

**AGREEMENT FOR SURVEY MONUMENTATION
FOR PARCEL MAP 37788**

This Agreement is entered into as of this **16th day of September, 2020**, by and between the **City of Corona**, a municipal corporation (hereinafter referred to as "City") and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal office located at **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008** (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of approval of **Parcel Map 37788** (hereinafter referred to as **Parcel Map 37788 map**) has submitted to the City for its approval and subsequent recordation a map prepared by **Hunsaker & Associates, Inc.**, containing property monuments in accordance with Section 66495 of the Subdivision Map Act.

SECOND: Developer now desires to record said **Parcel Map 37788** prior to having interior monuments set for said **Parcel Map 37788 Map**, and in consideration has instructed to certify on said **Parcel Map 37788 Map** that monuments will be set within **ONE YEAR** after recordation of **Parcel Map 37788 Map**. Furthermore, Developer has agreed to provide security guaranteeing the payment for the cost of setting such monuments in accordance with Section 66496 of the Subdivision Map Act.

THIRD: Developer and City desire to enter into this Agreement for the furnishing of security for the setting of monuments in performance of this Agreement. Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **Twenty-Two Thousand Dollars and No Cents (\$22,000.00)** to guarantee the faithful performance of all of the provisions of this Agreement. The surety shall have a current A.M. Best's rating of no less than "A", shall be licensed to do business in California, and shall be satisfactory to the City. Upon request of the City, the amount of the bond shall be subject to adjustment at the sole and absolute discretion of the City if the estimated cost for the setting of monuments changes. As part of the obligation secured by the surety and in addition to the face amount of the bond, the surety shall also secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. These expenses, fees and costs shall be taxed as costs and included in any judgment rendered. The surety stipulates and agrees that no change, extension of time, alteration or addition to the terms of this Agreement 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.

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

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

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

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

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

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

CITY:

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

DEVELOPER:

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

TENTH: This Agreement contains the entire Agreement of the parties with respect to the subject

matter hereof, and supersedes all prior negotiations, understandings, or agreements, either in writing or oral, express, or implied. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

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

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

By: 
Michael D. Hubly, authorized representative

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

**NOTE: TWO SIGNATURES ARE REQUIRED FOR ALL 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 ACKNOWLEDGEMENT

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.

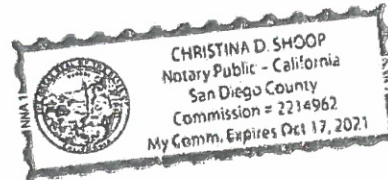
State of California }
 }
County of San Diego }

On September 3, 2020 before me Christina D. Shoop, Notary Public, personally appeared Michael D. Hubly, 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.

Christina D. Shoop
Notary Public Signature



Notary Public Seal

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this report is situated in the City of Corona, the County of Riverside, State of California, and is described as follows:

Parcel "A":

That portion of Parcel "B" of that certain Lot Line Adjustment No. 4132, in the City of Corona, County of Riverside, State of California, recorded August 20, 1999 as Instrument No. 373743 of Official Records of said County, also being Parcel 1 of the Grant Deed to Corona Investment Properties recorded January 20, 2006 as Instrument No. 2006-0045884 of Official Records of said County, together with that portion of Lot 1 of Exclusion Map of all the lands from Coronita Tract No. 3, in the City of Corona, County of Riverside, State of California, as per certified copy of decree recorded November 4, 1960 as Instrument No. 95289 of Official Records of Riverside County, California, in Section 16, Township 4 South, Range 6 West, San Bernardino Meridian, described as follows:

Commencing at the Southwesterly terminus of that certain course along the Northwesterly line of said Parcel "B", described as having a bearing and distance of North 61° 16' 05" East 341.50 feet in said Lot Line Adjustment No. 4132;

Thence along said Northwesterly line North 61° 17' 34" East 245.00 feet to the True Point of Beginning;

Thence leaving said Southeasterly line South 26° 59' 16" East 12.29 feet;

Thence North 67° 27' 18" East 205.85 feet;

Thence South 56° 39' 32" East 224.83 feet;

Thence North 82° 46' 44" East 106.42 feet;

Thence South 07° 14' 24" East 28.96 feet to the beginning of a tangent curve concave Northeasterly having a radius of 558.00 feet;

Thence Southeasterly along said curve through a central angle of 71° 19' 04" a distance of 694.56 feet;

Thence tangent from said curve South 78° 33' 28" East 548.41 feet;

Thence South 72° 18' 27" East 313.47 feet;

Thence South 68° 59' 28" East 148.42 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1739.00 feet;

Thence Southeasterly along said curve through a central angle of 14° 17' 45" a distance of 433.90 feet;

Thence along a radial line to last said curve South 35° 18' 17" West 93.91 feet;

Thence South 59° 15' 51" East 93.28 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1370.00 feet;

Thence Southeasterly along said curve through a central angle of 18° 58' 24" a distance of 453.67 feet;

Thence tangent from said curve South 40° 17' 27" East 51.74 feet;

Thence South 43° 25' 55" East 45.22 feet;

Thence South 51° 03' 22" East 30.00 feet;

Thence South 72° 58' 16" East 75.10 feet to a point in the Southwesterly line of the land conveyed to the State of California for Freeway purposes, by Final Order of Condemnation recorded August 20, 1966 as Instrument No. 93858 of Official Records of said County;

Thence along said Southwesterly line the following six (6) courses:

1. North 45° 17' 15" West 127.67 feet;
2. Thence North 39° 56' 41" West 338.57 feet;
3. Thence North 47° 15' 36" West 247.02 feet;
4. Thence North 45° 04' 39" West 1190.49 feet to the beginning of a tangent curve concave Southwesterly having a radius of 335.00 feet;
5. Thence Northwesterly and Westerly along said curve through a central angle of a distance of 252.00 feet to the beginning of a reverse curve concave Northeasterly having a radius of 1255.00 feet, a radial bearing to said point bears South 01° 49' 18" West;
6. Thence Westerly and Northwesterly along said curve through a central angle of 34° 13' 40" a distance of 749.72 feet to the Northerly line of said Parcel "B";

Thence along the Northerly and Northwesterly lines of said Parcel "B" the following three (3) courses:

1. South 80° 17' 34" West 437.01 feet;
2. Thence South 70° 47' 34" West 90.17 feet;
3. Thence South 61° 17' 34" West 96.50 feet to the True Point of Beginning.

Excepting therefrom that certain parcel conveyed to the City of Corona, a California municipal corporation by a Grant Deed recorded March 2, 2017 as instrument no. 2017-0087513 of Official Records of Riverside County, California, more particularly described as follows:

For freeway purposes that portion of Parcel "A" of that certain Record of Survey, in the City of Corona, County of Riverside, State of California, recorded in Book 130, Pages 51 and 52 of Record of Surveys, in the office of the County Recorder of said county, described as follows:

Beginning at the southeasterly corner of Lot "D" of Parcel Map 30156 recorded in Book 203, Pages 23 thru 29 of Parcel Maps, in the Office of the County Recorder of said county, the corner being monumented with a 1.5 inch Iron Pipe, flush with the ground, tagged LS 4311, as shown on said Parcel Map 30156, said corner being the westerly Right of Way of Interstate 15 on a non-tangent curve, concave northeasterly, having a radius of 1255.17 feet, a radial to said point bears South 36°03'46" West;

Thence Southeasterly 154.41 feet along said curve, through a central angle of 07°02'54";
Thence South 88°49'03" West leaving said Right of Way of Interstate 15, a distance of 247.26 feet;

Thence North 12°28'43" West a distance of 62.73 feet;
Thence South 82°41'05" West a distance of 105.61 feet to a point in the southeasterly line of said Parcel "D";
Thence North 80°17'15" East a distance of 238.85 feet, along said southeasterly line, to the Point of Beginning.

Also excepting therefrom one-half of all oil, gas and mineral rights, without right of surface entry for a period of 20 years, as reserved by Coronita Ranch Corporation et al as reserved in Deed recorded November 13, 1986 as Instrument No. 288509 of Official Records of Riverside County, California.

Assessor's Parcel Numbers(s):

- 1: 279-240-033
- 2: 279-240-019

Lot 8 of Tract Map No. 36294, filed in Book 456, Pages 23 through 38, Inclusive of Maps, Records of Riverside County, State of California.

APN 279-240-021



Hunsaker
& Associates
I R V I N E, I N C.
Inland Empire Region

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
RIVERSIDE
SAN DIEGO

August 24, 2020

City of Corona
400 s. Vicentia Ave.
Corona, CA 92882

Attn: Michele Hindersinn

RE: City of Corona Parcel Map No. 37788, Bedford Market Place Survey
Monumentation Estimate for Bond.



Dear Mrs. Hindersinn:

The cost of monumentation for Bedford Market Place will be \$22,000.00.
Thank you.

Truly,

PRINCIPALS:

DAVID FRATTON
FRED GRAYLEE
BRADLEY HAY
PAUL HUDDLESTON
KAMAL H. KARAM
DOUGLAS L. STALEY
KRIS WEBER
JOSEPH E. WIGHTMAN

FOUNDING PARTNERS:

RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

8-24-2020

Brad Karmann
Hunsaker & Associates, Inc.
Inland Empire Division

Date



2900 Adams Street
Suite A-15
Riverside, California 92504
(951) 352-7200 PH
(951) 352-8269 FX
www.hunsaker.com



Cash Register Receipt

City of Corona

Receipt Number
R23378

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWLE2020-0003 Address: PM37788 BEDFORD MARKETPLACE APN:			
FAITHFUL PERFORMANCE BOND – SURVEY MONUMENTATION	11000000 22002	ORIGINAL	\$22,000.00
TOTAL FEES PAID BY RECEIPT: R23378			\$22,000.00

Date Paid: Thursday, September 03, 2020

Paid By: GLEN POWLES

Cashier: KAYV

Pay Method: CREDIT CARD 358795132

**AGREEMENT FOR PRECISE GRADING, EROSION CONTROL, AND DRAINAGE
IMPROVEMENTS FOR PARCEL MAP 37788 – BEDFORD MARKETPLACE –
DWG.# 20-014P – (PWGR2020-0013)**

This Agreement is entered into as of this **16th day of September, 2020**, by and between the **City of Corona**, a municipal corporation (hereinafter referred to as "City") and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal offices located at, **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **PM 37788** (hereinafter referred to as "Project") has submitted to the City for its approval grading, erosion control and drainage plans (hereinafter referred to as "Plans") completed in accordance with Chapter 15.36 of the City of Corona Municipal Code or as required by conditions of approval for Project. Developer desires to commence grading, erosion control and drainage improvements an estimate of which is listed in "Exhibit A" attached hereto and made a part hereof (hereinafter referred to as the "Grading Work") The Grading Work listed in Exhibit "A" is understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and completed as shown on approved Plans. If during the course of Grading Work, it is determined that alterations from the approved Plans are necessary, the Developer shall undertake such design and construction changes as may be reasonably required by City at Developers own expense.

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

THIRD: Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **One Million Five Hundred Forty-Four Thousand Nine Hundred Ninety-Four Dollars and No Cents (\$1,544,994.00)** to guarantee the faithful performance of all of the provisions of this Agreement. The surety shall have a current A.M. Best's rating of no less than "A", shall be licensed to do business in California, and shall be satisfactory to the City. Upon request of the City, the amount of the bond shall be subject to adjustment at the sole and absolute discretion of the City if the estimated cost of the Grading Work changes. As part of the obligation secured by the surety and in addition to the face amount of the bond, the surety shall also secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. These expenses, fees and costs shall be taxed as costs and included in any judgment rendered. The surety stipulates and agrees that no change, extension of time, alteration, or addition to the terms of this Agreement, the Grading Work, or the plans shall in any way affect its obligation on the bond. In addition, the surety waives notice of any change, extension of time, alteration, or addition to the terms of this Agreement, the Grading Work, or the plans.

FOURTH: Developer shall complete or have completed at its own cost and expense all Grading Work and other associated improvements required by the City as part of the approval of Project within 18 months from the date of this agreement. The City may, either before or after the expiration of the time provided herein and in its sole and absolute discretion, provide Developer with additional time within which to complete the Grading Work and Improvements. It is understood that by providing security for this Agreement, Developer's surety consents in advance to any extension of time as may be given by City to Developer, and waives any and all right to notice of such extension(s). The granting of an extension of time by City shall constitute a waiver by Developer and its surety of all defense of laches, estoppels, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Grading Work was to have been completed hereunder.

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

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

SEVENTH: Upon default of any obligation hereunder, and at any time after any such default, City may make written demand upon Developer or its surety, or both, to immediately remedy the default or complete the Grading Work and Improvements. If the required work is not substantially commenced within ten (10) days of such demand, or if it is not thereafter diligently prosecuted to a completion acceptable to City within the time frame contained in the demand, City may then complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required. All such work or remedial activity shall be at the sole and absolute expense and obligation of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any of the required Grading Work and Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to permit adequate coordination by City.

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

NINTH: Developer agrees that any and all Grading Work done or to be done in conjunction with the Project shall conform to all state and local laws, ordinances, regulations, and other requirements, including City's Grading Ordinance. In order to prevent damage to Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the above time schedule and prior to City's approval and release of surety. If City determines that there is a violation of applicable federal, state, or local laws, ordinances, regulations or other requirements, or the terms and conditions of this Agreement, it may issue a cease and desist order. Developer hereby acknowledges irreparable harm and injury to City for the purposes of an application by City to the courts for a restraining order hereunder.

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

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

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

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

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

CITY:

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

DEVELOPER:

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

FIFTHTEENTH: This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements, written or oral, express, or implied. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

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

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

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

By: 
Michael D. Hubly, authorized representative

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGEMENT

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.

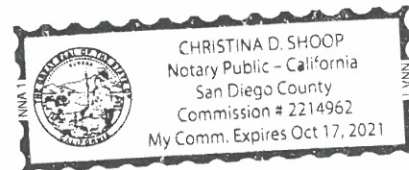
State of California }
 }
County of San Diego }

On September 2, 2020 before me Christina D. Shoop, Notary Public, personally appeared Michael D. Hubly, 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~~he/~~she~~she/they executed the same in ~~his~~his/~~her~~her/their authorized capacity~~(ies)~~, and that by ~~his~~his/~~her~~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.

Christina D. Shoop
Notary Public Signature



Notary Public Seal

EXHIBIT "A"
LIST OF GRADING WORK

(Engineer's Cost Estimate Attached)

Quantity of Grading	\$1,544,994.00
Erosion Control	\$8,465.00

BOND ESTIMATE SHEET

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

Project: Bedford Marketplace - Precise Grade
 Location: Eagle Glen Parkway and Bedford Canyon Road
 DWG No: 20-014P

	<u>Construction Cost</u> (See Note 1)	<u>Bond Estimate</u> (Round up to nearest \$100)
1 GRADING SECURITY		
(a) Grading Work, see Note 2	<u>\$5,037,114.00</u>	<u>\$1,511,134.00</u>
(b) Erosion Control, See Note 3	<u>\$33,860.00</u>	<u>\$33,860.00</u>
TOTAL GRADING BOND ESTIMATE (See Notes 2, 4, & 6)		<u>\$1,544,994.00</u>
EROSION CONTROL CASH BOND (See Note 5)		<u>\$8,465.00</u>
2 SURVEY & MONUMENTATION BOND		
Attach Engineer's or PLS letter of Monumentation Cost, signed & stamped by the Engineer or PLS. (Bond at 100%)		

NOTES:

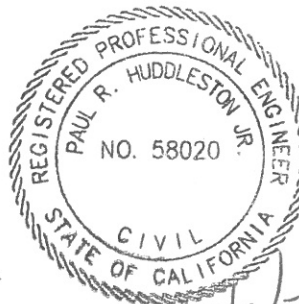
- All construction cost estimates should be attached to this form
- Grading Bond Estimate shall be calculated at 30% of the grading construction cost, but not less than \$2500
- Security for erosion control shall be 100% of the erosion control cost, but not less than \$2500
For Erosion Control cost exceeding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

PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email



WET STAMP & DATE

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS March 2018

Project #: Bedford Market Place - Precise Grading

~~2017~~ - 20-014P

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

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

Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00	15	\$ 90,000.00
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 90,000.00

Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF		480683	\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00	12017	\$ 2,283,230.00
Base (sf x depth / 27)	CY	\$110.00	8902	\$ 979,220.00
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 3,262,450.00

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00	14028	\$ 490,980.00
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00	4472	\$ 187,824.00
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -

D/W Approach, Complete	EA	\$6,000.00		\$ -
D/W Approach, 6"	SF	\$28.00		\$ -
D/W Approach, 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00	38290	\$ 497,770.00
V-Gutter	SF	\$38.00	5580	\$ 212,040.00
W/C Ramp	EA	\$3,800.00	54	\$ 205,200.00
W/C Ramp	SF	\$30.00		\$ -
concrete stepout	SF	\$13.00	4450	\$ 57,850.00
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 1,651,664.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$ -
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$ -
Catch Basin, W<8'	EA	\$7,000.00		\$ -
Catch Basin, W>8'	EA	\$10,500.00		\$ -
Channel, Reinf. Conc. Lined	SF	\$13.00		\$ -
Channel, Open Conc. <24"	LF	\$150.00		\$ -
Channel, Open Conc. 27"-36"	LF	\$250.00		\$ -
Channel, Open Conc. 42"-72"	LF	\$500.00		\$ -
Collar, 45"-60"	EA	\$1,300.00		\$ -
Collar, >60"	EA	\$2,000.00		\$ -
Encasement	LF	\$65.00		\$ -
Energy Dissipater	LS	\$10,000.00		\$ -
Grate Inlet, 12" x 12"	EA	\$500.00		\$ -
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$ -
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$ -
Headwalls, Gravity Type	EA	\$5,000.00		\$ -
Headwalls, Wing Type	EA	\$9,000.00		\$ -
Inlet Apron	EA	\$3,000.00	11	\$ 33,000.00
Junction Structure	EA	\$10,000.00		\$ -
Manhole, H<8'	EA	\$6,000.00		\$ -
Manhole, H>8'	EA	\$8,000.00		\$ -
Pipe, 18" RCP	LF	\$159.00		\$ -
Pipe, 24" RCP	LF	\$201.00		\$ -
Pipe, 30" RCP	LF	\$241.00		\$ -
Pipe, 36" RCP	LF	\$280.00		\$ -
Pipe, 42" RCP	LF	\$318.00		\$ -
Pipe, 48" RCP	LF	\$355.00		\$ -
Pipe, 54" RCP	LF	\$391.00		\$ -
Pipe, 60" RCP	LF	\$426.00		\$ -
Pipe, 66" RCP	LF	\$461.00		\$ -
Pipe, 72" RCP	LF	\$495.00		\$ -
Pipe, 78" RCP	LF	\$528.00		\$ -
Pipe, 84" RCP	LF	\$561.00		\$ -
Rip-Rap, Grouted	Ton	\$125.00		\$ -

Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	33,000.00

Street Lights

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

Traffic

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

Walls

Retaining Walls	SF	\$15.00		\$	-
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Miscellaneous

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

Street Name Signs	EA	\$500.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Sewer

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

Miscellaneous Sewer

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

Water

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

Miscellaneous Water



Cash Register Receipt

City of Corona

Receipt Number
R23340

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0013 Address: PM37788 BEDFORD MARKETPLACE APN:			
FAITHFUL PERFORMANCE BOND – GRADING	11000000 22002	ORIGINAL	\$1,544,994.00
TOTAL FEES PAID BY RECEIPT: R23340			\$1,544,994.00

Date Paid: Tuesday, September 01, 2020

Paid By: BEDFORD MARKETPLACE, LLC

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R23364

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWGR2020-0013 Address: PM37788 BEDFORD MARKETPLACE APN:			
EROSION CONTROL BOND	11000000 22002	ORIGINAL	\$8,465.00
TOTAL FEES PAID BY RECEIPT: R23364			\$8,465.00

Date Paid: Wednesday, September 02, 2020

Paid By: GLEN POWLES

Cashier: MLEY

Pay Method: CREDIT CARD 358538148

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR PARCEL MAP 37788 –
BEDFORD MARKETPLACE – STORM DRAIN –DWG.# 20-014D – (PWIM2020-0011)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of September, 2020**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal offices located at, **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **PM 37788** 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 **Two Million Fifty-Five Thousand Five Hundred Eighty-Six Dollars and No Cents (\$2,055,586.00)** 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

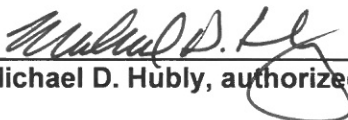
Developer:

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

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

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

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

By: 
Michael D. Hubly, authorized representative

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGEMENT

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.

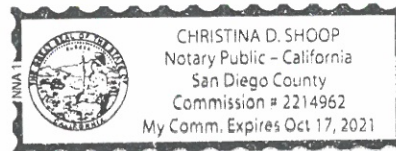
State of California }
 }
County of San Diego }

On September 2, 2020 before me Christina D. Shoop, Notary Public, personally appeared Michael D. Hubly, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is 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.

Christina D. Shoop
Notary Public Signature



Notary Public Seal

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this report is situated in the City of Corona, the County of Riverside, State of California, and is described as follows:

Parcel "A":

That portion of Parcel "B" of that certain Lot Line Adjustment No. 4132, in the City of Corona, County of Riverside, State of California, recorded August 20, 1999 as Instrument No. 373743 of Official Records of said County, also being Parcel 1 of the Grant Deed to Corona Investment Properties recorded January 20, 2006 as Instrument No. 2006-0045884 of Official Records of said County, together with that portion of Lot 1 of Exclusion Map of all the lands from Coronita Tract No. 3, in the City of Corona, County of Riverside, State of California, as per certified copy of decree recorded November 4, 1960 as Instrument No. 95289 of Official Records of Riverside County, California, in Section 16, Township 4 South, Range 6 West, San Bernardino Meridian, described as follows:

Commencing at the Southwesterly terminus of that certain course along the Northwesterly line of said Parcel "B", described as having a bearing and distance of North 61° 16' 05" East 341.50 feet in said Lot Line Adjustment No. 4132;

Thence along said Northwesterly line North 61° 17' 34" East 245.00 feet to the True Point of Beginning;

Thence leaving said Southeasterly line South 26° 59' 16" East 12.29 feet;

Thence North 67° 27' 18" East 205.85 feet;

Thence South 56° 39' 32" East 224.83 feet;

Thence North 82° 46' 44" East 106.42 feet;

Thence South 07° 14' 24" East 28.96 feet to the beginning of a tangent curve concave Northeasterly having a radius of 558.00 feet;

Thence Southeasterly along said curve through a central angle of 71° 19' 04" a distance of 694.56 feet;

Thence tangent from said curve South 78° 33' 28" East 548.41 feet;

Thence South 72° 18' 27" East 313.47 feet;

Thence South 68° 59' 28" East 148.42 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1739.00 feet;

Thence Southeasterly along said curve through a central angle of 14° 17' 45" a distance of 433.90 feet;

Thence along a radial line to last said curve South 35° 18' 17" West 93.91 feet;

Thence South 59° 15' 51" East 93.28 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1370.00 feet;

Thence Southeasterly along said curve through a central angle of 18° 58' 24" a distance of 453.67 feet;

Thence tangent from said curve South 40° 17' 27" East 51.74 feet;

Thence South 43° 25' 55" East 45.22 feet;

Thence South 51° 03' 22" East 30.00 feet;

Thence South 72° 58' 16" East 75.10 feet to a point in the Southwesterly line of the land conveyed to the State of California for Freeway purposes, by Final Order of Condemnation recorded August 20, 1966 as Instrument No. 93858 of Official Records of said County;

Thence along said Southwesterly line the following six (6) courses:

1. North 45° 17' 15" West 127.67 feet;
2. Thence North 39° 56' 41" West 338.57 feet;
3. Thence North 47° 15' 36" West 247.02 feet;
4. Thence North 45° 04' 39" West 1190.49 feet to the beginning of a tangent curve concave Southwesterly having a radius of 335.00 feet;
5. Thence Northwesterly and Westerly along said curve through a central angle of a distance of 252.00 feet to the beginning of a reverse curve concave Northeasterly having a radius of 1255.00 feet, a radial bearing to said point bears South 01° 49' 18" West;
6. Thence Westerly and Northwesterly along said curve through a central angle of 34° 13' 40" a distance of 749.72 feet to the Northerly line of said Parcel "B";

Thence along the Northerly and Northwesterly lines of said Parcel "B" the following three (3) courses:

1. South 80° 17' 34" West 437.01 feet;
2. Thence South 70° 47' 34" West 90.17 feet;
3. Thence South 61° 17' 34" West 96.50 feet to the True Point of Beginning.

Excepting therefrom that certain parcel conveyed to the City of Corona, a California municipal corporation by a Grant Deed recorded March 2, 2017 as instrument no. 2017-0087513 of Official Records of Riverside County, California, more particularly described as follows:

For freeway purposes that portion of Parcel "A" of that certain Record of Survey, in the City of Corona, County of Riverside, State of California, recorded in Book 130, Pages 51 and 52 of Record of Surveys, in the office of the County Recorder of said county, described as follows:

Beginning at the southeasterly corner of Lot "D" of Parcel Map 30156 recorded in Book 203, Pages 23 thru 29 of Parcel Maps, in the Office of the County Recorder of said county, the corner being monumented with a 1.5 inch Iron Pipe, flush with the ground, tagged LS 4311, as shown on said Parcel Map 30156, said corner being the westerly Right of Way of Interstate 15 on a non-tangent curve, concave northeasterly, having a radius of 1255.17 feet, a radial to said point bears South 36°03'46" West;

Thence Southeasterly 154.41 feet along said curve, through a central angle of 07°02'54";
Thence South 88°49'03" West leaving said Right of Way of Interstate 15, a distance of 247.26 feet;

Thence North 12°28'43" West a distance of 62.73 feet;
Thence South 82°41'05" West a distance of 105.61 feet to a point in the southeasterly line of said Parcel "D";
Thence North 80°17'15" East a distance of 238.85 feet, along said southeasterly line, to the Point of Beginning.

Also excepting therefrom one-half of all oil, gas and mineral rights, without right of surface entry for a period of 20 years, as reserved by Coronita Ranch Corporation et al as reserved in Deed recorded November 13, 1986 as Instrument No. 288509 of Official Records of Riverside County, California.

Assessor's Parcel Numbers(s):

- 1: 279-240-033
- 2: 279-240-019

Lot 8 of Tract Map No. 36294, filed in Book 456, Pages 23 through 38, Inclusive of Maps, Records of Riverside County, State of California.

APN 279-240-021

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

SEE ATTACHED

Faithful Performance	\$2,055,586.00
Labor and Material	\$1,027,793.00

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

Project: Bedford Marketplace - Storm Drain
 Location: Eagle Glen Parkway and Bedford Canyon Road
 DWG No: 20-014D

DATE: 7/26/2020

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	<u>\$1,581,220.00</u>	<u>\$2,055,586.00</u>	<u>\$1,027,793.00</u>
5 On-site Non-public Improvements			
6 Additional Bond Improvements (beyond typical)			

NOTES:

- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated **total** construction
- 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

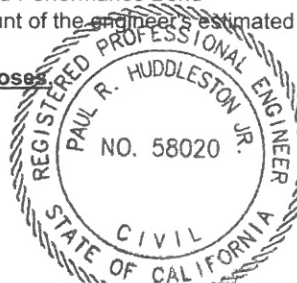
PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email

WET STAMP & DATE



9/3/20

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS MARCH 2018

Project #: Bedford Market Place - Storm Drain 20-0147
 Location: Intersection of Bedford Canyon Road and Cajalco, West of 15 Fwy

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

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

Asphalt				
AC Berm 6"	LF	\$35.00		\$
AC Berm 8"	LF	\$38.00		\$
AC Fogseal	SY	\$5.00		\$
AC Overlay	SY	\$8.00		\$
AC Pavement	SF			\$
Asphalt (sf x depth x 0.075)	TON	\$190.00		\$
Base (sf x depth / 27)	CY	\$110.00		\$
Fogseal	SY	\$5.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$
Curb Only 6"	LF	\$35.00		\$
Curb Only 8"	LF	\$39.00		\$
Curb & Gutter 6"	LF	\$42.00		\$
Curb & Gutter 8"	LF	\$44.00		\$
Cross Gutter & Spandrel	SF	\$29.00		\$
D/W Approach, Complete	EA	\$6,000.00		\$
D/W Approach, 6"	SF	\$28.00		\$
D/W Approach, 8"	SF	\$30.00		\$
Pavement, 6"	SF	\$13.00		\$
Pavement, 8"	SF	\$15.00		\$

Sidewalk, 4"	SF	\$13.00		\$
V-Gutter	SF	\$38.00		\$
W/C Ramp	EA	\$3,800.00		\$
W/C Ramp	SF	\$30.00		\$
OTHER=				\$
OTHER=				\$
OTHER=				\$
			SUBTOTAL	\$

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00	19	\$	133,000.00
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"(JENSEN 1616)	EA	\$1,300.00	4	\$	5,200.00
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type (CONCRETE FLARED END)	EA	\$2,000.00	1	\$	2,000.00
Headwalls, Wing Type	EA	\$9,000.00	3	\$	27,000.00
Inlet Apron	EA	\$3,000.00	1	\$	3,000.00
Junction Structure	EA	\$10,000.00	21	\$	210,000.00
Manhole, H<8'	EA	\$6,000.00	16	\$	96,000.00
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 12" ADS HP STORM	LF	\$50.00	190	\$	9,500.00
Pipe, 18" RCP	LF	\$159.00	1050	\$	166,950.00
Pipe, 24" RCP	LF	\$201.00	2790	\$	560,790.00
Pipe, 30" RCP	LF	\$241.00	1190	\$	286,790.00
Pipe, 36" RCP	LF	\$280.00	275	\$	77,000.00
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-
Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	SF	\$10.00	50	\$	500.00
Rip-Rap, Grouted	Ton	\$75.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
Pipe, 12" ADS 30 BEND	EA	\$45.00	2	\$	90.00
ADS STORM END CAP	EA	\$200.00	2	\$	400.00
SPECIAL CONNECTION CB	EA	\$1,500.00	2	\$	3,000.00
			SUBTOTAL	\$	1,581,220.00

Street Lights

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

Traffic

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

Walls

Retaining Walls	SF	\$15.00		\$
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Miscellaneous

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

Sewer

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

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

Miscellaneous Sewer

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

Water

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

Miscellaneous Water

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

TOTAL COST \$ 1,581,220.00

PREPARED BY:

Engineer's Name & Signature

Company

Tel No/Email

WET STAMP & DATE



9/3/20



Cash Register Receipt

City of Corona

Receipt Number
R23341

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2020-0011 Address: PM37788 BEDFORD MARKETPLACE APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$2,055,586.00
TOTAL FEES PAID BY RECEIPT: R23341			\$2,055,586.00

Date Paid: Tuesday, September 01, 2020

Paid By: BEDFORD MARKETPLACE, LLC

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R23343

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2020-0011 Address: PM37788 BEDFORD MARKETPLACE APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,027,793.00
TOTAL FEES PAID BY RECEIPT: R23343			\$1,027,793.00

Date Paid: Tuesday, September 01, 2020

Paid By: BEDFORD MARKETPLACE, LLC

Cashier: ACIS

Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR PARCEL MAP 37788 –
BEDFORD MARKETPLACE – SEWER AND WATER –DWG.# 20-014U – (PWIM2020-0012)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of September, 2020**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **BEDFORD MARKETPLACE, LLC, a Delaware limited liability company**, with its principal offices located at, **c/o GUARDIAN COMMERCIAL REAL ESTATE, L.P., a California limited partnership, 5780 Fleet Street, Suite 225, Carlsbad, CA 92008**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **PM 37788** 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 **One Million Seven Hundred Fifty-Nine Thousand Seven Hundred Fifty-Eight Dollars and No Cents (\$1,759,758.00)** 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:

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

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

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

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

By: 
Michael D. Hubly, authorized representative

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

CALIFORNIA ACKNOWLEDGEMENT

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 San Diego }

On September 2, 2020 before me Christina D. Shoop, Notary Public, personally appeared Michael D. Hubly, 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~~he/she/they executed the same in ~~his~~his/her/their authorized capacity(~~ies~~), and that by ~~his~~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.

Christina D Shoop
Notary Public Signature

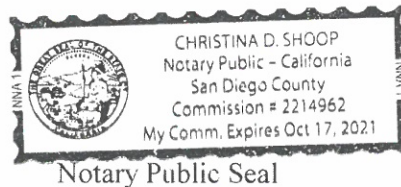


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this report is situated in the City of Corona, the County of Riverside, State of California, and is described as follows:

Parcel "A":

That portion of Parcel "B" of that certain Lot Line Adjustment No. 4132, in the City of Corona, County of Riverside, State of California, recorded August 20, 1999 as Instrument No. 373743 of Official Records of said County, also being Parcel 1 of the Grant Deed to Corona Investment Properties recorded January 20, 2006 as Instrument No. 2006-0045884 of Official Records of said County, together with that portion of Lot 1 of Exclusion Map of all the lands from Coronita Tract No. 3, in the City of Corona, County of Riverside, State of California, as per certified copy of decree recorded November 4, 1960 as Instrument No. 95289 of Official Records of Riverside County, California, in Section 16, Township 4 South, Range 6 West, San Bernardino Meridian, described as follows:

Commencing at the Southwesterly terminus of that certain course along the Northwesterly line of said Parcel "B", described as having a bearing and distance of North 61° 16' 05" East 341.50 feet in said Lot Line Adjustment No. 4132;

Thence along said Northwesterly line North 61° 17' 34" East 245.00 feet to the True Point of Beginning;

Thence leaving said Southeasterly line South 26° 59' 16" East 12.29 feet;

Thence North 67° 27' 18" East 205.85 feet;

Thence South 56° 39' 32" East 224.83 feet;

Thence North 82° 46' 44" East 106.42 feet;

Thence South 07° 14' 24" East 28.96 feet to the beginning of a tangent curve concave Northeasterly having a radius of 558.00 feet;

Thence Southeasterly along said curve through a central angle of 71° 19' 04" a distance of 694.56 feet;

Thence tangent from said curve South 78° 33' 28" East 548.41 feet;

Thence South 72° 18' 27" East 313.47 feet;

Thence South 68° 59' 28" East 148.42 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1739.00 feet;

Thence Southeasterly along said curve through a central angle of 14° 17' 45" a distance of 433.90 feet;

Thence along a radial line to last said curve South 35° 18' 17" West 93.91 feet;

Thence South 59° 15' 51" East 93.28 feet to the beginning of a tangent curve concave Southwesterly having a radius of 1370.00 feet;

Thence Southeasterly along said curve through a central angle of 18° 58' 24" a distance of 453.67 feet;

Thence tangent from said curve South 40° 17' 27" East 51.74 feet;

Thence South 43° 25' 55" East 45.22 feet;

Thence South 51° 03' 22" East 30.00 feet;

Thence South 72° 58' 16" East 75.10 feet to a point in the Southwesterly line of the land conveyed to the State of California for Freeway purposes, by Final Order of Condemnation recorded August 20, 1966 as Instrument No. 93858 of Official Records of said County;

Thence along said Southwesterly line the following six (6) courses:

1. North 45° 17' 15" West 127.67 feet;
2. Thence North 39° 56' 41" West 338.57 feet;
3. Thence North 47° 15' 36" West 247.02 feet;
4. Thence North 45° 04' 39" West 1190.49 feet to the beginning of a tangent curve concave Southwesterly having a radius of 335.00 feet;
5. Thence Northwesterly and Westerly along said curve through a central angle of a distance of 252.00 feet to the beginning of a reverse curve concave Northeasterly having a radius of 1255.00 feet, a radial bearing to said point bears South 01° 49' 18" West;
6. Thence Westerly and Northwesterly along said curve through a central angle of 34° 13' 40" a distance of 749.72 feet to the Northerly line of said Parcel "B";

Thence along the Northerly and Northwesterly lines of said Parcel "B" the following three (3) courses:

1. South 80° 17' 34" West 437.01 feet;
2. Thence South 70° 47' 34" West 90.17 feet;
3. Thence South 61° 17' 34" West 96.50 feet to the True Point of Beginning.

Excepting therefrom that certain parcel conveyed to the City of Corona, a California municipal corporation by a Grant Deed recorded March 2, 2017 as instrument no. 2017-0087513 of Official Records of Riverside County, California, more particularly described as follows:

For freeway purposes that portion of Parcel "A" of that certain Record of Survey, in the City of Corona, County of Riverside, State of California, recorded in Book 130, Pages 51 and 52 of Record of Surveys, in the office of the County Recorder of said county, described as follows:

Beginning at the southeasterly corner of Lot "D" of Parcel Map 30156 recorded in Book 203, Pages 23 thru 29 of Parcel Maps, in the Office of the County Recorder of said county, the corner being monumented with a 1.5 inch Iron Pipe, flush with the ground, tagged LS 4311, as shown on said Parcel Map 30156, said corner being the westerly Right of Way of Interstate 15 on a non-tangent curve, concave northeasterly, having a radius of 1255.17 feet, a radial to said point bears South 36°03'46" West;

Thence Southeasterly 154.41 feet along said curve, through a central angle of 07°02'54";
Thence South 88°49'03" West leaving said Right of Way of Interstate 15, a distance of 247.26 feet;

Thence North 12°28'43" West a distance of 62.73 feet;
Thence South 82°41'05" West a distance of 105.61 feet to a point in the southeasterly line of said Parcel "D";
Thence North 80°17'15" East a distance of 238.85 feet, along said southeasterly line, to the Point of Beginning.

Also excepting therefrom one-half of all oil, gas and mineral rights, without right of surface entry for a period of 20 years, as reserved by Coronita Ranch Corporation et al as reserved in Deed recorded November 13, 1986 as Instrument No. 288509 of Official Records of Riverside County, California.

Assessor's Parcel Number(s):

- 1: 279-240-033
- 2: 279-240-019

Lot 8 of Tract Map No. 36294, filed in Book 456, Pages 23 through 38, Inclusive of Maps, Records of Riverside County, State of California.

APN 279-240-021

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

SEE ATTACHED

Faithful Performance	\$1,759,758.00
Labor and Material	\$879,879.00

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

Project: Bedford Marketplace - Sewer & Water
 Location: Eagle Glen Parkway and Bedford Canyon Road
 DWG No: 20-014U

DATE: 7/26/2020

Description of Improvements <i>*Fill in as appropriate</i>	<u>Construction Cost</u>	<u>Performance Bond</u>	<u>Labor & Materials</u>
		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	<u>\$1,353,660.00</u>	<u>\$1,759,758.00</u>	<u>\$879,879.00</u>
5 On-site Non-public Improvements			
6 Additional Bond Improvements (beyond typical)			

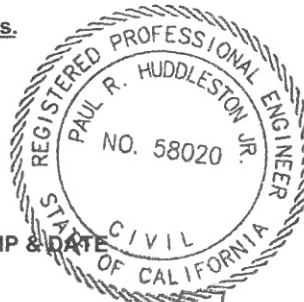
NOTES:

- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated **total** construction
- 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:

Paul R. Huddleston Jr.
 Engineer's Name & Signature

WET STAMP & DATE



Company

HUNSAKER ASSOC.

Tel No/Email

951-509-7031 phuddleston@hunsaker.com 9/3/20

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS April 2020

Project #: Bedford Market Place - ~~Precise Grading~~ SEWER WATER 2021 20-0141
 Location: Intersection of Bedford Canyon Road and Cajalco, West of 15 Fwy

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

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

Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00		\$ -
Base (sf x depth / 27)	CY	\$110.00		\$ -
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
SUBTOTAL				\$ -

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00		\$ -
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -

D/W Approach, Complete	EA	\$6,000.00		\$ -
D/W Approach, 6"	SF	\$28.00		\$ -
D/W Approach, 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00		\$ -
V-Gutter	SF	\$38.00		\$ -
W/C Ramp	EA	\$3,800.00		\$ -
W/C Ramp	SF	\$30.00		\$ -
concrete stepout	SF			\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Storm Drain

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

Transition Structure	EA	\$5,000.00		\$ -
Underwalk Drain, W<6'	EA	\$3,000.00		\$ -
Underwalk Drain, W>6'	EA	\$4,000.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Street Lights

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

Traffic

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

Walls

Retaining Walls	SF	\$15.00		\$ -
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Miscellaneous

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

Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	13	\$ 130,000.00
Manhole, 5' dia. > 20' deep	EA	\$13,000.00		\$ -
Pipe, 4" VCP	LF	\$70.00		\$ -
Pipe, 6" VCP	LF	\$106.00		\$ -
Pipe, 8" VCP	LF	\$142.00	2454	\$ 348,468.00
Pipe, 10" VCP	LF	\$178.00		\$ -
Pipe, 12" VCP	LF	\$215.00		\$ -
Pipe, 15" VCP	LF	\$270.00		\$ -
Pipe, 4" DIP	LF	\$70.00		\$ -
Pipe, 6" PVC (Service Lateral)	LF	\$106.00	778	\$ 82,468.00
Pipe, 8" DIP	LF	\$142.00		\$ -
Pipe, 10" DIP	LF	\$178.00		\$ -
Pipe, 12" DIP	LF	\$215.00		\$ -
Pipe, 15" DIP	LF	\$270.00		\$ -
			SUBTOTAL	\$ 560,936.00

Miscellaneous Sewer

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

Water

Pipe, 4" DIP	LF	\$43.00		\$ -
Pipe, 6" DIP (RECLAIM WT.)	LF	\$57.00	707	\$ 40,299.00
LAYUN	LF	\$75.00		\$ -
Pipe, 10" DIP	LF	\$93.00		\$ -
Pipe, 12" DIP	LF	\$105.00	5325	\$ 559,125.00
Valve, 4"	EA	\$1,500.00		\$ -
Valve, 6"	EA	\$1,800.00		\$ -
Valve, 8"	EA	\$2,800.00		\$ -
Valve, 10"	EA	\$4,000.00		\$ -
Valve, 12"	EA	\$5,300.00	21	\$ 111,300.00
Valve, 16"	EA	\$7,500.00		\$ -
			SUBTOTAL	\$ 710,724.00

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00	3	\$ 8,100.00
Fire Hydrant, 6"	EA	\$4,900.00	12	\$ 58,800.00
Fire Service, 6"	EA	\$12,000.00		\$ -
Fire Service, 8"	EA	\$20,000.00		\$ -
Fire Service 10"	EA	\$30,000.00		\$ -
Hot Tap, 8"	EA	\$3,550.00		\$ -
Hot Tap, 10"	EA	\$3,900.00		\$ -
Hot Tap, 12"	EA	\$4,750.00		\$ -
Service, 1"	EA	\$2,500.00		\$ -
Service, 2"	EA	\$3,400.00	3	\$ 10,200.00
11.25 Degree flg	EA		27	\$ -
22.5 Degree flg	EA		21	\$ -
45 Degree Elbow	EA		6	\$ -
Reclaim 22.5 Degree Elbow	EA		2	\$ -
Reclaim 45 Degree Elbow	EA		1	\$ -
Reclaim BlowOff	EA	\$4,900.00	1	\$ 4,900.00
Reclaim 1.5" Lateral	LF		300	\$ -
			SUBTOTAL	\$ 82,000.00
			TOTAL COST	\$ 1,353,660.00



PREPARED BY:

Engineer's Name & Signature

WET STAMP & DATE

Company

Tel No/Email

Paul R. Huddleston Jr.
PHUDDLESTON & ASSOC.
951-509-7031 phuddleston@huddleston.org
9/3/20



Cash Register Receipt

City of Corona

Receipt Number
R23344

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2020-0012 Address: PM37788 BEDFORD MARKETPLACE APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,759,758.00
TOTAL FEES PAID BY RECEIPT: R23344			\$1,759,758.00

Date Paid: Tuesday, September 01, 2020

Paid By: BEDFORD MARKETPLACE, LLC

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R23345

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2020-0012 Address: PM37788 BEDFORD MARKETPLACE APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$879,879.00
TOTAL FEES PAID BY RECEIPT: R23345			\$879,879.00

Date Paid: Tuesday, September 01, 2020

Paid By: BEDFORD MARKETPLACE, LLC

Cashier: ACIS

Pay Method: BOND