



Agenda Report

File #: 19-0760

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 09/04/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of Improvement Agreements and Security Substitution for Lots 28, 29, 33, and 34 and Lot P, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

RECOMMENDED ACTION:

That the City Council:

1. Authorize the Mayor to execute Improvement Agreements between the City and Woodside 05S, LP, a California Limited Partnership.
2. Authorize the Mayor to accept the replacement securities for public improvements from the new developer of Lots 28, 29, 33, and 34 and Lot P of Tract Map 37030, Woodside 05S, LP.
3. Release the existing securities for Lots 28, 29, 33, and 34 to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500657 FP and LM).
4. Release seventy-percent of the Faithful Performance and Labor and Material Securities for street and parkway landscape improvements for Powell Way, Lot P to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500648 FP and LM, PB02497500661 FP and LM).

ANALYSIS:

Tract Map 37030 is a subdivision of approximately 54 acres into 45 lots for condominium purposes and is the first phase of development in the Arantine Hills Specific Plan, approved by the City Council on October 4, 2017. The project is located south of Eagle Glen Parkway and west of Interstate 15, as shown on Exhibit "A." The map facilitates the construction of 393 residential units comprised of 100 single-family detached condominiums, 96 detached units in clusters of six, 96 paired units in clusters of eight, 101 townhomes, open space areas, trail areas, and an active park and recreational facility.

On October 18, 2017, the master developer, Arantine Hills Holdings, LP, entered into Public Improvement Agreements with the City and posted bonds for the development of Tract Map 37030. The developer and merchant builder of the six-unit cluster home product, Woodside 05S, LP, has since purchased Lots 13 and 21 through 35 for the construction of 96 detached single-family units, including 3 model home units. On October 17, 2018, Council accepted replacement securities for improvements associated with Lots 13 and 30 through 32. At this time, the developer has requested to replace the improvement securities associated with lots 28, 29, 33, and 34 and seventy-percent of the security associated with Powell Way, Lot P. The seventy-percent was determined based on the ratio of frontage of Lots 29 through 34 along Powell Way, Lot P. The security for remaining thirty-percent will be retained with the original bonds posted by the master developer. Woodside 05S, LP will enter into new Improvement Agreements to replace the agreements entered into by the master developer and has posted replacement securities, as listed below, to guarantee the construction of the required public improvements.

The following is a summary of the existing and replacement securities:

Existing Securities - PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Units Cluster Alley Improvement Bond (Lots 28-29 & 33-34)	PB02497500657	\$350,000	PB02497500657	\$175,000
	Powell Way Street Improvement Bond (Lot P)	PB02497500648	\$457,400	PB02497500648	\$228,700
	Powell Way Parkway Landscaping Bond (Lot P)	PB02497500661	\$27,400	PB02497500661	\$13,700

Replacement Securities - PLE170022	Security	Security No.	Faithful Performance	Security No.	Labor & Materials
	6 Units Cluster Alley Improvement Bond (Lots 28-29 & 33-34)	800044391	\$350,000	800044391	\$175,000
	Powell Way Street Improvement Bond (Lot P) - 70%	800044392	\$320,300	800044392	\$160,100
	Powell Way Parkway Landscaping Bond (Lot P) - 70%	800044390	\$19,200	800044390	\$9,600

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer for this phase of the project as follows:

	Fee Type	Amount
Bond Substitution (PLE170022)	Application Fee	\$1,818.00
Six-Pack Model Precise Grading (PGR170015)	Plan Check Fee Scanning Fee	\$8,185.00 \$150.00
Six-Pack Model Precise Grading Delta-1 Revision (PWPR2018-0013)	Plan Check Fee Scanning Fee	\$5,340.00 \$300.00
Six-Pack Model Precise Grading (PWGP18-00021)	Permit Fee Issuance Fee	\$1,189.00 \$55.00
Six-Pack Production Precise Grading (PWGR2017-0124)	Plan Check Fee Scanning Fee	\$15,700.00 \$1,110.00
Six-Pack Private Storm Drain (PWEC18-00097)	Permit Fee Issuance Fee	\$22,424.03 \$55.00
Six-Pack Public Water, Sewer, and Reclaimed Water Phase 1B (PWEC18-00096)	Permit Fee Issuance Fee	\$45,629.61 \$55.00

ENVIRONMENTAL ANALYSIS:

Per Section 15378 of the State Guidelines for implementing the California Environmental Quality Act (CEQA), the subject action herein merely approves and substitutes agreements that provide security to guarantee completion of improvements, an action which does not constitute a project pursuant to CEQA, and therefore is exempt from further environmental analysis. Furthermore, the action is an implementation step and within the scope of prior CEQA documentation that pertained programmatically to the overall Arantine Hills project, including an Environmental Impact Report that was certified pursuant to CEQA Sections 15162 and 15163 of the State Guidelines for Implementing CEQA in 2012 and the Supplemental Environmental Impact Report adopted in 2016. Therefore, no further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map
2. Agreements

Owner: Woodside Homes
11870 Pierce Street
Riverside, CA 92505
Attn: Ryan Cummins
(951) 255-6536

Engineer: Hunsaker & Associates
2900 Adams Street
Suite A-15
Riverside, CA 92504

**AGREEMENT FOR PUBLIC IMPROVEMENTS
TRACT MAP 37030 – 6 UNIT CLUSTER ALLEY (LOTS 28-29 & 33-34)
Onsite Non - Public Improvements**

This Agreement is made and entered into as of this **4th day of September, 2019**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **WOODSIDE 05S, LP, a California limited partnership**, with its principal offices located at, **11870 Pierce Street, Suite 250, Riverside, CA 92505** (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 **TM 37030** 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 said work and improvements is the amount of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

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

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

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

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

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

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

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

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

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

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

City:

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

Developer:

Woodside 05S, LP
11870 Pierce Street, Suite 250
Riverside, CA 92505

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

WOODSIDE 05S, LP
a California limited partnership

BY: C. J. [Signature]
Name
Assistant Secretary
Title

ATTEST:

CITY CLERK
OF THE CITY OF CORONA

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Riverside }

On August 8, 2019

Date

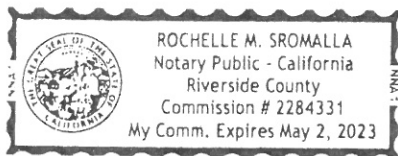
before me, Rochelle M. Sromalla, Notary Public

Here Insert Name and Title of the Officer

personally appeared Christopher Stanicek

Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Rochelle M. Sromalla

Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

LEGAL DESCRIPTION

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

PARCEL A:

LOTS 28, 29, 33 AND 34 OF TRACT NO. 37030, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 1, 2017 IN BOOK 458, PAGES 100 THROUGH 117 OF MAPS, AND AS CORRECTED BY THAT CERTIFICATE OF CORRECTION RECORDED JULY 02, 2018, INSTRUMENT NO. 2018-0266099, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED TWO-THIRDS INTEREST IN ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND CLAY UNDERLYING SAID LAND, AND THAT MAY BE PRODUCED OR RECOVERED THEREFROM, AS RESERVED IN DEED FROM PUBLIX TITLE COMPANY, A CORPORATION, RECORDED NOVEMBER 13, 1956 IN BOOK 1997 PAGE 567 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RESERVATION HAS SINCE BEEN CONVEYED TO H. HOWARD GOODMAN, TRUSTEE OF THE GOODMAN TRUST OF 1977, BY DOCUMENT RECORDED JUNE 27, 1980 AS INSTRUMENT NO. 118070 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

PERMANENT EASEMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED JULY 22, 2011 AS INSTRUMENT NO. 2011-0321330 OF OFFICIAL RECORDS AND CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION" RECORDED JULY 19, 2012 AS INSTRUMENT NO. 2012-0336145 OF OFFICIAL RECORDS, BOTH OF SAID COUNTY.

APN: 282-030-033-3 (Affects this and other property)

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

SEE ATTACHED

Faithful Performance	\$350,000.00
Labor and Material	\$175,000.00

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

Project: Arrantine Hills Phase 1B
Location: 6 Unit Cluster Alley Bond (Lots 28-29 & 33-34)
DWG No: _____

DATE: 8/29/2017

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Materials
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements	_____	_____	_____
2 Master-Planned R/W (Public) Improvements	_____	_____	_____
3 Interim Improvements (not including Grading Work)	_____	_____	_____
4 On-Site Public Improvements	_____	_____	_____
5 On-site Non-public Improvements	<u>\$269,115.20</u>	<u>\$350,000.00</u>	<u>\$175,000.00</u>
6 Additional Bond Improvements (beyond typical)	_____	_____	_____

NOTES:

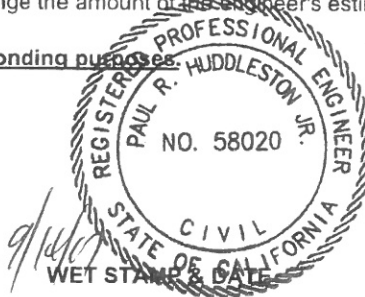
- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated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

PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Arantine Hills - Backbone Intract Street Improvement, Ph 1B, Bond 14

Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00	0	\$ 0.00
AC Pavement	SF	\$3.00	0	\$ 0.00
Curb Only	LF	\$10.00	0	\$ 0.00
Curb & Gutter	LF	\$16.00	0	\$ 0.00
D/W Approach	SF	\$13.00	0	\$ 0.00
Sidewalk	SF	\$8.00	0	\$ 0.00
W/C Ramp	SF	\$8.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Relocation				
Power/Telephone Pole	EA	\$5,000.00	0	\$ 0.00
Pull Boxes	EA	\$500.00	0	\$ 0.00
Street Light	EA	\$6,000.00	0	\$ 0.00
Street Sign	EA	\$400.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Asphalt				
AC Berm 6"	LF	\$20.00	0	\$ 0.00
AC Berm 8"	LF	\$24.00	0	\$ 0.00
AC Fogseal	SY	\$3.00	0	\$ 0.00
AC Overlay	SY	\$4.00		\$ 0.00
AC Pavement	SF		9,528	\$ -
Asphalt (sf x depth x 0.075)	TON	\$75.00	238	\$ 17,865.00
Base (sf x depth / 27)	CY	\$55.00	118	\$ 6,470.20
Fogseal	SY	\$3.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 24,335.20

Concrete				
Alley Approach, 8" PCC	SF	\$15.00	0	\$ 0.00
Curb Only 6"	LF	\$20.00	0	\$ 0.00
Curb Only 8"	LF	\$24.00	0	\$ 0.00
Curb & Gutter 6"	LF	\$25.00	0	\$ 0.00
Curb & Gutter 8"	LF	\$26.00	0	\$ 0.00

Cross Gutter & Spandrel	SF	\$16.00	0	\$ 0.00
J/W Approach, Complete	EA	\$4,000.00	0	\$ 0.00
D/W Approach, 6"	SF	\$11.00	0	\$ 0.00
D/W Approach, 8"	SF	\$13.00	0	\$ 0.00
Pavement, 6"	SF	\$11.00	0	\$ 0.00
Pavement, 8"	SF	\$12.00	0	\$ 0.00
Sidewalk, 4"	SF	\$10.00	0	\$ 0.00
V-Gutter	SF	\$15.00	0	\$ 0.00
W/C Ramp	EA	\$2,500.00	0	\$ 0.00
W/C Ramp	SF	\$10.00	0	\$ 0.00
1" Shed Curb	LF	\$20.00	600	\$ 12,000.00
4" Flared Curb	LF	\$22.00	500	\$ 11,000.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 23,000.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00	0	\$ 0.00
Box Culvert (Unapp. Areas)	CY	\$2,500.00	0	\$ 0.00
Catch Basin, W<8'	EA	\$7,000.00	0	\$ 0.00
Catch Basin, W>8'	EA	\$10,500.00	0	\$ 0.00
Channel, Reinf. Conc. Lined	SF	\$13.00	0	\$ 0.00
Channel, Open Conc. <24"	LF	\$150.00	0	\$ 0.00
Channel, Open Conc. 27"-36"	LF	\$250.00	0	\$ 0.00
Channel, Open Conc. 42"-72"	LF	\$500.00	0	\$ 0.00
Collar, 45"-60"	EA	\$1,300.00	0	\$ 0.00
Collar, >60"	EA	\$2,000.00	0	\$ 0.00
Encasement	LF	\$65.00	0	\$ 0.00
Energy Dissipater	LS	\$7,000.00	0	\$ 0.00
Grate Inlet, 12" x 12"	EA	\$500.00	0	\$ 0.00
Grate Inlet, 18" x 18"	EA	\$600.00	4	\$ 2,400.00
Grate Inlet, 36" x 36"	EA	\$5,000.00	0	\$ 0.00
Headwalls, Gravity Type	EA	\$2,000.00	0	\$ 0.00
Headwalls, Wing Type	EA	\$9,000.00	0	\$ 0.00
Inlet Apron	EA	\$3,000.00	0	\$ 0.00
Junction Structure	EA	\$10,000.00	0	\$ 0.00
Manhole, H<8'	EA	\$4,500.00	0	\$ 0.00
Manhole, H>8'	EA	\$5,500.00	0	\$ 0.00
Pipe, 18" RCP	LF	\$150.00	0	\$ 0.00
Pipe, 24" RCP	LF	\$180.00	0	\$ 0.00
Pipe, 30" RCP	LF	\$190.00	0	\$ 0.00
Pipe, 36" RCP	LF	\$200.00	0	\$ 0.00
Pipe, 42" RCP	LF	\$220.00	0	\$ 0.00
Pipe, 48" RCP	LF	\$230.00	0	\$ 0.00
Pipe, 54" RCP	LF	\$300.00	0	\$ 0.00
Pipe, 60" RCP	LF	\$325.00	0	\$ 0.00
Pipe, 66" RCP	LF	\$350.00	0	\$ 0.00
Pipe, 72" RCP	LF	\$400.00	0	\$ 0.00
Pipe, 78" RCP	LF	\$420.00	0	\$ 0.00
Pipe, 84" RCP	LF	\$450.00	0	\$ 0.00

Pipe, 18" CMP	LF	\$110.00	0	\$ 0.00
Pipe, 24" CMP	LF	\$130.00	0	\$ 0.00
Pipe, 30" CMP	LF	\$150.00	0	\$ 0.00
Pipe, 36" CMP	LF	\$180.00	0	\$ 0.00
Pipe, 42" CMP	LF	\$190.00	0	\$ 0.00
Pipe, 48" CMP	LF	\$200.00	0	\$ 0.00
Pipe, 54" CMP	LF	\$220.00	0	\$ 0.00
Pipe, 60" CMP	LF	\$250.00	0	\$ 0.00
Pipe, 4" PVC	LF	\$20.00	0	\$ 0.00
Pipe, 6" PVC	LF	\$25.00	0	\$ 0.00
Pipe, 8" PVC	LF	\$30.00	0	\$ 0.00
Pipe, 10" PVC	LF	\$35.00	0	\$ 0.00
Pipe, 12" PVC	LF	\$40.00	0	\$ 0.00
Pipe, 18" PVC	LF	\$50.00	0	\$ 0.00
Pipe, 6" HDPE	LF	\$12.00	360	\$ 4,320.00
Pipe, 12" HDPE	LF	\$20.00	360	\$ 7,200.00
90 Deg. Tee 12x6	EA	\$175.00	4	\$ 700.00
Rip-Rap, Grouted	SF	\$10.00	0	\$ 0.00
Rip-Rap, Grouted	Ton	\$75.00	0	\$ 0.00
Transition Structure	EA	\$5,000.00	0	\$ 0.00
Underwalk Drain, W<6'	EA	\$2,500.00	0	\$ 0.00
Underwalk Drain, W>6'	EA	\$3,500.00	0	\$ 0.00
Basin Trash Rack	EA	\$250.00	4	\$ 1,000.00
			SUBTOTAL	\$ 15,620.00

Street Lights

Pull Box No. 3 1/2	EA	\$300.00	0	\$ 0.00
Pull Box No. 5	EA	\$400.00	0	\$ 0.00
Service Point	EA	\$5,500.00	0	\$ 0.00
St. Light, 501 - 1 only	EA	\$5,400.00	0	\$ 0.00
St. Light, 501 - 2 to 5	EA	\$5,200.00	0	\$ 0.00
St. Light, 501 - 5+	EA	\$4,500.00	0	\$ 0.00
St. Light, 502 - 1 only	EA	\$5,800.00	0	\$ 0.00
St. Light, 502 - 2 to 5	EA	\$5,400.00	0	\$ 0.00
St. Light, 502 - 5+	EA	\$5,000.00	0	\$ 0.00
St. Lt. Conduit, 1" Sch 80			0	\$ 0.00
<500 LF	LF	\$12.00	0	\$ 0.00
>500 LF	LF	\$10.00	0	\$ 0.00
St. Lt. Conduit, 1 1/2			0	\$ 0.00
<500 LF	LF	\$16.00	0	\$ 0.00
>500 LF	LF	\$14.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Traffic

Signal, 6 phse+MstrCont.	EA	\$240,000.00	0	\$ 0.00
Signal, 8 phse+MstrCont.	EA	\$265,000.00	0	\$ 0.00
Signal, Both+Intrconnect	LF	\$20.00	0	\$ 0.00
Striping, 4" Sld wht/ylw	LF	\$0.50	0	\$ 0.00

Striping, 8" Sld wht/ylw	LF	\$0.65	0	\$ 0.00
Striping 12" Sld wht/ylw	LF	\$2.50	0	\$ 0.00
Striping, Skip	LF	\$0.35	0	\$ 0.00
Striping, Double	LF	\$0.75	0	\$ 0.00
SUBTOTAL				\$ 0.00

Walls

Retaining Walls	SF	\$15.00	0	\$ 0.00
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Miscellaneous

Barricade, 40'	EA	\$1,600.00	0	\$ 0.00
Water Lateral	EA	\$5,000.00	0	\$ 0.00
Water Meter Installation	EA	\$2,500.00	24	\$ 60,000.00
Paving Replacement, Trench	LF	\$16.00	0	\$ 0.00
Pressure Reducing Station	EA	\$90,000.00	0	\$ 0.00
Shoring for Trenches > 5' Deep	LF	\$17.00	0	\$ 0.00
Street Name Signs	EA	\$500.00	0	\$ 0.00
Landscaping	SF	\$2.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
SUBTOTAL				\$ 60,000.00

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$7,000.00	4	\$ 28,000.00
Manhole, 5' dia. > 20' deep	EA	\$9,000.00	0	\$ 0.00
Pipe, 4" VCP	LF	\$10.00	344	\$ 3,440.00
Pipe, 6" VCP	LF	\$15.00	0	\$ 0.00
Pipe, 8" VCP	LF	\$18.00	404	\$ 7,272.00
Pipe, 10" VCP	LF	\$20.00	0	\$ 0.00
Pipe, 12" VCP	LF	\$26.00	0	\$ 0.00
Pipe, 15" VCP	LF	\$43.00	0	\$ 0.00
Pipe, 4" DIP	LF	\$33.00	0	\$ 0.00
Pipe, 6" DIP	LF	\$39.00	0	\$ 0.00
Pipe, 8" DIP	LF	\$48.00	0	\$ 0.00
Pipe, 10" DIP	LF	\$54.00	0	\$ 0.00
Pipe, 12" DIP	LF	\$61.00	0	\$ 0.00
Pipe, 15" DIP	LF	\$73.00	0	\$ 0.00
SUBTOTAL				\$ 38,712.00

Miscellaneous Sewer

Adjust Manhole	EA	\$1,550.00	0	\$ 0.00
Clean Out	EA	\$1,060.00	0	\$ 0.00
Saddle	EA	\$1,170.00	24	\$ 28,080.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00

			SUBTOTAL	\$ 28,080.00
ater				
Pipe, 4" DIP Class 350	LF	\$33.00	616	\$ 20,328.00
Pipe, 6" DIP Class 350	LF	\$39.00	0	\$ 0.00
Pipe, 8" DIP Class 350	LF	\$48.00	0	\$ 0.00
Pipe, 10" DIP Class 350	LF	\$54.00	0	\$ 0.00
Pipe, 12" DIP Class 350	LF	\$61.00	0	\$ 0.00
Valve, 4"	EA	\$1,230.00	0	\$ 0.00
Valve, 6"	EA	\$1,410.00	0	\$ 0.00
Valve, 8"	EA	\$1,680.00	0	\$ 0.00
Valve, 10"	EA	\$2,030.00	0	\$ 0.00
Valve, 12"	EA	\$2,270.00	0	\$ 0.00
Valve, 14"	EA	\$3,000.00	0	\$ 0.00
Valve, 16"	EA	\$3,550.00	0	\$ 0.00
			SUBTOTAL	\$ 20,328.00
Miscellaneous Water				
Air & Vac, 1"	EA	\$2,700.00	0	\$ 0.00
Blow Off, 2"	EA	\$1,500.00	0	\$ 0.00
Blow Off, 4"	EA	\$3,600.00	0	\$ 0.00
Fire Hydrant, 6"	EA	\$4,400.00	0	\$ 0.00
Fire Service, 6"	EA	\$10,500.00	0	\$ 0.00
Fire Service, 8"	EA	\$14,750.00	0	\$ 0.00
Hot Tap, 8"	EA	\$3,550.00	0	\$ 0.00
Hot Tap, 10"	EA	\$3,900.00	0	\$ 0.00
Hot Tap, 12"	EA	\$4,750.00	0	\$ 0.00
Service, 1"	EA	\$1,050.00	0	\$ 0.00
Service, 2"	EA	\$2,200.00	24	\$ 52,800.00
DI FITTINGS (BENDS), 8"	EA	\$600.00	8	\$ 4,800.00
DI Pipe Casing, 14"	LF	\$12.00	120	\$ 1,440.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 59,040.00
			TOTAL COST	\$ 269,115.20

PREPARED BY:

Paul R. Huddleston, Jr.

WET STAMP & DATE

Hunsaker & Associates

(951) 352-7200



Cash Register Receipt

City of Corona

Receipt Number
R16921

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$350,000.00
TOTAL FEES PAID BY RECEIPT:R16921			\$350,000.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R16922

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$175,000.00
TOTAL FEES PAID BY RECEIPT:R16922			\$175,000.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37030 – POWELL WAY, STREET IMPROVEMENT (70% OF LOT P, LOTS 28-34)
Onsite Non-Public Improvements**

This Agreement is made and entered into as of this **4th day of September, 2019**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **WOODSIDE 05S, LP, a California limited partnership**, with its principal offices located at, **11870 Pierce Street, Suite 250, Riverside, CA, 92505** (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 **TM 37030** 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 said work and improvements is the amount of **Three Hundred Twenty Thousand Three Hundred Dollars and No Cents (\$320,300.00)**. The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

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

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

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

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

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

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

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

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

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

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

City:

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

Developer:

Woodside 05S, LP
11870 Pierce Street, Suite 250
Riverside, CA 92505


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

**WOODSIDE 05S, LP,
a California limited partnership**

By:



Name



Title

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of Riverside }

On August 8, 2019

Date

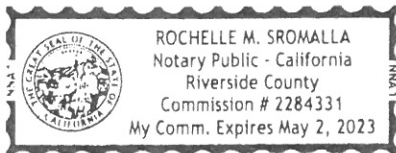
before me, Rochelle M. Sromalla, Notary Public

Here Insert Name and Title of the Officer

personally appeared Christopher Stanicek

Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Rochelle M. Sromalla

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

LEGAL DESCRIPTION

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

PARCEL A:

LOTS 28, 29, 33 AND 34 OF TRACT NO. 37030, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 1, 2017 IN BOOK 458, PAGES 100 THROUGH 117 OF MAPS, AND AS CORRECTED BY THAT CERTIFICATE OF CORRECTION RECORDED JULY 02, 2018, INSTRUMENT NO. 2018-0266099, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED TWO-THIRDS INTEREST IN ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND CLAY UNDERLYING SAID LAND, AND THAT MAY BE PRODUCED OR RECOVERED THEREFROM, AS RESERVED IN DEED FROM PUBLIX TITLE COMPANY, A CORPORATION, RECORDED NOVEMBER 13, 1956 IN BOOK 1997 PAGE 567 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RESERVATION HAS SINCE BEEN CONVEYED TO H. HOWARD GOODMAN, TRUSTEE OF THE GOODMAN TRUST OF 1977, BY DOCUMENT RECORDED JUNE 27, 1980 AS INSTRUMENT NO. 118070 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

PERMANENT EASEMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED JULY 22, 2011 AS INSTRUMENT NO. 2011-0321330 OF OFFICIAL RECORDS AND CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION" RECORDED JULY 19, 2012 AS INSTRUMENT NO. 2012-0336145 OF OFFICIAL RECORDS, BOTH OF SAID COUNTY.

APN: 282-030-033-3 (Affects this and other property)

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

SEE ATTACHED

Faithful Performance	\$320,300.00
Labor and Material	\$160,100.00

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

Project: Arrantine Hills Phase 1B
Location: Powell Way Street Improvement Bond (Lot P)
DWG No: _____

DATE: 8/29/2017
Bond Estimate For Lots 28-34 (7 Lots)
70% of Original Bond

7-24-19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Materials
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements	_____	_____	_____
2 Master-Planned R/W (Public) Improvements	_____	_____	_____
3 Interim Improvements (not including Grading Work)	_____	_____	_____
4 On-Site Public Improvements	_____	_____	_____
5 On-site Non-public Improvements	<u>\$351,758.60</u>	<u>\$457,400.00</u>	<u>\$228,700.00</u>
	70% = \$246,231.02	70% = \$320,300	70% = \$160,100
6 Additional Bond Improvements (beyond typical)	_____	_____	_____

NOTES:

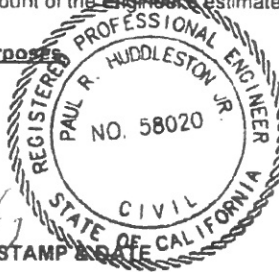
- All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated **total**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

PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Arantine Hills - Backbone Intract Street Improvement, Ph 1B, Bond 9

Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00	0	\$ 0.00
AC Pavement	SF	\$3.00	0	\$ 0.00
Curb Only	LF	\$10.00	0	\$ 0.00
Curb & Gutter	LF	\$16.00	0	\$ 0.00
D/W Approach	SF	\$13.00	0	\$ 0.00
Sidewalk	SF	\$8.00	0	\$ 0.00
W/C Ramp	SF	\$8.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00
Relocation				
Power/Telephone Pole	EA	\$5,000.00	0	\$ 0.00
Pull Boxes	EA	\$500.00	0	\$ 0.00
Street Light	EA	\$6,000.00	0	\$ 0.00
Street Sign	EA	\$400.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00
Asphalt				
AC Berm 6"	LF	\$20.00	0	\$ 0.00
AC Berm 8"	LF	\$24.00	0	\$ 0.00
AC Fogseal	SY	\$3.00	0	\$ 0.00
AC Overlay	SY	\$4.00		\$ 0.00
AC Pavement	SF		20,214	\$ -
Asphalt (sf x depth x 0.075) 4" THICK	TON	\$75.00	505	\$ 37,901.25
Base (sf x depth / 27) 4" THICK	CY	\$55.00	250	\$ 13,725.25
Fogseal	SY	\$3.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 51,626.50
Concrete				
Alley Approach, 8" PCC	SF	\$15.00	0	\$ 0.00
Curb Only 6"	LF	\$20.00	0	\$ 0.00
Curb Only 8"	LF	\$24.00	0	\$ 0.00
Curb & Gutter 6"	LF	\$25.00	951	\$ 23,775.00
Curb & Gutter 8"	LF	\$26.00	0	\$ 0.00

Cross Gutter & Spandrel	SF	\$16.00	680	\$ 10,880.00
J/W Approach, Complete	EA	\$4,000.00	0	\$ 0.00
D/W Approach, 6"	SF	\$11.00	1,468	\$ 16,149.10
D/W Approach, 8"	SF	\$13.00	0	\$ 0.00
Pavement, 6"	SF	\$11.00	0	\$ 0.00
Pavement, 8"	SF	\$12.00	0	\$ 0.00
Sidewalk, 4"	SF	\$10.00	5,690	\$ 56,900.00
V-Gutter	SF	\$15.00	0	\$ 0.00
W/C Ramp	EA	\$2,500.00	0	\$ 0.00
W/C Ramp	SF	\$10.00	0	\$ 0.00
1" Shed Curb	LF	\$20.00	0	\$ 0.00
4" Flared Curb	LF	\$22.00	0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 107,704.10

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00	0	\$ 0.00
Box Culvert (Unapp. Areas)	CY	\$2,500.00	0	\$ 0.00
Catch Basin, W<8'	EA	\$7,000.00	0	\$ 0.00
Catch Basin, W>8'	EA	\$10,500.00	0	\$ 0.00
Channel, Reinf. Conc. Lined	SF	\$13.00	0	\$ 0.00
Channel, Open Conc. <24"	LF	\$150.00	0	\$ 0.00
Channel, Open Conc. 27"-36"	LF	\$250.00	0	\$ 0.00
Channel, Open Conc. 42"-72"	LF	\$500.00	0	\$ 0.00
Collar, 45"-60"	EA	\$1,300.00	0	\$ 0.00
Collar, >60"	EA	\$2,000.00	0	\$ 0.00
Encasement	LF	\$65.00	0	\$ 0.00
Energy Dissipater	LS	\$7,000.00	0	\$ 0.00
Grate Inlet, 12" x 12"	EA	\$500.00	0	\$ 0.00
Grate Inlet, 18" x 18"	EA	\$600.00	0	\$ 0.00
Grate Inlet, 36" x 36"	EA	\$5,000.00	0	\$ 0.00
Headwalls, Gravity Type	EA	\$2,000.00	0	\$ 0.00
Headwalls, Wing Type	EA	\$9,000.00	0	\$ 0.00
Inlet Apron	EA	\$3,000.00	0	\$ 0.00
Junction Structure	EA	\$10,000.00	0	\$ 0.00
Manhole, H<8'	EA	\$4,500.00	0	\$ 0.00
Manhole, H>8'	EA	\$5,500.00	0	\$ 0.00
Pipe, 18" RCP	LF	\$150.00	0	\$ 0.00
Pipe, 24" RCP	LF	\$180.00	0	\$ 0.00
Pipe, 30" RCP	LF	\$190.00	0	\$ 0.00
Pipe, 36" RCP	LF	\$200.00	0	\$ 0.00
Pipe, 42" RCP	LF	\$220.00	0	\$ 0.00
Pipe, 48" RCP	LF	\$230.00	0	\$ 0.00
Pipe, 54" RCP	LF	\$300.00	0	\$ 0.00
Pipe, 60" RCP	LF	\$325.00	0	\$ 0.00
Pipe, 66" RCP	LF	\$350.00	0	\$ 0.00
Pipe, 72" RCP	LF	\$400.00	0	\$ 0.00
Pipe, 78" RCP	LF	\$420.00	0	\$ 0.00
Pipe, 84" RCP	LF	\$450.00	0	\$ 0.00

Pipe, 18" CMP	LF	\$110.00	0	\$ 0.00
Pipe, 24" CMP	LF	\$130.00	0	\$ 0.00
Pipe, 30" CMP	LF	\$150.00	0	\$ 0.00
Pipe, 36" CMP	LF	\$180.00	0	\$ 0.00
Pipe, 42" CMP	LF	\$190.00	0	\$ 0.00
Pipe, 48" CMP	LF	\$200.00	0	\$ 0.00
Pipe, 54" CMP	LF	\$220.00	0	\$ 0.00
Pipe, 60" CMP	LF	\$250.00	0	\$ 0.00
Pipe, 4" PVC	LF	\$20.00	0	\$ 0.00
Pipe, 6" PVC	LF	\$25.00	0	\$ 0.00
Pipe, 8" PVC	LF	\$30.00	0	\$ 0.00
Pipe, 10" PVC	LF	\$35.00	0	\$ 0.00
Pipe, 12" PVC	LF	\$40.00	0	\$ 0.00
Pipe, 18" PVC	LF	\$50.00	0	\$ 0.00
Pipe, 6" HDPE	LF	\$12.00	0	\$ 0.00
Pipe, 12" HDPE	LF	\$20.00	0	\$ 0.00
90 Deg. Tee 12x6	EA	\$175.00	0	\$ 0.00
Rip-Rap, Grouted	SF	\$10.00	0	\$ 0.00
Rip-Rap, Grouted	Ton	\$75.00	0	\$ 0.00
Transition Structure	EA	\$5,000.00	0	\$ 0.00
Underwalk Drain, W<6'	EA	\$2,500.00	0	\$ 0.00
Underwalk Drain, W>6'	EA	\$3,500.00	0	\$ 0.00
Basin Trash Rack	EA	\$250.00	0	\$ 0.00
OTHER=	EA	\$0.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Street Lights

Pull Box No. 3 1/2	EA	\$300.00	0	\$ 0.00
Pull Box No. 5	EA	\$400.00	0	\$ 0.00
Service Point	EA	\$5,500.00	0	\$ 0.00
St. Light, 501 - 1 only	EA	\$5,400.00	0	\$ 0.00
St. Light, 501 - 2 to 5	EA	\$5,200.00	0	\$ 0.00
St. Light, 501 - 5+	EA	\$4,500.00	0	\$ 0.00
St. Light, 502 - 1 only	EA	\$5,800.00	0	\$ 0.00
St. Light, 502 - 2 to 5	EA	\$5,400.00	5	\$ 27,000.00
St. Light, 502 - 5+	EA	\$5,000.00	0	\$ 0.00
St. Lt. Conduit, 1" Sch 80			0	\$ 0.00
<500 LF	LF	\$12.00	0	\$ 0.00
>500 LF	LF	\$10.00	0	\$ 0.00
St. Lt. Conduit, 1 1/2			0	\$ 0.00
<500 LF	LF	\$16.00	0	\$ 0.00
>500 LF	LF	\$14.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 27,000.00

Traffic

Signal, 6 phse+MstrCont.	EA	\$240,000.00	0	\$ 0.00
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Signal, 8 phse+MstrCont.	EA	\$265,000.00	0	\$ 0.00
Signal, Both+Intrconnect	LF	\$20.00	0	\$ 0.00
Striping, 4" Sld wht/ylw	LF	\$0.50	0	\$ 0.00
Striping, 8" Sld wht/ylw	LF	\$0.65	0	\$ 0.00
Striping 12" Sld wht/ylw	LF	\$2.50	0	\$ 0.00
Striping, Skip	LF	\$0.35	0	\$ 0.00
Striping, Double	LF	\$0.75	0	\$ 0.00
SUBTOTAL				\$ 0.00

Walls

Retaining Walls	SF	\$15.00	0	\$ 0.00
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Miscellaneous

Barricade, 40'	EA	\$1,600.00	0	\$ 0.00
Water Lateral	EA	\$5,000.00	0	\$ 0.00
Water Meter Installation	EA	\$2,500.00	0	\$ 0.00
Paving Replacement, Trench	LF	\$16.00	0	\$ 0.00
Pressure Reducing Station	EA	\$90,000.00	0	\$ 0.00
Shoring for Trenches > 5' Deep	LF	\$17.00	0	\$ 0.00
Street Name Signs	EA	\$500.00	0	\$ 0.00
Landscaping	SF	\$2.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
SUBTOTAL				\$ 0.00

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$7,000.00	5	\$ 35,000.00
Manhole, 5' dia. > 20' deep	EA	\$9,000.00	0	\$ 0.00
Pipe, 4" VCP	LF	\$10.00	0	\$ 0.00
Pipe, 6" VCP	LF	\$15.00	0	\$ 0.00
Pipe, 8" VCP	LF	\$18.00	924	\$ 16,632.00
Pipe, 10" VCP	LF	\$20.00	0	\$ 0.00
Pipe, 12" VCP	LF	\$26.00	0	\$ 0.00
Pipe, 15" VCP	LF	\$43.00	0	\$ 0.00
Pipe, 4" DIP	LF	\$33.00	0	\$ 0.00
Pipe, 6" DIP	LF	\$39.00	0	\$ 0.00
Pipe, 8" DIP	LF	\$48.00	0	\$ 0.00
Pipe, 10" DIP	LF	\$54.00	0	\$ 0.00
Pipe, 12" DIP	LF	\$61.00	0	\$ 0.00
Pipe, 15" DIP	LF	\$73.00	0	\$ 0.00
SUBTOTAL				\$ 51,632.00

Miscellaneous Sewer

Adjust Manhole	EA	\$1,550.00	0	\$ 0.00
Clean Out	EA	\$1,060.00	0	\$ 0.00
Saddle	EA	\$1,170.00	0	\$ 0.00

OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Water

Pipe, 4" DIP Class 350	LF	\$33.00	280	\$ 9,240.00
Pipe, 6" DIP Class 350	LF	\$39.00	0	\$ 0.00
Pipe, 8" DIP Class 350	LF	\$48.00	647	\$ 31,056.00
Pipe, 10" DIP Class 350	LF	\$54.00	0	\$ 0.00
Pipe, 12" DIP Class 350	LF	\$61.00	0	\$ 0.00
Valve, 4"	EA	\$1,230.00	10	\$ 12,300.00
Valve, 6"	EA	\$1,410.00	0	\$ 0.00
Valve, 8"	EA	\$1,680.00	10	\$ 16,800.00
Valve, 10"	EA	\$2,030.00	0	\$ 0.00
Valve, 12"	EA	\$2,270.00	0	\$ 0.00
Valve, 14"	EA	\$3,000.00	0	\$ 0.00
Valve, 16"	EA	\$3,550.00	0	\$ 0.00
			SUBTOTAL	\$ 69,396.00

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00	0	\$ 0.00
Blow Off, 2"	EA	\$1,500.00	0	\$ 0.00
Blow Off, 4"	EA	\$3,600.00	0	\$ 0.00
Fire Hydrant, 6"	EA	\$4,400.00	0	\$ 0.00
Fire Service, 6"	EA	\$10,500.00	4	\$ 42,000.00
Fire Service, 8"	EA	\$14,750.00	0	\$ 0.00
Hot Tap, 8"	EA	\$3,550.00	0	\$ 0.00
Hot Tap, 10"	EA	\$3,900.00	0	\$ 0.00
Hot Tap, 12"	EA	\$4,750.00	0	\$ 0.00
Service, 1"	EA	\$1,050.00	0	\$ 0.00
Service, 2"	EA	\$2,200.00	0	\$ 0.00
DI FITTINGS (BENDS), 8"	EA	\$600.00	4	\$ 2,400.00
DI Pipe Casing, 14"	LF	\$12.00	0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 44,400.00

TOTAL COST \$ 351,758.60

(70% = \$246,231.02)

PREPARED BY:

Paul R. Huddleston, Jr.

WET STAMP & DATE

Hunsaker & Associates

(951) 352-7200



Cash Register Receipt

City of Corona

Receipt Number
R16924

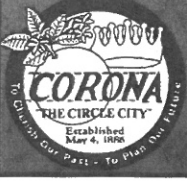
DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$320,300.00
TOTAL FEES PAID BY RECEIPT:R16924			\$320,300.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R16925

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$160,100.00
TOTAL FEES PAID BY RECEIPT:R16925			\$160,100.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR
TRACT MAP 37030 – POWELL WAY, STREET PARKWAY LANDSCAPING
(70% OF LOT P, LOTS 28-34)
Onsite Non-Public Improvements**

This Agreement is made and entered into as of this **4th day of September, 2019**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **WOODSIDE 05S, LP, a California limited partnership**, with its principal offices located at, **11870 Pierce Street, Suite 250, Riverside, CA, 92505** (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 **TM 37030** 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 said work and improvements is the amount of **Nineteen Thousand Two Hundred Dollars and No Cents (\$19,200.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

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

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

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

or any extension thereof granted by the City.

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

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

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

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

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

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

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

City:

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

Developer:

Woodside 05S, LP
11870 Pierce Street, Suite 250
Riverside, CA 92505

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

**WOODSIDE 05S, LP,
a California limited partnership**

By:

Ch Stanicek
Name
Christopher Stanicek
Title Assistant Secretary

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California

County of

On

August 8, 2019

Date

before me,

Rochelle M. Sromalla, Notary Public

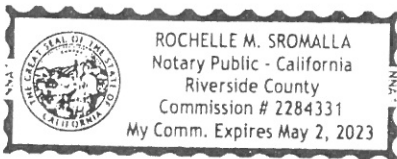
Here Insert Name and Title of the Officer

personally appeared

Christopher Stanicek

Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature

Rochelle M. Sromalla

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

LEGAL DESCRIPTION

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

PARCEL A:

LOTS 28, 29, 33 AND 34 OF TRACT NO. 37030, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 1, 2017 IN BOOK 458, PAGES 100 THROUGH 117 OF MAPS, AND AS CORRECTED BY THAT CERTIFICATE OF CORRECTION RECORDED JULY 02, 2018, INSTRUMENT NO. 2018-0266099, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED TWO-THIRDS INTEREST IN ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND CLAY UNDERLYING SAID LAND, AND THAT MAY BE PRODUCED OR RECOVERED THEREFROM, AS RESERVED IN DEED FROM PUBLIX TITLE COMPANY, A CORPORATION, RECORDED NOVEMBER 13, 1956 IN BOOK 1997 PAGE 567 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RESERVATION HAS SINCE BEEN CONVEYED TO H. HOWARD GOODMAN, TRUSTEE OF THE GOODMAN TRUST OF 1977, BY DOCUMENT RECORDED JUNE 27, 1980 AS INSTRUMENT NO. 118070 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

PERMANENT EASEMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED JULY 22, 2011 AS INSTRUMENT NO. 2011-0321330 OF OFFICIAL RECORDS AND CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION" RECORDED JULY 19, 2012 AS INSTRUMENT NO. 2012-0336145 OF OFFICIAL RECORDS, BOTH OF SAID COUNTY.

APN: 282-030-033-3 (Affects this and other property)

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

SEE ATTACHED

Faithful Performance	\$19,200.00
Labor and Material	\$9,600.00

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

Project: Arrantine Hills Phase 1B
Location: Powell Way Street Parkway Landscaping Bond (Lot P)
DWG No: _____

DATE: 8/29/2017
Bond Estimate For Lots 28-34 (7 Lots)
70% of Original Bond

7-25-19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Materials
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements	_____	_____	_____
2 Master-Planned R/W (Public) Improvements	_____	_____	_____
3 Interim Improvements (not including Grading Work)	_____	_____	_____
4 On-Site Public Improvements	_____	_____	_____
5 On-site Non-public Improvements	<u>\$18,240.00</u>	<u>\$27,400.00</u>	<u>\$13,700.00</u>
	70% = \$12,768	70% = \$19,200	70% = \$9,600
6 Additional Bond Improvements (beyond typical)	_____	_____	_____

NOTES:

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

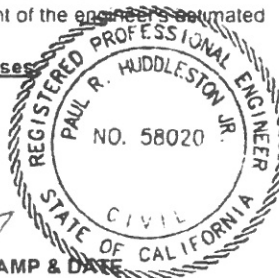
PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email

WET STAMP & DATE



7-25-19

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Arantine Hills - Backbone Intract Street Improvement, Ph 1B, Bond 10

Location: City of Corona, CA

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00	0	\$ 0.00
AC Pavement	SF	\$3.00	0	\$ 0.00
Curb Only	LF	\$10.00	0	\$ 0.00
Curb & Gutter	LF	\$16.00	0	\$ 0.00
D/W Approach	SF	\$13.00	0	\$ 0.00
Sidewalk	SF	\$8.00	0	\$ 0.00
W/C Ramp	SF	\$8.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00
Relocation				
Power/Telephone Pole	EA	\$5,000.00	0	\$ 0.00
Pull Boxes	EA	\$500.00	0	\$ 0.00
Street Light	EA	\$6,000.00	0	\$ 0.00
Street Sign	EA	\$400.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00
Asphalt				
AC Berm 6"	LF	\$20.00	0	\$ 0.00
AC Berm 8"	LF	\$24.00	0	\$ 0.00
AC Fogseal	SY	\$3.00	0	\$ 0.00
AC Overlay	SY	\$4.00	0	\$ 0.00
AC Pavement	SF		0	\$ -
Asphalt (sf x depth x 0.075)	TON	\$75.00	0	\$ 0.00
Base (sf x depth / 27)	CY	\$55.00	0	\$ 0.00
Fogseal	SY	\$3.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00
Concrete				
Alley Approach, 8" PCC	SF	\$15.00	0	\$ 0.00
Curb Only 6"	LF	\$20.00	0	\$ 0.00
Curb Only 8"	LF	\$24.00	0	\$ 0.00
Curb & Gutter 6"	LF	\$25.00	0	\$ 0.00
Curb & Gutter 8"	LF	\$26.00	0	\$ 0.00

Cross Gutter & Spandrel	SF	\$16.00	0	\$ 0.00
U/W Approach, Complete	EA	\$4,000.00	0	\$ 0.00
D/W Approach, 6"	SF	\$11.00	0	\$ 0.00
D/W Approach, 8"	SF	\$13.00	0	\$ 0.00
Pavement, 6"	SF	\$11.00	0	\$ 0.00
Pavement, 8"	SF	\$12.00	0	\$ 0.00
Sidewalk, 4"	SF	\$10.00	0	\$ 0.00
V-Gutter	SF	\$15.00	0	\$ 0.00
W/C Ramp	EA	\$2,500.00	0	\$ 0.00
W/C Ramp	SF	\$10.00	0	\$ 0.00
1" Shed Curb	LF	\$20.00	0	\$ 0.00
4" Flared Curb	LF	\$22.00	0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00	0	\$ 0.00
Box Culvert (Unapp. Areas)	CY	\$2,500.00	0	\$ 0.00
Catch Basin, W<8'	EA	\$7,000.00	0	\$ 0.00
Catch Basin, W>8'	EA	\$10,500.00	0	\$ 0.00
Channel, Reinf. Conc. Lined	SF	\$13.00	0	\$ 0.00
Channel, Open Conc. <24"	LF	\$150.00	0	\$ 0.00
Channel, Open Conc. 27"-36"	LF	\$250.00	0	\$ 0.00
Channel, Open Conc. 42"-72"	LF	\$500.00	0	\$ 0.00
Collar, 45"-60"	EA	\$1,300.00	0	\$ 0.00
Collar, >60"	EA	\$2,000.00	0	\$ 0.00
Encasement	LF	\$65.00	0	\$ 0.00
Energy Dissipater	LS	\$7,000.00	0	\$ 0.00
Grate Inlet, 12" x 12"	EA	\$500.00	0	\$ 0.00
Grate Inlet, 24" x 24"	EA	\$1,300.00	0	\$ 0.00
Grate Inlet, 36" x 36"	EA	\$5,000.00	0	\$ 0.00
Headwalls, Gravity Type	EA	\$2,000.00	0	\$ 0.00
Headwalls, Wing Type	EA	\$9,000.00	0	\$ 0.00
Inlet Apron	EA	\$3,000.00	0	\$ 0.00
Junction Structure	EA	\$10,000.00	0	\$ 0.00
Manhole, H<8'	EA	\$4,500.00	0	\$ 0.00
Manhole, H>8'	EA	\$5,500.00	0	\$ 0.00
Pipe, 18" RCP	LF	\$150.00	0	\$ 0.00
Pipe, 24" RCP	LF	\$180.00	0	\$ 0.00
Pipe, 30" RCP	LF	\$190.00	0	\$ 0.00
Pipe, 36" RCP	LF	\$200.00	0	\$ 0.00
Pipe, 42" RCP	LF	\$220.00	0	\$ 0.00
Pipe, 48" RCP	LF	\$230.00	0	\$ 0.00
Pipe, 54" RCP	LF	\$300.00	0	\$ 0.00
Pipe, 60" RCP	LF	\$325.00	0	\$ 0.00
Pipe, 66" RCP	LF	\$350.00	0	\$ 0.00
Pipe, 72" RCP	LF	\$400.00	0	\$ 0.00
Pipe, 78" RCP	LF	\$420.00	0	\$ 0.00
Pipe, 84" RCP	LF	\$450.00	0	\$ 0.00

Pipe, 18" CMP	LF	\$110.00	0	\$ 0.00
Pipe, 24" CMP	LF	\$130.00	0	\$ 0.00
Pipe, 30" CMP	LF	\$150.00	0	\$ 0.00
Pipe, 36" CMP	LF	\$180.00	0	\$ 0.00
Pipe, 42" CMP	LF	\$190.00	0	\$ 0.00
Pipe, 48" CMP	LF	\$200.00	0	\$ 0.00
Pipe, 54" CMP	LF	\$220.00	0	\$ 0.00
Pipe, 60" CMP	LF	\$250.00	0	\$ 0.00
Pipe, 4" PVC	LF	\$20.00	0	\$ 0.00
Pipe, 4" Perf PVC	LF	\$20.00	0	\$ 0.00
Pipe, 6" PVC	LF	\$25.00	0	\$ 0.00
Pipe, 8" PVC	LF	\$30.00	0	\$ 0.00
Pipe, 10" PVC	LF	\$35.00	0	\$ 0.00
Pipe, 12" PVC	LF	\$40.00	0	\$ 0.00
Pipe, 18" PVC	LF	\$50.00	0	\$ 0.00
Rip-Rap, Grouted	SF	\$10.00	0	\$ 0.00
Rip-Rap, Grouted	Ton	\$75.00	0	\$ 0.00
Transition Structure	EA	\$5,000.00	0	\$ 0.00
Underwalk Drain, W<6'	EA	\$2,500.00	0	\$ 0.00
Underwalk Drain, W>6'	EA	\$3,500.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Street Lights

Pull Box No. 3 1/2	EA	\$300.00	0	\$ 0.00
Pull Box No. 5	EA	\$400.00	0	\$ 0.00
Service Point	EA	\$5,500.00	0	\$ 0.00
St. Light, 501 - 1 only	EA	\$5,400.00	0	\$ 0.00
St. Light, 501 - 2 to 5	EA	\$5,200.00	0	\$ 0.00
St. Light, 501 - 5+	EA	\$4,500.00	0	\$ 0.00
St. Light, 502 - 1 only	EA	\$5,800.00	0	\$ 0.00
St. Light, 502 - 2 to 5	EA	\$5,400.00	0	\$ 0.00
St. Light, 502 - 5+	EA	\$5,000.00	0	\$ 0.00
St. Lt. Conduit, 1" Sch 80			0	\$ 0.00
<500 LF	LF	\$12.00	0	\$ 0.00
>500 LF	LF	\$10.00	0	\$ 0.00
St. Lt. Conduit, 1 1/2"			0	\$ 0.00
<500 LF	LF	\$16.00	0	\$ 0.00
>500 LF	LF	\$14.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
			SUBTOTAL	\$ 0.00

Traffic

Signal, 6 phse+MstrCont.	EA	\$240,000.00	0	\$ 0.00
Signal, 8 phse+MstrCont.	EA	\$265,000.00	0	\$ 0.00
Signal, Both+Intrconnect	LF	\$20.00	0	\$ 0.00
Striping, 4" Sld wht/ylw	LF	\$0.50	0	\$ 0.00

Striping, 8" Sld wht/yiw	LF	\$0.65	0	\$ 0.00
Striping 12" Sld wht/yiw	LF	\$2.50	0	\$ 0.00
Striping, Skip	LF	\$0.35	0	\$ 0.00
Striping, Double	LF	\$0.75	0	\$ 0.00
SUBTOTAL				\$ 0.00

Walls

Retaining Walls	SF	\$15.00	0	\$ 0.00
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Miscellaneous

Barricade, 40'	EA	\$1,600.00	0	\$ 0.00
Water Lateral	EA	\$5,000.00	0	\$ 0.00
Water Meter Installation	EA	\$2,500.00	0	\$ 0.00
Paving Replacement, Trench	LF	\$16.00	0	\$ 0.00
Pressure Reducing Station	EA	\$90,000.00	0	\$ 0.00
Shoring for Trenches > 5' Deep	LF	\$17.00	0	\$ 0.00
Street Name Signs	EA	\$500.00	0	\$ 0.00
Landscaping	SF	\$3.00	6,080	\$ 18,240.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
SUBTOTAL				\$ 18,240.00

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$7,000.00	0	\$ 0.00
Manhole, 5' dia. > 20' deep	EA	\$9,000.00	0	\$ 0.00
Pipe, 4" VCP	LF	\$10.00	0	\$ 0.00
Pipe, 6" VCP	LF	\$15.00	0	\$ 0.00
Pipe, 8" VCP	LF	\$18.00	0	\$ 0.00
Pipe, 10" VCP	LF	\$20.00	0	\$ 0.00
Pipe, 12" VCP	LF	\$26.00	0	\$ 0.00
Pipe, 15" VCP	LF	\$43.00	0	\$ 0.00
Pipe, 4" DIP	LF	\$33.00	0	\$ 0.00
Pipe, 6" DIP	LF	\$39.00	0	\$ 0.00
Pipe, 8" DIP	LF	\$48.00	0	\$ 0.00
Pipe, 10" DIP	LF	\$54.00	0	\$ 0.00
Pipe, 12" DIP	LF	\$61.00	0	\$ 0.00
Pipe, 15" DIP	LF	\$73.00	0	\$ 0.00
SUBTOTAL				\$ 0.00

Miscellaneous Sewer

Adjust Manhole	EA	\$1,550.00	0	\$ 0.00
Clean Out	EA	\$1,060.00	0	\$ 0.00
Saddle	EA	\$1,170.00	0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00
OTHER=			0	\$ 0.00

			SUBTOTAL	\$	0.00
Water					
Pipe, 4" DIP Class 350	LF	\$33.00	0	\$	0.00
Pipe, 6" DIP Class 350	LF	\$39.00	0	\$	0.00
Pipe, 8" DIP Class 350	LF	\$48.00	0	\$	0.00
Pipe, 10" DIP Class 350	LF	\$54.00	0	\$	0.00
Pipe, 12" DIP Class 350	LF	\$61.00	0	\$	0.00
Valve, 4"	EA	\$1,230.00	0	\$	0.00
Valve, 6"	EA	\$1,410.00	0	\$	0.00
Valve, 8"	EA	\$1,680.00	0	\$	0.00
Valve, 10"	EA	\$2,030.00	0	\$	0.00
Valve, 12"	EA	\$2,270.00	0	\$	0.00
Valve, 14"	EA	\$3,000.00	0	\$	0.00
Valve, 16"	EA	\$3,550.00	0	\$	0.00
			SUBTOTAL	\$	0.00
Miscellaneous Water					
Air & Vac, 1"	EA	\$2,700.00	0	\$	0.00
Blow Off, 2"	EA	\$1,500.00	0	\$	0.00
Blow Off, 4"	EA	\$3,600.00	0	\$	0.00
Fire Hydrant, 6"	EA	\$4,400.00	0	\$	0.00
Fire Service, 6"	EA	\$10,500.00	0	\$	0.00
Fire Service, 8"	EA	\$14,750.00	0	\$	0.00
Hot Tap, 8"	EA	\$3,550.00	0	\$	0.00
Hot Tap, 10"	EA	\$3,900.00	0	\$	0.00
Hot Tap, 12"	EA	\$4,750.00	0	\$	0.00
Service, 1"	EA	\$1,050.00	0	\$	0.00
Service, 2"	EA	\$2,200.00	0	\$	0.00
OTHER=	EA		0	\$	0.00
OTHER=			0	\$	0.00
OTHER=			0	\$	0.00
			SUBTOTAL	\$	0.00
TOTAL COST				\$	18,240.00

70% = 12,768

PREPARED BY:

Paul R. Huddleston, Jr.

WET STAMP & DATE

Hunsaker & Associates

(951) 352-7200



Cash Register Receipt

City of Corona

Receipt Number
R16926

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$19,200.00
TOTAL FEES PAID BY RECEIPT:R16926			\$19,200.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R16927

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PLE170022 Address: APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$9,600.00
TOTAL FEES PAID BY RECEIPT: R16927			\$9,600.00

Date Paid: Monday, August 19, 2019

Paid By: WOODSIDE 05S, LP

Cashier: ACIS

Pay Method: BOND

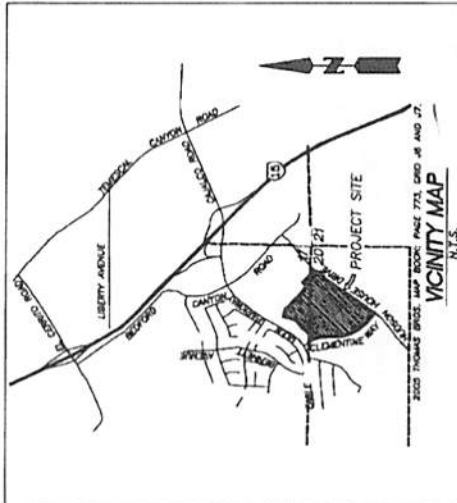
NUMBERED LOTS: 45
 LETTERED LOTS: 17
 AREA IN MAP BOOK: 21.047 AC.
 AREA IN LETTERED LOTS: 21.059 AC.
 TOTAL AREA: 52.146 AC.

SHEET INDEX

- ① NOTICES SHEET NUMBER
- INDICATES SHEET BOUNDARY

EASEMENT NOTES

1. A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT MAPS, RECORDED JULY 13, 2017, IN MAP BOOKS 438 PAGES 23 - 24.
2. A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT MAPS, RECORDED JULY 13, 2017, IN MAP BOOKS 438 PAGES 23 - 24.
3. AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF SURVEY AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL, AS SHOWN AND DEDICATED ON TRACT MAPS, RECORDED JULY 13, 2017, IN MAP BOOKS 438 PAGES 23 - 24.
4. AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF SURVEY AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
5. AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
6. A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
7. A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
8. AN EASEMENT FOR PUBLIC WATER PURPOSES AS SHOWN AND DEDICATED HEREON.
9. AN EASEMENT FOR PUBLIC WATER PURPOSES AS SHOWN AND DEDICATED HEREON.
10. AN EASEMENT TO THE PUBLIC FOR ACCESS PURPOSES FOR INGRESS AND EGRESS FOR THE PURPOSES OF THE MAINTENANCE OF DRAINAGE FACILITIES OVER LOTS 12 AND LOTS "C", "L", "M", AND "N", DEDICATED TO THE PUBLIC HEREON.
11. A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
12. AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.
13. AN EASEMENT FOR LANDSCAPE PURPOSES, AS SHOWN AND RETURNED HEREON.



NOTES

SEE SHEET 1 FOR NOTICES AND EASEMENTS
 SEE SHEET 2 FOR EASEMENT INFORMATION
 SEE SHEET 3 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS
 OF BEARING AND DATUM STATEMENT
 SEE SHEET 4 FOR EASEMENT INFORMATION
 SEE SHEET 17 AND 18 FOR LANDSCAPE EASEMENT INFORMATION

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

TRACT NO. 37030

BEING A SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, PAGES 23 THROUGH 30, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AUGUST, SEPTEMBER & NOVEMBER, 2015.

HUNSAKER AND ASSOCIATES, INC.

FOR CONDOMINIUM PURPOSES

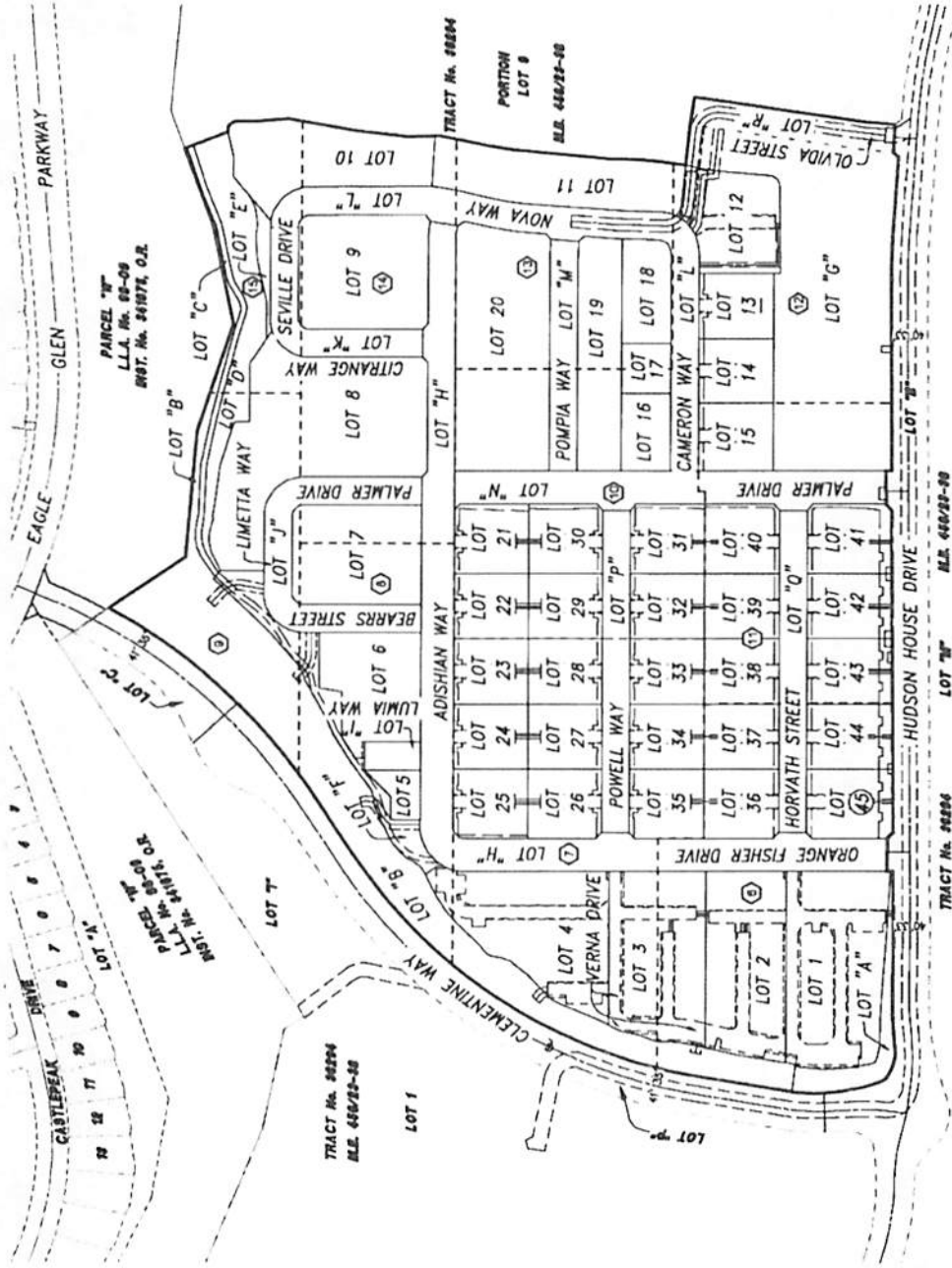


EXHIBIT "A"