

**AGREEMENT FOR BORROW SITE
FOR PARCEL MAP 37788 – BEDFORD MARKETPLACE –
DWG.# 20-014B – (PWGR2020-0009)**

This Agreement is entered into as of this **1st day of July, 2020**, by and between the **City of Corona**, a municipal corporation (hereinafter referred to as "City") and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal offices located at, **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008**, (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 **PM 37788** (hereinafter referred to as "Project") has submitted to the City for its approval grading, erosion control and drainage plans (hereinafter referred to as "Plans") completed in accordance with Chapter 15.36 of the City of Corona Municipal Code or as required by conditions of approval for Project. Developer desires to commence grading, erosion control and drainage improvements an estimate of which is listed in "Exhibit A" attached hereto and made a part hereof (hereinafter referred to as the "Grading Work") The Grading Work listed in Exhibit "A" is understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and completed as shown on approved Plans. If during the course of Grading Work it is determined that alterations from the approved Plans are necessary, the Developer shall undertake such design and construction changes as may be reasonably required by City at Developers own expense.

SECOND: Developer and City desire to enter into this Agreement for the completion of the Grading Work and the furnishing of security for the performance of this Agreement in accordance with the City Ordinances and the conditions of approval for Project.

THIRD: Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **Four Hundred Forty Thousand Six Hundred Dollars and No Cents (\$440,600.00)** 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 of the Grading Work 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 to the terms of this Agreement, the Grading Work, or the plans shall in any way affect its obligation on the bond. In addition, the surety waives notice of any change, extension of time, alteration, or addition to the terms of this Agreement, the Grading Work, or the plans.

FOURTH: Developer shall complete or have completed at its own cost and expense all Grading Work and other associated improvements required by the City as part of the approval of Project within 18 months from the date of this agreement. The City may, either before or after the expiration of the time provided herein and in its sole and absolute discretion, provide Developer with additional time within which to complete the Grading Work and Improvements. 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, estoppels, statutes of limitations, and other

limitations of action in any action or proceeding filed by City following the date on which the Grading Work was to have been completed hereunder.

FIFTH: Developer and its contractors, if any, shall perform all work necessary to complete the Grading Work under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

SIXTH: If Grading Work or construction of any Improvements has commenced prior to execution of this Agreement, Developer shall warranty that the Grading Work and Improvements is in compliance with the approved Plans and with this Agreement. If found not to be in compliance with the approved Plans or this Agreement, Developer shall remove and repair at Developers sole expense such Grading Work and Improvements to the satisfaction of the City.

SEVENTH: 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 or complete the Grading Work and Improvements. 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 complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required. All such work or remedial activity 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. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any of the required Grading Work and Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to permit adequate coordination by City.

EIGHTH: City shall not be responsible or liable for the maintenance or care of any Grading Work or Improvements. Developer shall maintain all of the Grading Work and Improvements in a state of good repair until they are completed by Developer and approved by City, and until the security for the performance of this Agreement is released. If Developer fails to properly maintain the Grading Work and Improvements, City may do all necessary work and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Grading Work and Improvements or their condition. Developer shall be responsible for maintaining all Grading Work and Improvements including onsite drainage improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement for a period of one (1) year following completion of the work and acceptance by City. Upon completion of any public drainage improvements by Developer and approval and acceptance by City, twenty-five percent (25%) of the original face value of the surety shall continue in full force and effect for the purpose of guaranteeing repair of defective workmanship and materials of the Improvements for the one (1) year period.

NINTH: Developer agrees that any and all Grading Work done or to be done in conjunction with the Project shall conform to all state and local laws, ordinances, regulations, and other requirements, including City's Grading Ordinance. In order to prevent damage to Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the above time schedule and prior to City's approval and release of surety. 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.

TENTH: 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

ELEVENTH: If Developer fails to complete all or any part of the Grading Work required by 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.

TWELVETH: Developer shall procure and maintain, and shall require its contractors to procure and maintain, for the duration of this Agreement, insurance of the types and in the amounts and in a form and from insurers satisfactory to the City. Developer and its contractors shall furnish the City with original certificates of insurance and endorsements effecting coverage required by this Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City. All certificates and endorsements must be received and approved by the City before work pursuant to this Agreement can begin. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

THIRTEENTH: Should either party bring a legal action for the purpose of protecting or enforcing its rights and obligations under this Agreement, the prevailing party shall be entitled, in addition to other relief, to the recovery of its attorney's fees, expenses and costs of suit.

FOURTEENTH: 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 South Vicentia Avenue
Corona, CA 92882**

DEVELOPER:

**Bedford Marketplace, LLC
c/o Guardian Commercial Real Estate, L.P.
5780 Fleet Street, Suite 225
Carlsbad, CA 92008**

FIFTHTEENTH: This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements, written 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.

SIXTEENTH: This Agreement shall be binding on the successors and assigns of the parties

**BEDFORD MARKETPLACE, LLC,
a Delaware limited liability company**

**By: GUARDIAN COMMERCIAL REAL ESTATE, L.P.,
a California limited partnership
Its Sole Member and Manager**

By: 
James P. Previtt, authorized representative

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
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

EXHIBIT "A"
LIST OF GRADING WORK

(Engineer's Cost Estimate Attached)

Quantity of Grading	\$440,600.00
Erosion Control	\$3,950.00

BOND ESTIMATE SHEET

(Use for Grading Work, Erosion Control, or Survey & Monumentation Bond Only)

Project: Bedford Marketplace • Borrow Site
 Location: Bedford Canyon Rd & Hudson House Dr.
 DWG No: 20-014B

	<u>Construction Cost</u>	<u>Bond Estimate</u>
	(See Note 1)	(Round up to nearest \$100)
1 <u>GRADING SECURITY</u>		
(a) Grading Work, see Note 2	\$1,415,980.00	\$424,800.00
(b) Erosion Control, see Note 3	\$15,718.00	\$15,800.00
TOTAL GRADING BOND ESTIMATE (See Notes 2, 4, & 6)		\$440,600.00
EROSION CONTROL CASH BOND (See Note 5)		\$3,950.00
 2 <u>SURVEY & MONUMENTATION BOND</u>		
Attach Engineer's or PLS letter of Monumentation Cost, signed & stamped by the Engineer or PLS. (Bond at 100%)	\$0.00	\$0.00

NOTES:

1. All construction cost estimates should be attached to this form
2. Grading Bond Estimate shall be calculated at 30% of the grading construction cost, but not less than \$2500
3. Security for erosion control shall be 100% of the erosion control cost, but not less than \$2500 For Erosion Control cost exceeding \$2500, a minimum of 25% shall be in cash and not less than \$2500; the remainder may be added to the grading bond.
4. A maximum of 75% of the erosion control cost may be added to the grading bond, when applicable
5. A minimum of 25% of the erosion control cost shall be posted in cash, but not less than \$2500
6. Sum of 30% of 1(a) & 75% max of 1(b), only when applicable per above .
7. City staff shall review all estimates and may change the amount of the engineer's estimated bonds. No arrangements for bonds or fees should be made until you receive the City's completed Bond and Fee Letter.
8. **A current title report shall be submitted for bonding purposes.**

PREPARED BY:

Brian Lowell *6/9/2020*

Engineer's Name & Signature

Hunsaker & Associates

Company

(951) 352-7200 / Blowell@Hunsaker.com

Telephone Number & Email



DATE:

QUANTITY ESTIMATE FOR GRADING APRIL 2020

Project #: BEDFORD MARKETPLACE - BORROW SITE - PWGR 2020-0009

Location: BEDFORD CANYON ROAD & HUDSON HOUSE DRIVE

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Grading Improvements - Concrete and Drainage Facilities				
Curb & Gutter, 6"	LF	\$42.00		\$ -
Curb & Gutter, 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -
Box Culvert (Including Backfill)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8'	EA	\$7,000.00		\$ -
Catch Basin, W>8'	EA	\$10,500.00		\$ -
Channel, Reinf. Concrete Lined	SF	\$13.00		\$ -
Channel, Open Concrete <24"	LF	\$150.00		\$ -
Channel, Open Concrete 27"-36"	LF	\$250.00		\$ -
Channel, Open Concrete 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00	1	\$ 1,300.00
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00		\$ -
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -
Inlet Apron	EA	\$3,000.00		\$ -
Junction Structure	EA	\$10,000.00		\$ -
Manhole, H<8'	EA	\$6,000.00		\$ -
Manhole, H>8'	EA	\$8,000.00		\$ -
Pipe, 18" RCP	LF	\$159.00		\$ -
Pipe, 24" RCP	LF	\$201.00		\$ -
Pipe, 30" RCP	LF	\$241.00		\$ -
Pipe, 36" RCP	LF	\$280.00		\$ -
Pipe, 42" RCP	LF	\$318.00		\$ -
Pipe, 48" RCP	LF	\$355.00		\$ -
Pipe, 54" RCP	LF	\$391.00		\$ -
Pipe, 60" RCP	LF	\$426.00		\$ -
Pipe, 66" RCP	LF	\$461.00		\$ -
Pipe, 72" RCP	LF	\$495.00		\$ -
Pipe, 78" RCP	LF	\$528.00		\$ -
Pipe, 84" RCP	LF	\$561.00		\$ -
Rip-Rap, Grouted	SF	\$10.00	320	\$ 3,200.00
Rip-Rap, Grouted	TON	\$75.00		\$ -
Transition Structure	EA	\$5,000.00		\$ -

Underwalk Drain W<6'	EA	\$2,500.00		\$	-
Underwalk Drain W>6'	EA	\$3,500.00		\$	-
Retaining Walls	SF	\$15.00		\$	-
V-Gutter	SF	\$10.00	3186	\$	31,860.00
Earthwork (Cut & Fill)	CY	\$3.00	453,090	\$	1,359,270.00
48" C.M.P. HDPE or Equal	LF	\$100.00	88	\$	8,800.00
36" HDPE storm pipe (ADS)	LF	\$70.00	165	\$	11,550.00
Other:				\$	-
Other:				\$	-
Other:				\$	-
SUBTOTAL				\$	1,415,980.00

Erosion Control

(Items and cost to be provided by Engineer)

Other: Gravel Bags	LF	\$1.00	530	\$	530.00
Other: Silt Fence	LF	\$0.20	440	\$	88.00
Other: Fiber Rolls	LF	\$1.25	10600	\$	13,250.00
Other: Plastic Film	SF	\$0.50	3700	\$	1,850.00
Other:				\$	-
Other:				\$	-
Other:				\$	-
Other:				\$	-
Other:				\$	-
Other:				\$	-
SUBTOTAL				\$	15,718.00

TOTAL COST \$ 1,431,698.00

PREPARED BY:

Brian Lowell 6/9/2020
 Engineer's Name & Signature
Hunsaker & Associates
 Company
951-509-7055
 Tel No/Email



WET STAMP & DATE



Cash Register Receipt

City of Corona

Receipt Number
R22345

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0009 Address: APN:			
FAITHFUL PERFORMANCE BOND – GRADING	11000000 22002	ORIGINAL	\$440,600.00
TOTAL FEES PAID BY RECEIPT: R22345			\$440,600.00

Date Paid: Thursday, June 25, 2020
Paid By: BEDFORD MARKETPLACE, LLC
Cashier: ACIS
Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R22340

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0009 Address: APN:			
EROSION CONTROL BOND	11000000 22002	ORIGINAL	\$3,950.00
TOTAL FEES PAID BY RECEIPT: R22340			\$3,950.00

Date Paid: Thursday, June 25, 2020

Paid By: GLEN POWLES

Cashier: MLEY

Pay Method: CREDIT CARD 340201646

**AGREEMENT FOR ROUGH GRADING, EROSION CONTROL, AND DRAINAGE
IMPROVEMENTS FOR PARCEL MAP 37788 – BEDFORD MARKETPLACE –
DWG.# 20-014R – (PWGR2020-0006)**

This Agreement is entered into as of this **1st day of July, 2020**, by and between the **City of Corona**, a municipal corporation (hereinafter referred to as "City") and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal offices located at, **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008**, (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 **PM 37788** (hereinafter referred to as "Project") has submitted to the City for its approval grading, erosion control and drainage plans (hereinafter referred to as "Plans") completed in accordance with Chapter 15.36 of the City of Corona Municipal Code or as required by conditions of approval for Project. Developer desires to commence grading, erosion control and drainage improvements an estimate of which is listed in "Exhibit A" attached hereto and made a part hereof (hereinafter referred to as the "Grading Work") The Grading Work listed in Exhibit "A" is understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and completed as shown on approved Plans. If during the course of Grading Work it is determined that alterations from the approved Plans are necessary, the Developer shall undertake such design and construction changes as may be reasonably required by City at Developers own expense.

SECOND: Developer and City desire to enter into this Agreement for the completion of the Grading Work and the furnishing of security for the performance of this Agreement in accordance with the City Ordinances and the conditions of approval for Project.

THIRD: Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **Six Hundred Ninety-One Thousand Four Hundred Dollars and No Cents (\$691,400.00)** 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 of the Grading Work 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 to the terms of this Agreement, the Grading Work, or the plans shall in any way affect its obligation on the bond. In addition, the surety waives notice of any change, extension of time, alteration, or addition to the terms of this Agreement, the Grading Work, or the plans.

FOURTH: Developer shall complete or have completed at its own cost and expense all Grading Work and other associated improvements required by the City as part of the approval of Project within 18 months from the date of this agreement. The City may, either before or after the expiration of the time provided herein and in its sole and absolute discretion, provide Developer with additional time within which to complete the Grading Work and Improvements. 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, estoppels, statutes of limitations, and other

limitations of action in any action or proceeding filed by City following the date on which the Grading Work was to have been completed hereunder.

FIFTH: Developer and its contractors, if any, shall perform all work necessary to complete the Grading Work under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

SIXTH: If Grading Work or construction of any Improvements has commenced prior to execution of this Agreement, Developer shall warranty that the Grading Work and Improvements is in compliance with the approved Plans and with this Agreement. If found not to be in compliance with the approved Plans or this Agreement, Developer shall remove and repair at Developers sole expense such Grading Work and Improvements to the satisfaction of the City.

SEVENTH: 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 or complete the Grading Work and Improvements. 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 complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required. All such work or remedial activity 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. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any of the required Grading Work and Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to permit adequate coordination by City.

EIGHTH: City shall not be responsible or liable for the maintenance or care of any Grading Work or Improvements. Developer shall maintain all of the Grading Work and Improvements in a state of good repair until they are completed by Developer and approved by City, and until the security for the performance of this Agreement is released. If Developer fails to properly maintain the Grading Work and Improvements, City may do all necessary work and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Grading Work and Improvements or their condition. Developer shall be responsible for maintaining all Grading Work and Improvements including onsite drainage improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement for a period of one (1) year following completion of the work and acceptance by City. Upon completion of any public drainage improvements by Developer and approval and acceptance by City, twenty-five percent (25%) of the original face value of the surety shall continue in full force and effect for the purpose of guaranteeing repair of defective workmanship and materials of the Improvements for the one (1) year period.

NINTH: Developer agrees that any and all Grading Work done or to be done in conjunction with the Project shall conform to all state and local laws, ordinances, regulations, and other requirements, including City's Grading Ordinance. In order to prevent damage to Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the above time schedule and prior to City's approval and release of surety. 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.

TENTH: 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

ELEVENTH: If Developer fails to complete all or any part of the Grading Work required by 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.

TWELVETH: Developer shall procure and maintain, and shall require its contractors to procure and maintain, for the duration of this Agreement, insurance of the types and in the amounts and in a form and from insurers satisfactory to the City. Developer and its contractors shall furnish the City with original certificates of insurance and endorsements effecting coverage required by this Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City. All certificates and endorsements must be received and approved by the City before work pursuant to this Agreement can begin. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

THIRTEENTH: Should either party bring a legal action for the purpose of protecting or enforcing its rights and obligations under this Agreement, the prevailing party shall be entitled, in addition to other relief, to the recovery of its attorney's fees, expenses and costs of suit.

FOURTEENTH: 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 South Vicentia Avenue
Corona, CA 92882**

DEVELOPER:

**Bedford Marketplace, LLC
c/o Guardian Commercial Real Estate, L.P.
5780 Fleet Street, Suite 225
Carlsbad, CA 92008**

FIFTHTEENTH: This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements, written 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.

SIXTEENTH: This Agreement shall be binding on the successors and assigns of the parties

**BEDFORD MARKETPLACE, LLC,
a Delaware limited liability company**

**By: GUARDIAN COMMERCIAL REAL ESTATE, L.P.,
a California limited partnership
Its Sole Member and Manager**

By: 
James P. Previti, authorized representative

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
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

EXHIBIT "A"
LIST OF GRADING WORK

(Engineer's Cost Estimate Attached)

Quantity of Grading	\$691,400.00
Erosion Control	\$16,700.00

BOND ESTIMATE SHEET

(Use for Grading Work, Erosion Control, or Survey & Monumentation Bond Only)

Project: Bedford Market Place
 Location: Int. Cajalco Rd & Bedford Canyon Rd
 DWG No: _____

	<u>Construction Cost</u> (See Note 1)	<u>Bond Estimate</u> (Round up to nearest \$100)
1 GRADING SECURITY		
(a) Grading Work, see Note 2	<u>\$2,137,415</u>	<u>\$641,300</u>
(b) Erosion Control, See Note 3	<u>\$66,770</u>	<u>\$50,100</u>
TOTAL GRADING BOND ESTIMATE (See Notes 2, 4, & 6)		<u>\$691,400</u>
EROSION CONTROL CASH BOND (See Note 5)		<u>\$16,700</u>
2 SURVEY & MONUMENTATION BOND		
Attach Engineer's or PLS letter of Monumentation Cost, signed & stamped by the Engineer or PLS. (Bond at 100%)	_____	_____

NOTES:

- All construction cost estimates should be attached to this form
- Grading Bond Estimate shall be calculated at 30% of the grading construction cost, but not less than \$2500
- Security for erosion control shall be 100% of the erosion control cost, but not less than \$2500
For Erosion Control cost exceeding \$2500, a minimum of 25% shall be in cash and not less than \$2500; the remainder may be added to the grading bond.
- A maximum of 75% of the erosion control cost *may* be added to the grading bond, when applicable
- A minimum of 25% of the erosion control cost shall be posted in cash, but not less than \$2500
- Sum of 30% of 1(a) & 75% max of 1(b), *only when applicable per above*.
- City staff shall review all estimates and may change the amount of the engineer's estimated bonds. No arrangements for bonds or fees should be made until you receive the City's completed Bond and Fee Letter.
- A current title report shall be submitted for bonding purposes.**

PREPARED BY:

Brian Lowell 6/9/22
 Engineer's Name & Signature
Hunsaker & Assoc
 Company
951-509-7055
 Tel No/Email



WET STAMP & DATE

QUANTITY ESTIMATE FOR GRADING MARCH 2018

Project #: Bedford Market Place - PWGR 2020-0006

Location: Intersection of Bedford Canyon Road and Cajalco, West of 15 Fwy

Item	Unit	Unit Cost	Quantity	Cost
------	------	-----------	----------	------

Grading Improvements - Concrete and Drainage Facilities
--

Curb & Gutter, 6"	LF	\$42.00		\$ -
Curb & Gutter, 8"	LF	\$44.00	100	\$ 4,400.00
Cross Gutter & Spandrel	SF	\$29.00		\$ -
Box Culvert (Including Backfill)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8'	EA	\$7,000.00		\$ -
Catch Basin, W>8'	EA	\$10,500.00		\$ -
Channel, Reinf. Concrete Lined	SF	\$13.00		\$ -
Channel, Open Concrete <24"	LF	\$150.00		\$ -
Channel, Open Concrete 27"-36"	LF	\$250.00	2285	\$ 571,250.00
Channel, Open Concrete 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00		\$ -
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00		\$ -
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -
Inlet Apron	EA	\$3,000.00		\$ -
Junction Structure	EA	\$10,000.00		\$ -
Manhole, H<8'	EA	\$6,000.00		\$ -
Manhole, H>8'	EA	\$8,000.00		\$ -
Pipe, 18" RCP	LF	\$159.00		\$ -
Pipe, 24" RCP	LF	\$201.00		\$ -
Pipe, 30" RCP	LF	\$241.00		\$ -
Pipe, 36" RCP	LF	\$280.00		\$ -
Pipe, 42" RCP	LF	\$318.00		\$ -
Pipe, 48" RCP	LF	\$355.00		\$ -
Pipe, 54" RCP	LF	\$391.00		\$ -
Pipe, 60" RCP	LF	\$426.00		\$ -
Pipe, 66" RCP	LF	\$461.00		\$ -
Pipe, 72" RCP	LF	\$495.00		\$ -
Pipe, 78" RCP	LF	\$528.00		\$ -
Pipe, 84" RCP	LF	\$561.00		\$ -
Rip-Rap, Grouted	SF	\$10.00	780	\$ 7,800.00
Rip-Rap, Grouted	TON	\$75.00		\$ -
Transition Structure	EA	\$5,000.00		\$ -

Underwalk Drain W<6'	EA	\$2,500.00		\$	-
Underwalk Drain W>6'	EA	\$3,500.00		\$	-
Retaining Walls	SF	\$15.00	939	\$	14,085.00
V-Gutter	SF	\$10.00		\$	-
Earthwork (Cut & Fill)	CY	\$3.00	504410	\$	1,513,230.00
Other: 36" CMP Pipe	LF	\$85.00	76	\$	6,460.00
Other: TEMP. CSP RISER	EA	\$2,500.00	2	\$	5,000.00
Other: Splash Wall	SF	\$15.00	26	\$	390.00
Other: Curb Only	LF	\$20.00	200	\$	4,000.00
Other: Sidewalk	SF	\$8.00	600	\$	4,800.00
Other: Landscape	SF	\$3.00	2000	\$	6,000.00
			SUBTOTAL	\$	2,137,415.00

Erosion Control

(Items and cost to be provided by Engineer)

Other: INLET PROTECTION	EA	\$500.00	13	\$	6,500.00
Other: GRAVEL BAGS	LF	\$2.00	3330	\$	6,660.00
Other: SILT FENCE	LF	\$0.50	6990	\$	3,495.00
Other: STABILIZE ENTRANCE	EA	\$2,000.00	3	\$	6,000.00
Other: CHECK DAMN	EA	\$500.00	25	\$	12,500.00
Other: FIBER ROLLS	LF	\$5.00	6165	\$	30,825.00
Other: PLASTIC FILM	SF.	\$3.00	6820	\$	20,460.00
Other:				\$	-
Other:				\$	-
Other:				\$	-
			SUBTOTAL	\$	86,440.00

PREPARED BY:

Brian Lowell 6/9/2020

Engineer's Name & Signature

Hunsaker & Associates

Company

951-352-7200

Tel No/Email

WET STAMP & DATE

TOTAL COST

\$

2,223,855.00





Cash Register Receipt

City of Corona

Receipt Number
R22343

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0006 Address: APN:			
FAITHFUL PERFORMANCE BOND – GRADING	11000000 22002	ORIGINAL	\$691,400.00
TOTAL FEES PAID BY RECEIPT: R22343			\$691,400.00

Date Paid: Thursday, June 25, 2020
Paid By: BEDFORD MARKETPLACE, LLC
Cashier: ACIS
Pay Method: BOND



Cash Register Receipt
City of Corona

Receipt Number
R22339

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0006 Address: APN:			
EROSION CONTROL BOND	11000000 22002	ORIGINAL	\$16,700.00
TOTAL FEES PAID BY RECEIPT: R22339			\$16,700.00

Date Paid: Thursday, June 25, 2020

Paid By: GLEN POWLES

Cashier: MLEY

Pay Method: CREDIT CARD 340201646