

**AGREEMENT FOR PRECISE GRADING, EROSION CONTROL, AND DRAINAGE
IMPROVEMENTS FOR TRACT MAP 37030, BEDFORD (PRODUCTION) – LOTS 5-10 & LOT 17,
UNITS 1-54, 102 & 103 – DWG. # 19-028P - (PWGR2019-0020)**

This Agreement is entered into as of this **15th day of January, 2020** by and between the **City of Corona**, a municipal corporation (hereinafter referred to as "City") and **RICHMOND AMERICAN HOMES OF MARYLAND, INC., a Maryland corporation**, with its principal offices located at, **391 N. Main Street, Suite 205, Corona, CA, 92880**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 37030** (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 **One Hundred Sixty-Nine Thousand Eight Hundred Dollars and No Cents (\$169,800.00)** 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:

Richmond American Homes of Maryland, Inc.
391 N. Main Street, Suite 205
Corona, CA 92880

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

**RICHMOND AMERICAN HOMES, INC.,
a MARYLAND corporation**

By: 
Signature

EDGAR GOMEZ
Print Name

DIRECTOR OF PROJECT MANAGEMENT
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

EXHIBIT "A"
LIST OF GRADING WORK

(Engineer's Cost Estimate Attached)

Quantity of Grading	\$169,800.00
Erosion Control	\$2,500.00

Bond Estimate Sheet

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

Project: Production Precise Grading, Tract 37030, Lots 5-10 & Lot 17, units 1-54, 102 & 103
Location: Palmer Drive at Cameron Way
Dwg. No. 19-028P

	<u>Construction Cost</u> (See Note 1)	<u>Bond Estimate</u> (See Note 2)
<u>1. GRADING SECURITY</u>		
(a) Grading Work, See Note 2	\$508,952.00	\$152,677.00
(b) Grading Work, See Note 3	\$17,118.00	\$17,118.00
TOTAL GRADING BOND ESTIMATE (See Notes 2, 4, & 6)		\$169,800.00
EROSION CONTROL CASH BOND (See Note 5)		\$2,500.00

2. SURVEY & MONUMENTATION BOND

Attach Engineer's PLS letter of
 Monumentation Cost, signed and stamped
 by the Engineer or PLS (Bond at 100%).

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 if 1(b), only when applicable per above.
7. City staff shall review all estimates and may charge the amount of the engineer's estimate 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:

Matthew Mohler

Matthew Mohler

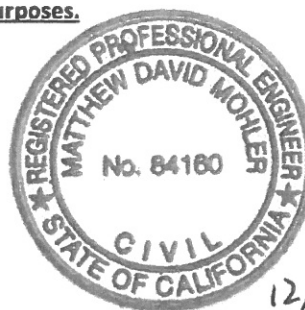
Engineer's Name & Signature

Hunsaker & Associates, Inc.

Company

949-583-1010

Tel No/Email



WET STAMP & DATE

12/3/19

QUANTITY ESTIMATE FOR GRADING

Project #: Production Precise Grading, Tract 37030, Lots 5-10 & Lot 17, units 1-54, 102 & 103
 Location: Palmer Drive at Cameron Way
 Dwg No. 19-028P

Item	Unit	Unit Cost	Quantity	Cost
Grading Improvements - Concrete and Drainage Facilities				
Grate Inlet, 12" x 12"	EA	\$100.00	109	\$ 10,900.00
Pipe, 4" PVC	LF	\$20.00	13,400	\$ 268,000.00
Earthwork (Cut & Fill)	CY	\$2.00	4,200	\$ 8,400.00
6" Drain Inlet	EA	\$50.00	216	\$ 10,800.00
Deepened Footing	LF	\$5.00	4,200	\$ 21,000.00
Dropped Garage	EA	\$500.00	29	\$ 14,500.00
Curb core for drain outlet with cleanout and eccentric adaptor	EA	\$300.00	105	\$ 31,500.00
Driveway per soils Engineer Rec	SF	\$5.00	23,300	\$ 116,500.00
Hardscape walk/stoop	SF	\$3.00	9,000	\$ 27,000.00
Residential driveway approach	LF	\$11.00	32	\$ 352.00
Other:				\$ -
SUBTOTAL				\$ 508,952.00

Erosion Control

(Items and cost to be provided by Engineer)

Silt Fence	LF	\$2.50	3,850	\$ 9,625.00
Gravel Bag Drain Inlet Protection	EA	\$14.00	325	\$ 4,550.00
Storm Drain Inlet Protection	EA	\$250.00	6	\$ 1,500.00
Fiber Rolls	LF	\$1.85	780	\$ 1,443.00
				\$ -
				\$ -
SUBTOTAL				\$ 17,118.00

PREPARED BY:**TOTAL COST \$ 526,070.00**

12/3/19

WET STAMP & DATE

A handwritten signature in black ink, appearing to read "Matthew Mohler".

Matthew D Mohler
 Hunsaker & Associates
 949-583-1010

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.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Riverside)

On Dec 11, 2019 before me, S.B. May, Notary Public,
(here insert name and title of the officer)

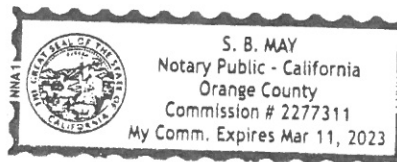
personally appeared Edgar Gomez

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



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

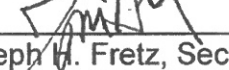
☐ _____

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolution was adopted by the Board of Directors pursuant to Minutes of Action dated as of November 6, 2018, and that such resolution is in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that effective immediately, Edgar Gomez, Director of Project Management - Land (Riverside Division), for so long as he holds such position, be and he hereby is authorized to enter into, execute and deliver, on behalf of the Company's Riverside Division, notice of completions, contracts, master consultant agreements, utility agreements, city and county entity agreements, homeowner association agreements, bonds, and department of real estate agreements, but not deeds and other conveyance documents, in connection with the Company's business of building and selling homes.

RICHMOND AMERICAN HOMES OF
MARYLAND, INC., a Maryland corporation

By: 
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 8th day of November 2018.



Cash Register Receipt

City of Corona

Receipt Number
R19964

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2019-0020 Address: APN:			
FAITHFUL PERFORMANCE BOND – GRADING	11000000 22002	ORIGINAL	\$169,800.00
TOTAL FEES PAID BY RECEIPT:R19964			\$169,800.00

Date Paid: Friday, December 27, 2019

Paid By: RICHMOND AMERICAN HOMES OF MARYLAND, INC

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R19676

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2019-0020 Address: APN:			
EROSION CONTROL BOND	11000000 22002	ORIGINAL	\$2,500.00
TOTAL FEES PAID BY RECEIPT:R19676			\$2,500.00

Date Paid: Thursday, December 12, 2019

Paid By: RICHMOND AMERICAN HOMES

Cashier: MLE2

Pay Method: CHECK 1097893