DIP	LF	\$57.00		- \$	
Pipe, 8" DIP	LF	\$75.00 \$03.00		\$	
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		\$	
Vaive, 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		\$ <u> </u>
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		\$ <u> </u>
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	\$ 374,522.00

PREPARED BY:

Kevin J. Richer

Land Development Design Compant

Company

909 930 1466 / kevin.richer@lddc.net

Wet Stamp & Date





Cash Register Receipt City of Corona

Receipt Number R37679

DESCRIPTION	ACCOUNT	STATUS	PAID
rojectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$243,500.00
OTAL FEES PAID BY RECEIPT: R37679			\$243,500.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND





Cash Register Receipt City of Corona

Receipt Number R37678

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$487,000.00
TOTAL FEES PAID BY RECEIPT: R37678			\$487,000.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND



BOND NO.	CAC 722656	
INITIAL PREMIUM:		
SUBJECT TO RENEWA		

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

	ty Council of the Cit 1485 Pomona Road,			i ("CITY") and
	have entered into an In		·	about the
day of	, 20 f	or public impro	vements to be const	tructed as part of
the				
	ements for Tract Map 35	851 - Tuscany	Villas DWG#21-037	<u>7S-</u>
PWIM2021-0019	.44		· · · · · · · · · · · · · · · · · · ·	
project ("Improvement	it Agreement");			
WHEREAS, the Impreference;	provement Agreement	is hereby refe	rred to and incorpo	orated herein by
provide a good and s	NCIPAL is required uufficient bond, in a form in provement Agreement	n and from a st		
NOW, Merchants Bonding C	THEREFORE, company (Mutual)	the	PRINCIPAL	and
	es Moines, IA 50306-34			, a
				tate of (XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	conduct a general surety			
are held and firm Four Hundred Eighty	nly bound unto th Seven Thousand	e CITY, as	"OBLIGEE," in	the sum of
				DOLLARS
(\$ 487,000.00			well and truly to be	
	successors, executors a	and administrat	ors, jointly and sev	erally, firmly by
these presents.				
m 1:.: C.1:	1.11 41 !1. 414	1641 - 1 1-	TAMOIMAN Laterra	hin an isa haina

The condition of this obligation is such, that if the above bounded PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Improvement Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the CITY, its officers,

agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Improvement Agreement or the work to be performed thereunder or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of such change, extension, alteration or addition to the terms of the Improvement Agreement or to the work or specifications.

This bond is executed and filed to comply with Section 66499.1 of the Government Code of California as improvement security.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL ____, California, this _13th_ day of _____, 20_23_.

PRI	NCIPAL	SURETY
Coro	ona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print	Name	Print Name
Ву:	Signature	By: Signature
*	Name Yousef Audi	Craig Sherman Name
	Title Manager	Attorney-in-Fact Title
	116[2023] Date	January 13, 2023 Date

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman: Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December , 2022

STATE OF IOWA

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

COUNTY OF DALLAS ss. On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

Kim Lee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 3th day of January , 20.23

10.00 PORTO

10.00 PORT force and effect and has not been amended or revoked.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California River6ide On January 14, 2023 before me, Date personally appeared	C-West, notary public Here Insert Name and Title of the Officer Name(s) of Signer(s)
who proved to me on the basis of satisfactory subscribed to the within instrument and acknown her/their authorized capacity(ies), and that by or the entity upon behalf of which the person(s) a	y evidence to be the person(s) whose name(s) (s/are vledged to me that he/sh/e/they executed the same in his/her/their signature(s) on the instrument the person(s), cted, executed the instrument.
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public
	TIONAL information can deter alteration of the document or
Procure of Document:	S form to an unintended document. Number of Pages:
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:

BOND NO. CAC 722656 PREMIUM INCLUDED IN PERFORMANCE BOND

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City of Corona, State of California ("CITY") and Corona 4 Land, LLC, 1485 Pomona Road Suite G, Corona, CA 92882
("PRINCIPAL") have entered into an Improvement Agreement dated on or about the
day of, 20 for public improvements to be constructed as part of
the
Public Sewer Improvements for Tract Map 35851- Tuscany Villas DWG. 21-037S-
PWIM2021-0019
project ("Improvement Agreement");
WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference;
WHEREAS, the PRINCIPAL is required under the terms of the Improvement Agreement to provide a good and sufficient bond, in a form and from a surety acceptable to the CITY, to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;
NOW, THEREFORE, the PRINCIPAL and
Merchants Bonding Company (Mutual)
F.U. BUX 14430, DES MOINES, IA 30300-3430
company organized and doing business under and by virtue of the laws of the State of lowa and duly licensed to conduct a general surety business in the State of
California, as "SURETY," are held and firmly bound unto the CITY and all contractors,
subcontractors, laborers, materialmen and any others employed in the performance of the
Improvement Agreement and referred to in the California Civil Code provisions referenced
above, as "OBLIGEES," in the sum of Two Hundred Forty Three Thousand Five Hundred
DOLLARS (\$ 243,500.00) for
materials furnished or labor thereon of any kind, or for amounts due under the Unemployment
Insurance Act with respect to such work or labor, that the SURETY will pay the same in an
amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this
bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees,
including reasonable attorney's fees, incurred by the CITY in successfully enforcing such
obligation, such costs, expenses and fees to be fixed by the court, awarded, taxed as costs and
Application girch codes exhibites will less to be lived by the court awarded, takes as costs and

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

This bond is executed and filed to comply with Section 66499.2 of the California Government Code as improvement security. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

The undersigned hereby bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL _____, California, this _13th _ day of ______, 20_23_.

PRINCIPAL	SURETY
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print Name	Print Name
By: Signature Aud	By: Signature Craig Sherman
Name Name	Name
Title Manager	Attorney-in-Fact Title
1116/2023	January 13, 2023
Date	Date

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.

STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman: Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th December , 2022

2003

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

STATE OF IOWA COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Kim I ee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13th day of January, 2023

10 NA 10 N

POA 0018 (10/22)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certific document to which this certificate is attached, and not	date verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California County of RIVUSIDE On January 16, 2023 before me, Date personally appeared Your f	C. West notary public Here Insert Name and Title of the Officer Luciu Name(\$) of Signer(\$)
Subscribed to the within instrument and acknowledge	evidence to be the person(s) whose name(s) (is/are ledged to me that he/she/they executed the same in her/their signature(s) on the instrument the person(s), cted, executed the instrument.
Riverside County Commission # 2363387	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public
	TIONAL
Though this section is optional, completing this fraudulent reattachment of this	information can deter alteration of the document or form to an unintended document.
Description of Attached Document Title or Type of Document:	Number of Pages:
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:
	,

AGREEMENT FOR PUBLIC STORM DRAIN IMPROVEMENTS FOR – TRACT MAP 35851 -TUSCANY VILLAS DWG. 21-037S – PWIM2021-0019 Non-Master Plan Improvements

This Agreement is made and entered into as of this 1st day of February, 2023, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and CORONA 4 LAND LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, with its principal offices located at, 1485 Pomona Road, Suite G, CA, 92882 (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 35851 - Tuscany Villas 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 Three Hundred Five Thousand Eight Hundred Dollars and No Cents (\$305,800) 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

<u>Developer:</u> Corona 4 Land, LLC 1485 Pomona Road, Suite G Corona, CA 92882

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

	Ву:	Yous	Set Audi, Manager		
ATTEST:					
CITY CLERK OF THE CITY OF CORONA			CITY OF CORC	ONA	
By:(City Clerk)		Ву:_	(Ma	yor)	
			,	- /	
(SEAL)					
NOTE: TWO SIGNATURES ARE REC DOCUMENTS ARE PROVIDED THAT INDICA	UIRED ATE OTH	FOR ERWIS	CORPORATIONS SE.	UNLESS	CORPORATE

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

CORONA 4 LAND, LLC

a California limited liability company

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

	CIVIL CODE § 118
A notary public or other officer completing this cert document to which this certificate is attached, and no	tificate verifies only the identity of the individual who signed the ot the truthfulness, accuracy, or validity of that document.
State of California County of) C. West, not any public. Here Insert Name and Title of the Officer Ldu Name(s) of Signer(s)
Subscribed to the within instrument and acknown	
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	WITNESS my hand and official seal. Signature
	y about the state of the state
Place Notary Seal Above	PTIONAL
Though this section is optional, completing the fraudulent reattachment of the Description of Attached Document Title or Type of Document:	is information can deter alteration of the document or is form to an unintended document.
Document Date:	Number of Pages:
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:
Signer Is Representing:	Signer Is Representing:
2016 National Notary Association • www.NationalNot	ary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

EXHIBIT "A" LEGAL DESCRIPTION OF THE PROJECT

SEE ATTACHED

Order Number: NHSC-6764644 (jd)

Page Number: 9

LEGAL DESCRIPTION

Real property in the City of Corona, County of Riverside, State of California, described as follows:

PARCEL 1: (APN: 122-230-012)

THOSE PORTIONS OF LOTS 15 AND 16, BLOCK 1 OF J.F. MOULTON & H.B. PRAED'S SUBDIVISION OF AUBURNDALE HEIGHTS, AS PER MAP RECORDED IN BOOK 3, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 31320 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 54° 04' 51" EAST AND A LENGTH OF 225.11 FEET IN THE SOUTHERLY LINE OF SEGMENT 1 OF A MAP FILED FOR RECORD ON APRIL 25, 1991 IN THE STATE HIGHWAY MAP BOOK 10, PAGES 6 THROUGH 15, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON SOUTH 54° 08' 52" WEST, 54.055 METERS FROM ITS EASTERLY TERMINUS; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 26° 18' 56" EAST, 22.101 METERS; THENCE SOUTH 34° 20' 17" EAST, 27.897 METERS;

THENCE SOUTH 24° 02' 38" EAST, 145.871 METERS;

THENCE SOUTH 28° 01' 54" EAST, 45.553 METERS;

THENCE SOUTH 32° 42' 58" EAST, 68.691 METERS;

THENCE SOUTH 27° 59' 07" EAST, 65.736 METERS;

THENCE SOUTH 30° 49' 15" EAST, 0.869 METERS TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING SOUTH 30° 49' 15" EAST, 61.923 METERS;

THENCE SOUTH 26° 17' 38" EAST, 179.344 METERS TO A POINT ON A CERTAIN COURSE CITED AS HAVING A BEARING OF SOUTH 83° 49' WEST AND A LENGTH OF 205.80 FEET IN PARCEL 3 OF SAID DEED, SAID POINT BEING DISTANT THEREON NORTH 84° 19' 22" EAST, 9.582 METERS FROM ITS WESTERLY TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE SOUTH 55° 16' 05" WEST, 85.000 METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 2: (APN: 122-140-012)

THAT PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 7, 1973 AS INSTRUMENT NO. 73604, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS HAVING A BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET IN SAID DEED;

THENCE NORTH 26° 22' 45" WEST ALONG SAID CERTAIN COURSE, 46,568 METERS TO A POINT IN THE

Order Number: NHSC-6764644 (jd)

Page Number: 10

BOUNDARY OF SAID LOT 10, DISTANT THEREON SOUTH 84° 19' 22" WEST, (SHOWN AS SOUTH 83° 49' WEST ON SAID MAP OF THE CORONA CITRUS TRACT) 57.382 METERS FROM AN ANGLE OF SAID BOUNDARY:

THENCE ALONG SAID BOUNDARY NORTH 84° 19' 22" EAST, 4.166 METERS;

THENCE LEAVING SAID BOUNDARY, SOUTH 26° 17' 38" EAST, 44.444 METERS TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 294.437 METERS, SAID CURVE BEING IN THE NORTHWESTERLY LINE OF CORONA AVENUE SHOWN AS HAVING A RADIUS OF 966 FEET IN SEGMENT 1 OF A MAP FILED FOR RECORD ON AUGUST 2, 1991 IN STATE HIGHWAY MAP BOOK 10, PAGES 23 THROUGH 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID CURVE FROM A TANGENT BEARING SOUTH 53° 35' 32" WEST THROUGH A CENTRAL ANGLE OF 0° 45' 22" AN ARC LENGTH 3.886 METERS TO THE POINT OF BEGINNING.

THE BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

PARCEL 3: (122-140-016)

BEING A PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 AS CONVEYED PER INSTRUMENT NUMBER 2001-546736, DATED NOVEMBER 5, 2001, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY POINT OF SAID PORTION OF LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE;

THENCE NORTH 58° 33' 33" EAST A DISTANCE OF 398.72 FEET, ALONG SAID NORTHERLY RIGHT OF WAY OF CORONA AVENUE, TO THE POINT OF BEGINNING;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 32.94 FEET;

THENCE SOUTH 72° 02' 54" WEST A DISTANCE OF 65.60 FEET:

THENCE NORTH 16° 13' 05" WEST A DISTANCE OF 87.91 FEET;

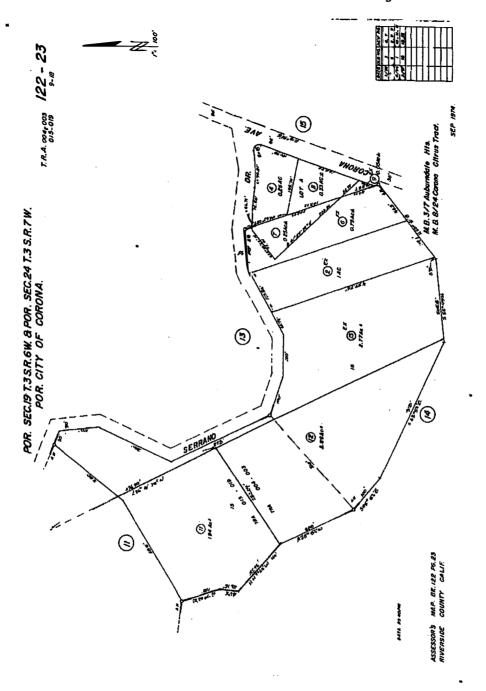
THENCE NORTH 26° 14' 33" EAST A DISTANCE OF 62.09 FEET;

THENCE NORTH 26° 23' 47" WEST A DISTANCE OF 89.95 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID PORTION OF LOT 10;

THENCE SOUTH 63° 35' 07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 84° 13' 15" EAST A DISTANCE OF 17.60 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED IN SAID INSTRUMENT 2001-546736 AS HAVING BEARING OF NORTH 26° 22' 54" WEST AND A LENGTH OF 152.67 FEET; THENCE SOUTH 26° 23' 47" EAST, ALONG SAID CERTAIN COURSE 152.80 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.98 FEET TO WHICH A RADIAL LINE BEARS SOUTH 31° 26' 27" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 13' 14" AN ARC DISTANCE OF 71.16 FEET;

THENCE SOUTH 58° 33' 33" WEST A DISTANCE OF 12.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE TO THE POINT OF BEGINNING.

Order Number: NHSC-6764644 (jd) Page Number: 11



Description: Riversido, CA Assessor Map 122.23 Page: 1 of 1 Order: 6764644 Comment:

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

SEE ATTACHED

Faithful Performance Labor and Material

\$305,800 \$152,900

BOND ESTIMATE SHEET

(Use for Improvements Other than Grading Work Only)

Project:		Tuscany Villa/PWIM2021-0019		DATE:	11/14/2022
Location:		Tract Map 35851			
Drawing No:		21-037S (Storm Drain)			
		Description of Improvements *Fill in as appropriate	Construction Cost	Performance Bond Note 2 (Round to nearest \$200)	Labor & Material Bond Note 3 (Round to nearest\$100)
	1	Non-Master Planned R/W (Public) Improvements	0	0.00	0.00
	2	Master-Planned R/W (Public) Improvements			
	3	Interim Improvements (not including Grading Work)			
	4	On-Site Public Improvements	235,339	\$305,800.00	\$152,900.00
	5	On-site Non-public Improvements			
	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 cost.
- 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. No arrangements for bonds shall be made until the City has issued the project's Bond & Fee Letter.
- 5 A current title report shall be submitted for bonding purposes.

Kevin J. Richer
Engineer's Name & Signature

Land Development Design Comapny
Company

909 930 1466 /kevin.richer@lddc.net

Tel No/Email

PREPARED BY:

WET STAMP & DATE

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #:

Tuscany Villa / PWIM2021-0019 (Storm Drain)

Location:

Tract Map 35851

ltem	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	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		\$	<u>-</u>

Cross Cutter & Spandral	SF	\$29.00	165	•	4,785.00
Cross Gutter & Spandrel	EA	\$6,000.00	103	<u>\$</u>	
D/W Approach, Complete	SF	\$28.00		\$	
D/W Approach, 6"	SF	\$30.00		\$	
D/W Approach, 8" Pavement, 8"	SF	\$13.00		\$	<u></u>
•	SF	\$15.00 \$15.00		\$	
Sidewalk, 4" V-Gutter	SF	\$13.00 \$13.00		\$	
	EA	\$38.00		-Ψ	
W/C Ramp	SF	\$3,800.00		\$	
W/C Ramp	OI .	ψ5,000.00		\$	
OTHER=				\$	-
OTHER=				\$	
OTTLEN-			SUBTOTAL	\$	4,785.00
Storm Drain					
Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	
Catach Basin, W<8'	EA	\$7,000.00		\$	
Catach 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	2		4,000.00
Encasement	LF	\$65.00		\$	
Energy Dissipater	LS	\$10.00		\$	
Grate Inlet, 12"x 12"	EA	\$500.00	***	\$	
Grate Inlet, 24"x 24"	EA	\$1,300.00		\$	
Grate Inlet, 36"x 36"	EA	\$500.00		\$	-
Headwalls, Gravity Type	EA	\$200.00		\$	
Headwalls, Wing Type	EA	\$9,000.00		\$	
Inlet Apron	EA	\$3,000.00		\$	
Junction Structure w/ Manhole	EA	\$10,000.00	2	\$	20,000.00
Manhole, H<8'	EA	\$6,000.00		\$	
Manhole, H>8'	EA	\$8,000.00	1		. 8,000.00
Pipe, 18" RCP	LF	\$159.00		\$	
Pipe, 24" RCP	LF	\$201.00	94		18,894.00
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		\$	-
• •					

.

Rip-Rap, Grouted TON \$75.00 \$ -						
Rip-Rap, Grouted TON	Pipe, 84" RCP	LF	\$561.00		 	
Transition Structure Underwalk, Drain, W-6' Underwalk, Drain, W-6' EA \$3,000.00 \$	Rip-Rap, Grouted	SF	\$10.00	1156		11,560.00
Underwalk, Drain, W<6' EA \$3,000.00 \$ Underwalk, Drain, W>6' EA \$4,000.00 \$ Removal Ex. 24" RCP LF \$150.00 24 \$ 3,600.00 Removal Ex. Catch Basin EA \$1,500.00 1 \$ 1,500.00 12'x6' Concrete Box LF \$860.00 170 \$ 146,200.00 SUBTOTAL \$ 213,754.00 Subt	Rip-Rap, Grouted	TON	\$75.00			
Underwalk, Drain, W>6' EA	Transition Structure	EA	\$5,000.00			
Removal Ex. 24" RCP	Underwalk, Drain, W<6'	EA	\$3,000.00		\$	-
Removal Ex. Catch Basin LF	Underwalk, Drain, W>6'	EA	\$4,000.00			_
Street Lights EA \$500.00 \$170	Removal Ex. 24" RCP	LF	\$150.00	24	\$	3,600.00
Street Lights Puil Box No. 3 1/2	Removal Ex. Catch Basin	EA	\$1,500.00	1	\$	1,500.00
Street Lights Puil Box No. 3 1/2	12'x6' Concrete Box	LF	\$860.00	170	\$	146,200.00
Pull Box No. 3 1/2				SUBTOTAL	\$	213,754.00
Pull Box No. 3 1/2	Street Lights					
Service Point		EA	\$500.00		\$	_
St. Light, 501 - 1 only	Pull Box No. 5	EA	\$700.00		\$	-
St. Light, 501 - 1 only	Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 2 to 5		EA	· ·	•	\$	-
St. Light, 501 - 5+	•	EA	· · ·			
St. Light, 502 - 1 only	•		• •	•		_
St. Light, 502 - 2 to 5		EA	·		\$	-
St. Light, 502 - 5+	•		· ·			
St. Lt. Conduit, 1" Sch 80	•		• •			_
<500 LF	-	`	40,000.00			
>500 LF	•	IF	\$12.00			•
St. Lt. Conduit, 1-1/2" Sch 80			·			
<500 LF LF \$16.00 \$ - >500 LF LF \$14.00 \$ - OTHER= \$ - \$ - SUBTOTAL \$ - SUBTOTAL \$ - SUBTOTAL \$ - Signal, 6 phse+MstrCont. EA \$300,000.00 \$ - Signal, 8 phse+MstrCont. EA \$350,000.00 \$ - Signal, Both+Intronnect LF \$25.00 \$ - Striping, 4" Sld wht/ylw LF \$0.50 \$ - Striping, 8" Sld wht/ylw LF \$0.65 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - SUBTOTAL \$ - Walls Retaining Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00		L .	Ψ10.00			
>500 LF	•	16	\$16.00			•
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, Skip LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00			•		 	· · · · · · · · · · · · · · · · · · ·
Substant		L 1	Ψ14.00	<u></u>	-	
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, Skip LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00	OTHER-			SUBTOTAL		•
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, Skip LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00				CODICIAL		
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, Skip LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00		5	******		•	
Signal, Both+Intrconnect LF \$25.00 \$ - Striping, 4" Sld wht/ylw LF \$0.50 \$ - Striping, 8" Sld wht/ylw LF \$0.65 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - SUBTOTAL \$ - Walls Retaining Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00	• • •					
Striping, 4" Sld wht/ylw LF \$0.50 \$ - Striping, 8" Sld wht/ylw LF \$0.65 \$ - Striping, LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - SUBTOTAL \$ - SUBTOTAL \$ - Walls Retaining Walls SF \$20.00 840 \$16,800.0 Miscellaneous Barricade, 40' EA \$1,600.00	• ,		•			
Striping, 8" Sld wht/ylw LF \$0.65 \$ - Striping, Skip LF \$0.50 \$ - Striping, Skip LF \$0.35 \$ - Striping, Double LF \$0.75 \$ - SUBTOTAL						

					····
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=	LA	ΨΟΟΟ.ΟΟ		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	
OTHER=				\$	-
			SUBTOTAL	\$	16,800.00
Sewer					
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	· . · . · . · . · · · · · · · · · · · ·	\$	
Manhole,6' dia., 12' to 20' deep	EA	\$13,000.00		\$	
Pipe, 4" VCP	LF	\$70.00	·	\$	
• •	LF	\$106.00		\$	-
Pipe, 6" VCP	LF	\$142.00		<u>\$</u>	
Pipe, 8" VCP		·		<u>\$</u>	
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	\$	-
Ta:					
Miscellaneous Sewer	ΕΛ	00 000 00		\$	-
Adjust Manhole	EA	\$2,000.00		\$ \$	
Clean Out	EA	\$2,000.00			
Saddle	EA	\$2,610.00		\$	-
OTHER=					
OTHER=	LF			\$	
OTHER=				\$	
OTHER= OTHER=	-			\$	-
OTTEN-			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, 0"	EA	\$4,000.00		\$	
valve, 10		Ψ-1,000.00		*	

Valve, 12"	EA	\$5,300.00		\$
Valve, 16"	EA	\$7,500.00		\$ •
•			SUBTOTAL	\$ -
Fire Hydrant, 6"	EA	\$4,900.00		\$ -
Fire Service, 6"	EA	\$12,000.00		\$ -
8" Blind Flange	EA	\$200.00		\$ -
12"X6" Reducer	EA	\$300.00		\$ -
6" BEND	EA	\$100.00		\$ -
12" TEE	EA	\$400.00		\$ -
12" BEND	EA	\$300.00		\$ -
Service, 1"	EA	\$2,500.00		\$ -
Service, 2"	EA	\$3,400.00		\$ -
OTHER=Steel Casing	LF	\$200.00		\$ •
8" BEND	EA	\$200.00		\$ -
8" TEE	EA	\$300.00		\$ -
		•	SUBTOTAL	\$ -
			TOTAL COST	\$ 235,339.00

PREPARED BY:

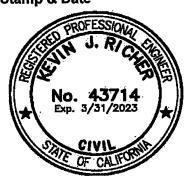
Kevin J. Richer

Land Development Design Company

Company

909 930 1466 / kevin.riche@lddc.net

Wet Stamp & Date





Cash Register Receipt City of Corona

Receipt Number R37683

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851 A	PN:		
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$305,800.00
TOTAL FEES PAID BY RECEIPT: R37683			\$305,800.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND





Cash Register Receipt City of Corona

Receipt Number R37684

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$152,900.00
TOTAL FEES PAID BY RECEIPT: R37684			\$152,900.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: BOND



BOND NO.	CAC 722655
INITIAL PREMIUM:	
SU.	BJECT TO RENEWAL

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of Corona 4 Land, LLC, 1485 Pomons			("CITY") and
("PRINCIPAL") have entered i	nto an Improvement	Agreement dated on or	about the
day of	20 for public in	provements to be const	ructed as part of
the			
Public Water Improvements for Trac	t Map 35851 - Tusca	ny Villas DWG#21-037	<u>S-</u>
PWIM2021-0019			
project ("Improvement Agreement"));		
WHEREAS, the Improvement Ag reference;	reement is hereby 1	referred to and incorpo	rated herein by
WHEREAS, the PRINCIPAL is reprovide a good and sufficient bond, performance of the Improvement Approvement Approve	, in a form and from		
NOW, THEREFORE, Merchants Bonding Company (Mutus		PRINCIPAL	and
P.O. Box 14498, Des Moines, IA			, a
company organized and doing busin	ness under and by vir	tue of the laws of the St	ate of & alicho xixix (lowa)
and duly licensed to conduct a gene			
are held and firmly bound Nine Hundred Eight Thousand Six H		as "OBLIGEE," in	the sum of
			DOLLARS
(\$ 908,600.00) for the	payment of which s	um well and truly to be	made, we bind
ourselves, our heirs, successors, ex these presents.		_	
The condition of this obligation is s	such, that if the above	e bounded PRINCIPAL	, his or its heirs,

The condition of this obligation is such, that if the above bounded PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in said Improvement Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the CITY, its officers,

agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Improvement Agreement or the work to be performed thereunder or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of such change, extension, alteration or addition to the terms of the Improvement Agreement or to the work or specifications.

This bond is executed and filed to comply with Section 66499.1 of the Government Code of California as improvement security.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL ____, California, this _13th_ day of _____ January _____, 20_23_.

PRINCIPAL	SURETY
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)
Print Name	Print Name
By: Signature	By: Signature
Name Jouses	Craig Sherman Name
Title Manager	Attorney-in-Fact Title
Date 1116/202	January 13, 2023 Date

NOTE:

23"

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.



STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

OTARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman; Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this

8th day of December , 2022 .

SORPORA OL SONORPORA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

Ву

STATE OF IOWA COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

CON.

Kim Lee Commission Number 702737 My Commission Expires April 14, 2024

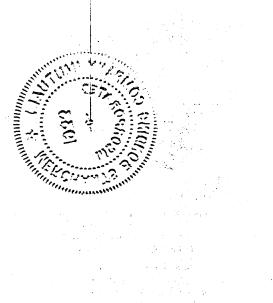
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

Secretary





CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

	ACTION OF THE CODE & LIST
A notary public or other officer completing this certificate is attached, and no	ificate verifies only the identity of the individual who signed the of the truthfulness, accuracy, or validity of that document.
State of California County of) C. West, Notary public Here Insert Name and Title of the Officer Name(s) of Signer(s)
SUDSCRIDED to the Within Instrument and acknowledge	ry evidence to be the person(s) whose name(s) is/are wledged to me that pe/she/they executed the same in his/her/their signature(s) on the instrument the person(s), acted, executed the instrument.
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public
Place Notary Seal Above	PTIONAL
Though this section is optional, completing thi	is information can deter alteration of the document or is form to an unintended document.
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:	
2016 National Notary Association • www.NationalNot	ary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

BOND NO. CAC 722655 PREMIUM INCLUDED IN PERFORMANCE BOND

CITY OF CORONA

SUBDIVISION IMPROVEMENTS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City Corona 4 Land, LLC, 1485 Pomona Road S	iuite G, Coroi	na, CA 92882	
("PRINCIPAL") have entered into an Im	nprovement A	greement dated on o	r about the
day of, 20f	or public imp	rovements to be con	structed as part of
the	_		
Public Water Improvements for Tract Map 358	51- Tuscany \	/illas DWG, 21-037S) -
PWIM2021-0019			
project ("Improvement Agreement");			
WHEREAS, the Improvement Agreement reference;	is hereby re	ferred to and incorp	porated herein by
WHEREAS, the PRINCIPAL is required uprovide a good and sufficient bond, in a for secure the claims to which reference is made 4 of Division 3 of the Civil Code of the State	orm and fron in Title 15 (c	n a surety acceptable commencing with Sec	e to the CIIY, to
NOW, THEREFORE, Merchants Bonding Company (Mutual)	the	PRINCIPAL	and
P.O. Box 14498, Des Moines, IA 50306-349	08		. a
company organized and doing business u	inder and by	virtue of the law	s of the State of
lowa and duly licensed to	n conduct a s	general surety busine	ess in the State of
California, as "SURETY," are held and	firmly bound	unto the CITY ar	d all contractors,
subcontractors laborers materialmen and	any others	employed in the pe	errormance of the
Improvement Agreement and referred to i	n the Califor	nia Civil Code pro	visions referenced
above, as "OBLIGEES,"	in	the	sum of
Four Hundred Fifty Four Thousand Three Hur	ndred		
	DOLLA	RS (\$ 454,300.00	
materials furnished or labor thereon of any	kind, or for	amounts due under t	he Unemployment
Insurance Act with respect to such work of	or labor, that	the SURETY will p	ay the same in an
amount not exceeding the amount hereinabo	ve set forth, a	nd also in case suit is	s brought upon this
hand will now in addition to the face amou	unt thereof. c	osts and reasonable	expenses and rees,
including reasonable attorney's fees, incu	irred by the	CITY in successful	ly enforcing such
obligation, such costs, expenses and fees to	be fixed by	the court, awarded,	taxed as costs and
included in the judgment therein rendered.			

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

This bond is executed and filed to comply with Section 66499.2 of the California Government Code as improvement security. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

The undersigned hereby bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

IN WITNESS WHEREOF, the seal and signature of said PRINCIPAL is hereto affixed, and the corporate seal and the name of said SURETY is hereto affixed and attested by its duly authorized Attorney-in-Fact at Northfield, IL _____, California, this __13th__ day of __January ______, 20_23_.

PRINCIPAL	SURETY		
Corona 4 Land, LLC	Merchants Bonding Company (Mutual)		
Print Name	Print Name		
By: Signature Name Name Audi	By: Signature Craig Sherman Name		
Title Manager	Attorney-in-Fact Title		
1116/2023	January 13, 2023		
Date	Date		

NOTE:

APPROPRIATE NOTARIAL ACKNOWLEDGMENTS OF EXECUTION BY PRINCIPALS AND SURETY <u>MUST</u> BE ATTACHED TO THIS BOND.



STATE OF ILLINOIS (
SS COUNTY OF COOK (

I, Karen N. Genoff A Notary of Public of Cook County, State of Illinois do Hereby Certify that Craig Sherman Attorney in Fact of Merchants Bonding Company (Mutual) Who is Personally Known to me to be the Same Person Whose Name is Subscribed to the Foregoing Instrument, Appeared Before Me This Day in person and Acknowledged That he Signed, Sealed, and Delivered Said Instrument, For and on Behalf of Merchants Bonding Company (Mutual), an Iowa Corporation for the Uses and Purposes Therein Set Forth.

Given Under My Hand and Notarial Seal at My Office in Northfield, Illinois in Said County This

13th Day of January , 2023

My Commission Expires

TARY Karen N. Genoff

OFFICIAL SEAL
KAREN N. GENOFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/01/26



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Craig Sherman: Ted Sherman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation. In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December , 2022

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

COUNTY OF DALLAS ss. On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

Kim Lee Commission Number 702737 My Commission Expires April 14, 2024

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I. William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13th day of January, 20.23

in Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13th day of January, 20.23

in Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13th day of January, 20.23

Secretary

STATE OF IOWA





e 45 F 2

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate is attached, and no	ificate verifies only the identity of the individual who signed the ot the truthfulness, accuracy, or validity of that document.
State of California Riverside County of	C-West, norwy public Here Insert Name and Title of the Officer Avdu Name(s) of Signer(s)
who proved to me on the basis of satisfactor subscribed to the within instrument and acknows. When the instrument and acknows in the entity upon behalf of which the person(s)	ry evidence to be the person(s) whose name(s) (is/are evidence to me that he/sh/e/they executed the same in his/her/their signature(s) on the instrument 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.
C. WEST Notary Public - California Riverside County Commission # 2363387 My Comm. Expires Jul 1, 2025	WITNESS my hand and official seal. Signature Signature of Notary Public
Place Notary Seal Above	PTIONAL
Though this section is optional, completing this	is information can deter alteration of the document or is form to an unintended document.
Description of Attached Document Title or Type of Document:	
	Number of Pages:
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:

AGREEMENT FOR SURVEY MONUMENTATION TRACT MAP 35851 – PWGR2021-0022

This Agreement is entered into as of this 1st day of February, 2023, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City") and CORONA 4 LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, with its principal office located at 1485 Pomona Road, Suite G, CA, 92882 (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of approval of **Tract Map 35851** (hereinafter referred to as **Tract Map 35851** map) has submitted to the City for its approval and subsequent recordation a map prepared by **Land Development Design Company**, containing property monuments in accordance with Section 66495 of the Subdivision Map Act.

SECOND: Developer now desires to record said **Tract Map 35851** prior to having interior monuments set for said **Tract Map 35851** Map, and in consideration has instructed to certify on said **Tract Map 35851** Map that monuments will be set within **ONE YEAR** after recordation of **Tract Map 35851** Map. Furthermore, Developer has agreed to provide security guaranteeing the payment for the cost of setting such monuments in accordance with Section 66496 of the Subdivision Map Act.

THIRD: Developer and City desire to enter into this Agreement for the furnishing of security for the setting of monuments in performance of this Agreement. Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **Two Thousand Dollars and No Cents (\$2,000.00)** to guarantee the faithful performance of all of the provisions of this Agreement. The surety shall have a current A.M. Best's rating of no less than "A", shall be licensed to do business in California, and shall be satisfactory to the City. Upon request of the City, the amount of the bond shall be subject to adjustment at the sole and absolute discretion of the City if the estimated cost for the setting of monuments changes. As part of the obligation secured by the surety and in addition to the face amount of the bond, the surety shall also secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. These expenses, fees and costs shall be taxed as costs and included in any judgment rendered. The surety stipulates and agrees that no change, extension of time, alteration, or addition, the surety waives notice of any change, extension of time, alteration, or addition to the terms of this Agreement.

FOURTH: The City may, either before or after the expiration of the time provided above and in its sole and absolute discretion, provide Developer with additional time within which to insure setting on monuments as required above. It is understood that by providing security for this Agreement, Developer's surety consents in advance to any extension of time as may be given by City to Developer, and waives any and all right to notice of such extension(s). The granting of an extension of time by City shall constitute a waiver by Developer and its surety of all defense of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the monuments were to have been completed hereunder.

FIFTH: Upon default of any obligation hereunder, and at any time after any such default, City may make written demand upon Developer or its surety, or both, to immediately remedy the default. If the required work is not substantially commenced within ten (10) days of such demand, or if it is not thereafter diligently prosecuted to a completion acceptable to City within the time frame contained in the demand, City may then arrange for the completion of all remaining work. All such work shall be at the sole and absolute expense and obligation of Developer and its surety, without the necessity of giving any further notice to Developer or surety.

SIXTH: If City determines that there is a violation of applicable federal, state, or local laws, ordinances, regulations or other requirements, or the terms and conditions of this Agreement, it may issue a cease-and-desist order. Developer hereby acknowledges irreparable harm and injury to City for the purposes of an application by City to the courts for a restraining order hereunder.

SEVENTH: Developer and its surety shall defend, indemnify and hold City, its officials, officers, employees and agents free and harmless from any and all liability from loss, damage, or injury to property or persons, including wrongful death, in any manner arising out of or incident to any acts, omissions or willful misconduct of Developer, its officers, employees or agents arising out of or in connection with Developer's performance of this Agreement, including without limitation the payment of attorneys' fees. Further, Developer and its surety shall defend at their own expense, including attorneys' fees, City, its officials, officers, employees, and agents in any legal action based upon such acts, omissions, or willful misconduct

EIGHTH: If Developer fails to comply with the provisions of this Agreement within the time set forth herein, or if Developer fails to comply with any other obligation contained herein, Developer and its surety shall be jointly and severally liable to City for all administrative expenses, fees, and costs, including reasonable attorney's fees and costs, incurred in obtaining compliance with this Agreement or in processing any legal action or for any other remedies permitted by law.

NINTH: All notices to be given hereunder shall be in writing and may be made either by personal delivery or by registered or certified mail, postage prepaid, return receipt requested. Mailed notices shall be addressed to the parties listed at the addresses listed below, but each party may change the address by written notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two (2) days after mailing.

CITY:

City of Corona Public Works Dept. 400 S. Vicentia Avenue Corona, California 92882 <u>DEVELOPER:</u>

Corona 4 Land, LLC 1485 Pomona Road, Suite G Corona, CA 92882 **TENTH:** This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements, either in writing or oral, express, or implied. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

CORONA 4 LAND, LLC

	Ву: _	ousef Audi, Manager
ATTEST:		
CITY CLERK OF THE CITY OF CORONA	C	CITY OF CORONA
By:(City Clerk)	E	By:(Mayor)

NOTE: TWO SIGNATURES ARE REQUIRED FOR ALL CORPORATIONS UNLESS CORPORATE DOCUMENTS ARE PROVIED 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

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 Date personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/aré subscribed to the within instrument and acknowledged to me that he/shé/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. C. WEST Notary Public - California Riverside County Commission # 2363387 Signature My Comm. Expires Jul 1, 2025 Signature of Notary Public Place Notary Seal Above OPTIONAL -Though this section is 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 ☐ Individua! ☐ Attorney in Fact □ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator Other: ☐ Other: Signer Is Representing: Signer Is Representing:

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907



January 20, 2022 Jn6278

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

Subject:

Tract Map No. 35851

Monument Bond

To whom it may concern,

This letter shall serve as estimate of cost to set the required monuments for above-referenced map. Monuments include setting pipes with surveyor tags at all lot corners, angle points, etc. Total cost of monumentation is \$2,000.

Please call if you have any questions.

Kevin J. Richer RCE43714



Cash Register Receipt City of Corona

Receipt Number R37673

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2021-0019 Address: TTM 35851	APN:		
FAITHFUL PERFORMANCE BOND – SURVEY MONUMENTATION	11000000 22002	ORIGINAL	\$2,000.00
TOTAL FEES PAID BY RECEIPT: R37673			\$2,000.00

Date Paid: Tuesday, January 17, 2023

Paid By: CORONA 4 LAND LLC

Cashier: KAVV

Pay Method: CHECK 0168

