

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(Tract Map/Parcel Map/Plot Plan No. 31462-21**

**THIS AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS (“Security Agreement”) is made by and between CITY OF BEAUMONT (“CITY”) and SDC Fairway Canyon LLC, a Delaware limited liability company (“DEVELOPER”)**

**RECITALS**

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 31462-21 (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, “Improvements”); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

**AGREEMENT**

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER’s offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER’s sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER’s sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

**3. Compliance with Plans and Specifications.** The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

**4. Security for Performance.** Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form required by California Government Code 66499.1 and attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

**5. Security for Contractors, Subcontractors, Laborers and Materialmen.** The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form required by California Government Code Section 66499.2 attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

**6. General Liability and Worker's Compensation Insurance.** The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

**7. Comprehensive Commercial General and Automobile Liability Insurance.** The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

**8. Indemnification.** Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit or action is the result of the sole negligence or sole willful misconduct of the CITY.

**9. Procedure for Release of Performance Bond Security.** The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.



16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By  
Mayor

Date \_\_\_\_\_

DEVELOPER

By SDC Fairway Canyon LLC

Date 7/14/2020

Title: Authorized Signatory



Address: 2392 Morse Avenue  
Irvine, CA 92614

\_\_\_\_\_  
\_\_\_\_\_

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On July 14, 2020 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

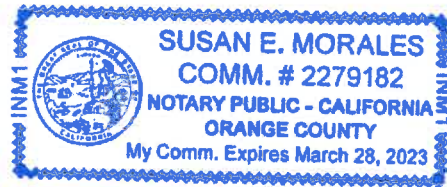
personally appeared Dale Strickland,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that 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.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

SDC Fairway Canyon, LLC  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other Authorized Signatory

### INSTRUCTIONS FOR COMPLETING THIS FORM

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- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Revised Form

Basic Gov (Sales Force) #  
File #

Intract Sewer

**EXHIBIT "A"**

Bond No.: 1001124453  
Premium: \$3,488.00/2 yrs.

**PERFORMANCE BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and SDC Fairway Canyon, LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated July 14<sup>th</sup>, 2020 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 31462-21 which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and American Contractors Indemnity Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Two Hundred Thirty-Two Thousand Five\* dollars (\$ 232,512.75 ) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents. \*Hundred Twelve & 75/100ths

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

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

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

[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on July 14, 2020.

(Seal)

(Seal)

American Contractors Indemnity Company

SDC Fairway Canyon, LLC

**SURETY**

**PRINCIPAL**

By: 

By: 

Name: Shane Wolf

Name: Dale Strickland

Title: Attorney-in-Fact

Title: Authorized Signatory

Address: 801 S. Figueroa St., Suite 700

By: \_\_\_\_\_

Los Angeles, CA 90017

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: 2392 Morse Ave.

Irvine, CA 92614

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On July 14, 2020 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

personally appeared Dale Strickland,  
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.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

SDC Fairway Canyon, LLC

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other Authorized Signatory

### INSTRUCTIONS FOR COMPLETING THIS FORM

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State of California }

County of Orange }

On July 14, 2020 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

personally appeared Shane Wolf,  
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.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

American Contractors Indemnity Company

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

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- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

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Revised Form

Intract Sewer

Bond No.: 1001124453

Premium included with  
the Performance Bond

**EXHIBIT "B"**

**PAYMENT BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and SDC Fairway Canyon, LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, 31462-21 dated July 14<sup>th</sup>, 2020, whereby Principal agrees to install and complete certain designated public improvements which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code in the sum of Two Hundred Thirty-Two\* for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered. \*Thousand Five Hundred Twelve & 75/100 (\$232,512.75)

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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

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

*[signatures on following page]*

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on July 14, 2020.

(Seal)

American Contractors Indemnity Company

**SURETY**

By: \_\_\_\_\_

Name: Shane Wolf

Title: Attorney-in-Fact

Address: 801 S. Figueroa St., Suite 700

Los Angeles, CA 90017

(Seal)

SDC Fairway Canyon, LLC

**PRINCIPAL**

By: \_\_\_\_\_

Name: Dale Strickland

Title: Authorized Signatory

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: 2392 Morse Ave.

Irvine, CA 92614

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC



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State of California }

County of Orange }

On July 14, 2020 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

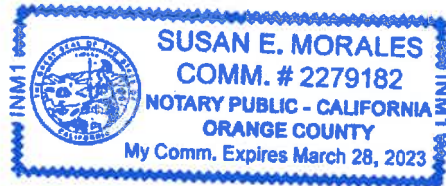
personally appeared Dale Strickland,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Susan E. Morales  
 Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

SDC Fairway Canyon, LLC

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
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 Other Authorized Signatory

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- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange }

On July 14, 2020 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

personally appeared Shane Wolf,  
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.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

American Contractors Indemnity Company

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.





TOKIO MARINE  
HCC

**POWER OF ATTORNEY**  
**AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY**  
**UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:  
Gathy S. Kennedy, Todd M. Rohm, Beata A. Sensi, Cheryl L. Thomas or Shane Wolf of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed \*\*\*\*\*Seventy Five Million\*\*\*\*\* Dollars (\*\*75,000,000.00\*\*). This Power of Attorney shall expire without further action on April 23, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1<sup>st</sup> day of June, 2018.

**AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY**  
**UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

State of California

County of Los Angeles



By:

  
Daniel P. Aguilar, Vice President

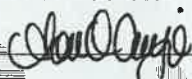
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 1<sup>st</sup> day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this day of JUL 14 2020

Corporate Seals  
Bond No. 1001124453

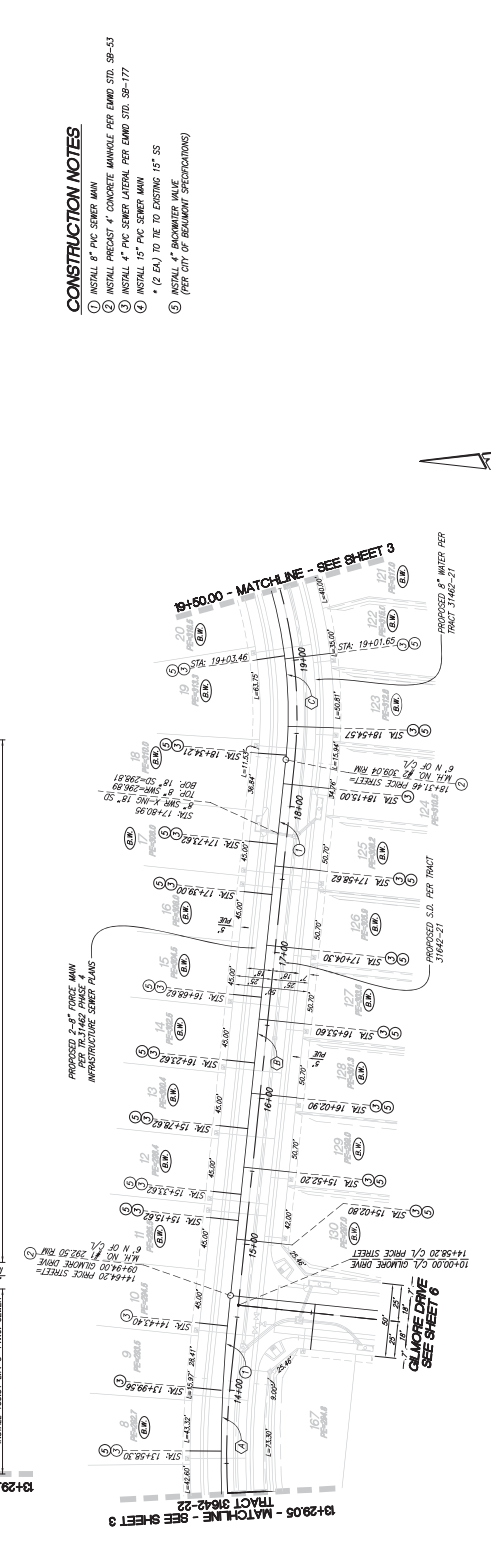
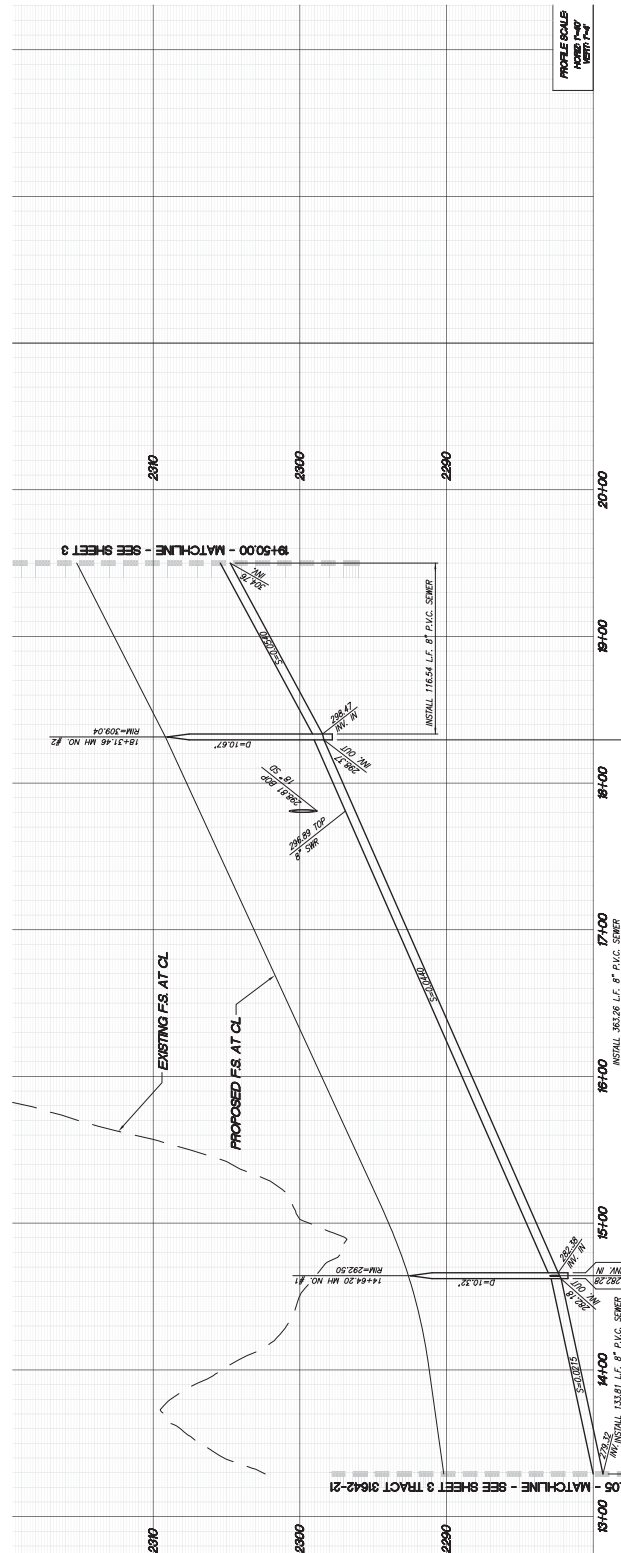
Agency No. 16590



  
Kio Lo, Assistant Secretary







- CONSTRUCTION NOTES**
- INSTALL 4" PVC SEWER MAIN
  - INSTALL PRECAST 4" CONCRETE MANHOLE PER DAWD STD. SB-53
  - INSTALL 4" PVC SEWER LATERAL PER DAWD STD. SB-177
  - INSTALL 15" PVC SEWER MAIN
    - (2 EA.) TO BE TO EXISTING 15" SS
  - INSTALL 4" BACKWATER VALVE (PER CITY OF BEAUMONT SPECIFICATIONS)



**PROFILES**  
 SEE SHEET 31462-21

**CITY OF BEAUMONT, CALIFORNIA**  
 SEWER IMPROVEMENT PLANS  
 TRACT NO. 31462-21  
**PRICE STREET**  
 STA. 13+28.88 TO STA. 19+50.00



Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: 08/11/2020  
 Approved By: \_\_\_\_\_ Date: 08/11/2020  
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 BEAUMONT, TEXAS 77705  
 ENGINEERING DIVISION

PROJECT NO. 31462-21  
 DRAWN BY: J. W. WOOD  
 CHECKED BY: J. W. WOOD  
 IN CHARGE: J. W. WOOD  
 DATE: 08/14/20  
 SCALE: AS SHOWN

**PROJACTIVE ENGINEERING**  
 14000 C/L PRICE STREET  
 BEAUMONT, TEXAS 77705  
 (409) 835-1111  
 WWW.PROJACTIVE.COM

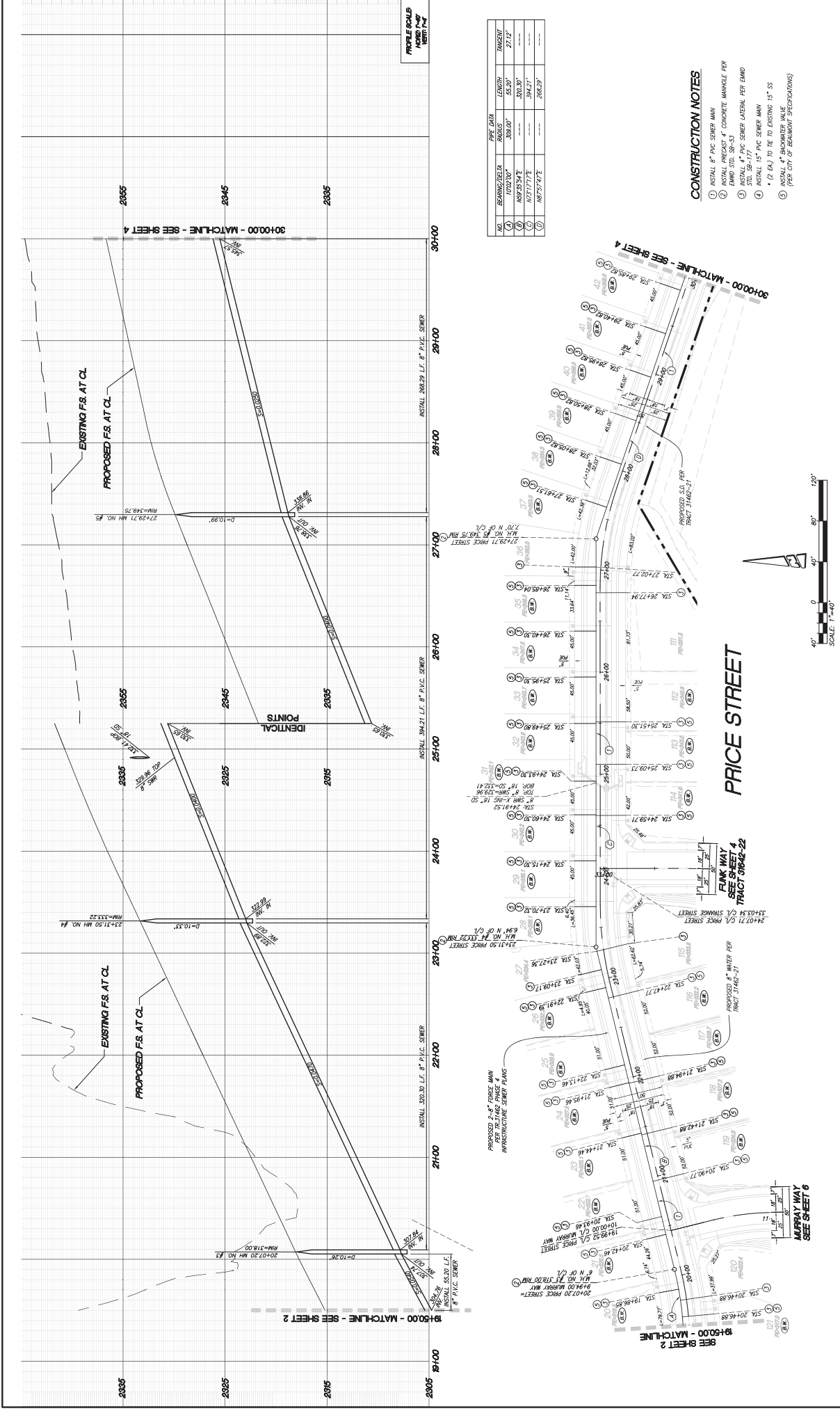
DATE: 08/14/20

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/20	ISSUE FOR PERMITS

**DIGALERT**  
 Call 811 or Visit DigAlert.com Before You Dig  
 811

BENCHMARK: CROSS MONUMENT "6507"  
 BENCHMARK DISK SET IN TOP OF  
 20" CONCRETE MONUMENT SPREAD ACROSS  
 THE DRIVE FROM DESERT LAWN TO PRICE  
 STREET. MONUMENT IS 2.9 FT. SW OF THE SW  
 CORNER OF THE SOUTH EXTERIOR LINES  
 OF WINDSHIELD DRIVEWAY TO  
 ELEV 2491.14, NGVD 29



NO.	BEARING/DELTA	RADIUS	LENGTH	MARKSET
1	102°02'00"	300.00'	55.30'	27.11'
2	N69°05'54"E	---	202.30'	---
3	N02°17'17"E	---	304.27'	---
4	N67°29'17"E	---	262.29'	---

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL PRECAST #4 CONCRETE MANHOLE PER EMD STD. SP-53
  - INSTALL 4" PVC SEWER LATERAL PER EMD STD. SP-53
  - INSTALL 15" PVC SEWER MAIN
  - (2) EA TO BE TO EXISTING 15" SS
  - INSTALL #4 BARRISTER VALUE (PER CITY OF BEAUMONT SPECIFICATIONS)

**CITY OF BEAUMONT, CALIFORNIA**  
SEWER IMPROVEMENT PLANS  
TRACT NO. 31462-21  
**PRICE STREET**  
STA. 19+50.00 TO STA. 30+00.00

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: 09/11/2020  
Approved By: \_\_\_\_\_ Date: 09/14/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
DRAWING DIVISION

SHEET 3  
OF 7 SHEETS  
REVISION 3502



**PRICE STREET**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/20

BY: [Signature] DATE: 08/14/20

APPROVED: [Signature] DATE: 08/14/20

REVISIONS

ELEVATION: 2491.44, NGVD 29

811 Before You Dig



BENCHMARK: GCS MONUMENT "6507"  
BENCHMARK DISK SET IN TOP OF  
CONCRETE MONUMENT. STATIONED  
THE DRIVE FROM DESERT LANE TO  
CENTRELINE 24.9 FT. S.W. OF THE S.W.  
CORNER OF THE SOUTH EXTERIOR LINES  
OF WINDSORLEIGH HIGHWAY TO

811 Before You Dig





Call & Watch Before You Dig  
811

BENCHMARK: DISK MONUMENT "603"  
BENCHMARK DISK SET IN TOP OF  
CONCRETE MONUMENT STATIONED  
THE DRIVE FROM DESERT LAWN  
EAST OF THE SOUTH EXHIBITING LINES  
OF THE SOUTH EXHIBITING LINES  
OF HIGHWAY 140

BY: [Signature]  
ENGINEER  
DATE: 08/14/20  
CITY: BEAUMONT

REVISIONS  
APPR. DATE  
DESCRIPTION

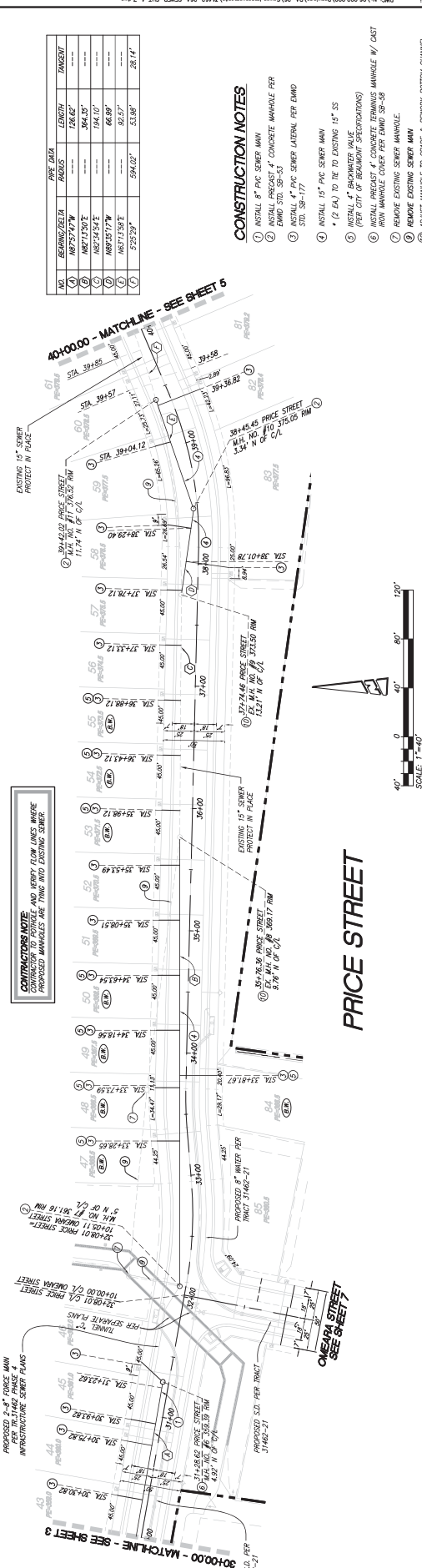
PROJECTING ENGINEERING  
PROFESSIONAL ENGINEER  
No. 44900  
Exp. 12/31/20



Reviewed By: [Signature] Date: [Date]  
Recommended for Approval By: [Signature] Date: [Date]  
Approved By: [Signature] Date: 08/11/2020

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT NO. 31462-21  
PRICE STREET  
STA. 30+00.00 TO STA. 40+00.00

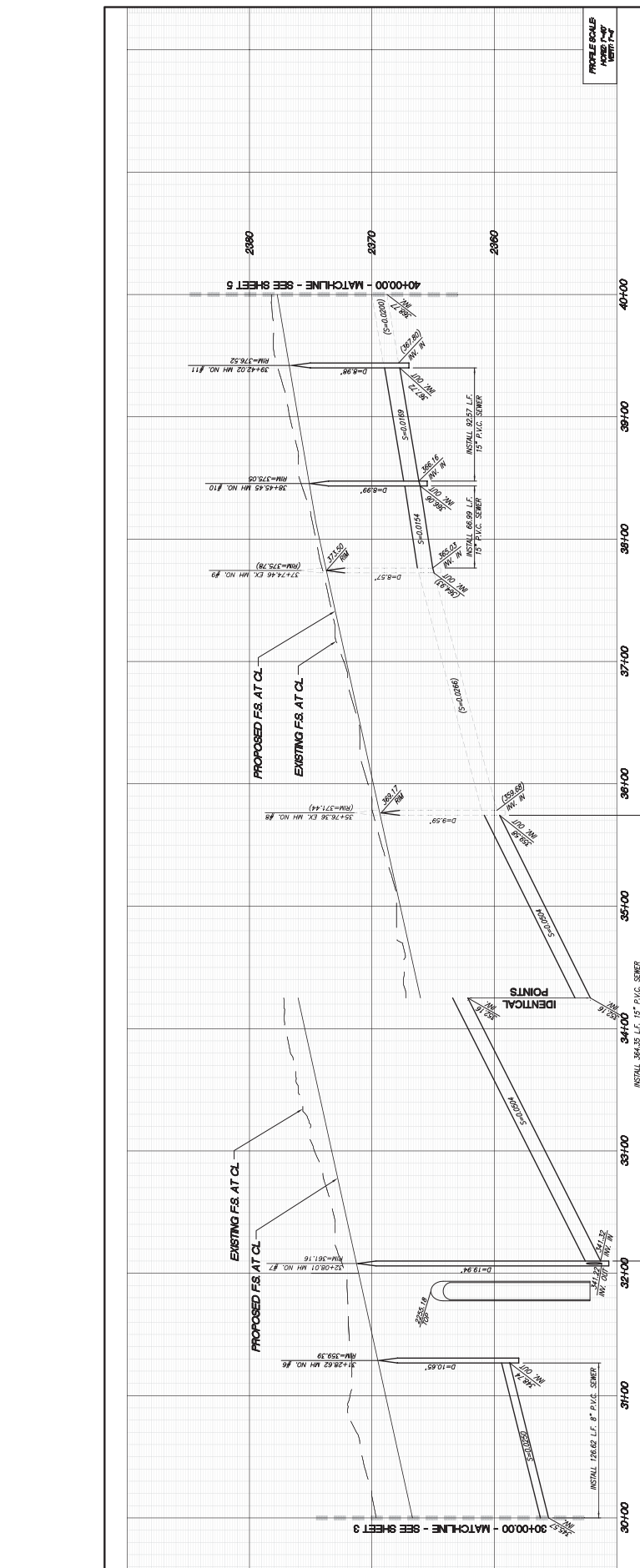
SHEET 4  
OF 7 SHEETS  
FILE NO. 3302



**CONSTRUCTION NOTES**

- INSTALL 8" PVC SEWER MAIN
- INSTALL PRECAST 4" CONCRETE MANHOLE PER STD. SS-117
- INSTALL 4" PVC SEWER ALTERAL PER EMD STD. SS-117
- INSTALL 15" PVC SEWER MAIN
- INSTALL 15" TO BE TO EXISTING 15" SS
- INSTALL 4" PRECAST MANHOLE PER STD. SS-117
- INSTALL PRECAST 4" CONCRETE TRENCH MANHOLE W/ CAST IRON MANHOLE COVERS PER EMD SS-25
- REMOVE EXISTING SEWER MANHOLE
- REMOVE EXISTING SEWER MAIN
- ADJUST MANHOLE TO GRADE & REWORK BOTTOM CHANNEL

NO.	BEARING/Delta	LENGTH	MANHOLE
1	N 89° 57' 47" W	126.62'	4"
2	N 87° 15' 07" E	384.35'	4"
3	N 82° 25' 25" E	194.10'	4"
4	N 89° 57' 47" W	68.89'	4"
5	N 82° 25' 25" E	28.21'	4"
6	N 87° 15' 07" E	384.35'	4"
7	N 89° 57' 47" W	126.62'	4"



PROFILE SCALES  
VERTICAL ALIGNMENT  
MANHOLE DEPT.

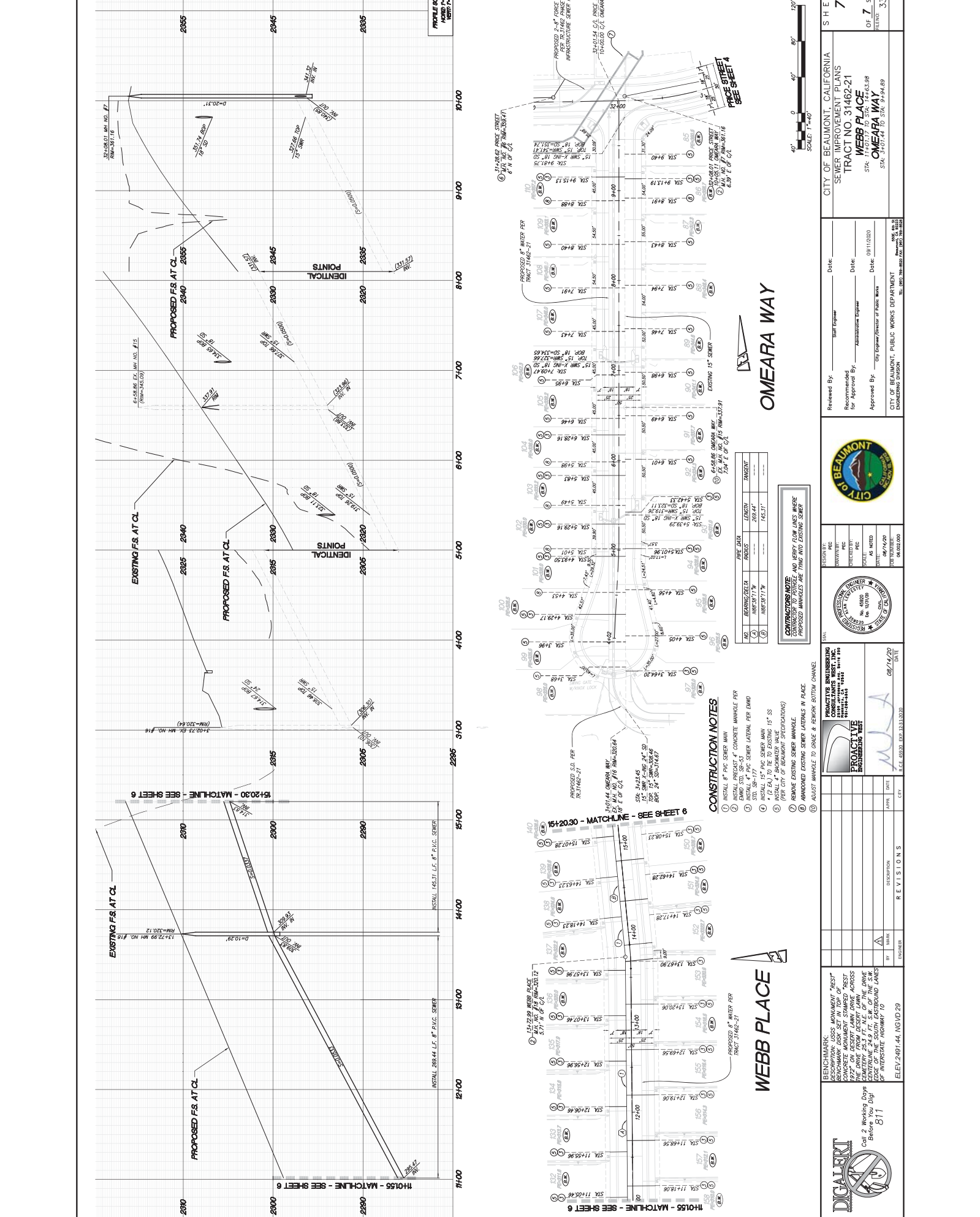
CONTRACTOR'S NOTE:  
FORNABLE AND VERIFY FLOW LINES WHERE  
PROPOSED MANHOLES ARE TYPING INTO EXISTING SEWER.

2840 30+00.00 31+00 32+00 33+00 34+00 35+00 36+00 37+00 38+00 39+00 40+00









NO.	DESCRIPTION	BY	DATE	REVISIONS
1	INSTALL 14.5:1 L.F. 8" PVC SEWER			
2	INSTALL 209.44 L.F. 8" PVC SEWER			
3	INSTALL 145.31 L.F. 8" PVC SEWER			
4	INSTALL 154.20 L.F. 8" PVC SEWER			
5	INSTALL 154.20 L.F. 8" PVC SEWER			
6	INSTALL 154.20 L.F. 8" PVC SEWER			
7	INSTALL 154.20 L.F. 8" PVC SEWER			
8	INSTALL 154.20 L.F. 8" PVC SEWER			
9	INSTALL 154.20 L.F. 8" PVC SEWER			
10	INSTALL 154.20 L.F. 8" PVC SEWER			
11	INSTALL 154.20 L.F. 8" PVC SEWER			
12	INSTALL 154.20 L.F. 8" PVC SEWER			
13	INSTALL 154.20 L.F. 8" PVC SEWER			
14	INSTALL 154.20 L.F. 8" PVC SEWER			
15	INSTALL 154.20 L.F. 8" PVC SEWER			
16	INSTALL 154.20 L.F. 8" PVC SEWER			
17	INSTALL 154.20 L.F. 8" PVC SEWER			
18	INSTALL 154.20 L.F. 8" PVC SEWER			
19	INSTALL 154.20 L.F. 8" PVC SEWER			
20	INSTALL 154.20 L.F. 8" PVC SEWER			
21	INSTALL 154.20 L.F. 8" PVC SEWER			
22	INSTALL 154.20 L.F. 8" PVC SEWER			
23	INSTALL 154.20 L.F. 8" PVC SEWER			
24	INSTALL 154.20 L.F. 8" PVC SEWER			
25	INSTALL 154.20 L.F. 8" PVC SEWER			
26	INSTALL 154.20 L.F. 8" PVC SEWER			
27	INSTALL 154.20 L.F. 8" PVC SEWER			
28	INSTALL 154.20 L.F. 8" PVC SEWER			
29	INSTALL 154.20 L.F. 8" PVC SEWER			
30	INSTALL 154.20 L.F. 8" PVC SEWER			
31	INSTALL 154.20 L.F. 8" PVC SEWER			
32	INSTALL 154.20 L.F. 8" PVC SEWER			
33	INSTALL 154.20 L.F. 8" PVC SEWER			
34	INSTALL 154.20 L.F. 8" PVC SEWER			
35	INSTALL 154.20 L.F. 8" PVC SEWER			
36	INSTALL 154.20 L.F. 8" PVC SEWER			
37	INSTALL 154.20 L.F. 8" PVC SEWER			
38	INSTALL 154.20 L.F. 8" PVC SEWER			
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41	INSTALL 154.20 L.F. 8" PVC SEWER			
42	INSTALL 154.20 L.F. 8" PVC SEWER			
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51	INSTALL 154.20 L.F. 8" PVC SEWER			
52	INSTALL 154.20 L.F. 8" PVC SEWER			
53	INSTALL 154.20 L.F. 8" PVC SEWER			
54	INSTALL 154.20 L.F. 8" PVC SEWER			
55	INSTALL 154.20 L.F. 8" PVC SEWER			
56	INSTALL 154.20 L.F. 8" PVC SEWER			
57	INSTALL 154.20 L.F. 8" PVC SEWER			
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59	INSTALL 154.20 L.F. 8" PVC SEWER			
60	INSTALL 154.20 L.F. 8" PVC SEWER			
61	INSTALL 154.20 L.F. 8" PVC SEWER			
62	INSTALL 154.20 L.F. 8" PVC SEWER			
63	INSTALL 154.20 L.F. 8" PVC SEWER			
64	INSTALL 154.20 L.F. 8" PVC SEWER			
65	INSTALL 154.20 L.F. 8" PVC SEWER			
66	INSTALL 154.20 L.F. 8" PVC SEWER			
67	INSTALL 154.20 L.F. 8" PVC SEWER			
68	INSTALL 154.20 L.F. 8" PVC SEWER			
69	INSTALL 154.20 L.F. 8" PVC SEWER			
70	INSTALL 154.20 L.F. 8" PVC SEWER			
71	INSTALL 154.20 L.F. 8" PVC SEWER			
72	INSTALL 154.20 L.F. 8" PVC SEWER			
73	INSTALL 154.20 L.F. 8" PVC SEWER			
74	INSTALL 154.20 L.F. 8" PVC SEWER			
75	INSTALL 154.20 L.F. 8" PVC SEWER			
76	INSTALL 154.20 L.F. 8" PVC SEWER			
77	INSTALL 154.20 L.F. 8" PVC SEWER			
78	INSTALL 154.20 L.F. 8" PVC SEWER			
79	INSTALL 154.20 L.F. 8" PVC SEWER			
80	INSTALL 154.20 L.F. 8" PVC SEWER			
81	INSTALL 154.20 L.F. 8" PVC SEWER			
82	INSTALL 154.20 L.F. 8" PVC SEWER			
83	INSTALL 154.20 L.F. 8" PVC SEWER			
84	INSTALL 154.20 L.F. 8" PVC SEWER			
85	INSTALL 154.20 L.F. 8" PVC SEWER			
86	INSTALL 154.20 L.F. 8" PVC SEWER			
87	INSTALL 154.20 L.F. 8" PVC SEWER			
88	INSTALL 154.20 L.F. 8" PVC SEWER			
89	INSTALL 154.20 L.F. 8" PVC SEWER			
90	INSTALL 154.20 L.F. 8" PVC SEWER			
91	INSTALL 154.20 L.F. 8" PVC SEWER			
92	INSTALL 154.20 L.F. 8" PVC SEWER			
93	INSTALL 154.20 L.F. 8" PVC SEWER			
94	INSTALL 154.20 L.F. 8" PVC SEWER			
95	INSTALL 154.20 L.F. 8" PVC SEWER			
96	INSTALL 154.20 L.F. 8" PVC SEWER			
97	INSTALL 154.20 L.F. 8" PVC SEWER			
98	INSTALL 154.20 L.F. 8" PVC SEWER			
99	INSTALL 154.20 L.F. 8" PVC SEWER			
100	INSTALL 154.20 L.F. 8" PVC SEWER			

**CONSTRUCTION NOTES**

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER BMD
- INSTALL 15" PVC SEWER MAIN
- REMOVE EXISTING SEWER MAIN
- ABANDON EXISTING SEWER LATERALS IN PLACE
- ADJUST MANHOLE TO GRADE & REPAIR BOTTOM CHANNEL

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

BENCHMARK DISKS MONUMENT "6507" BENCHMARK DISK SET IN TOP OF EXISTING MONUMENT. STATIONING FROM DRIVE FROM DESERT LAWN TO DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. CORNER OF THE SOUTH EXTERIOR LINES OF WINDSHIELD HIGHWAY 10

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

PROLACTIN ENGINEERING INC. 4000 N. 107TH ST. SUITE 100, WILSONVILLE, OR 97148

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

NO.	DESCRIPTION	BY	DATE
1	INSTALL 8" WATER PER TRACT 31462-21		

PROLACTIN ENGINEERING INC. 4000 N. 107TH ST. SUITE 100, WILSONVILLE, OR 97148

**CONTRACTOR'S NOTE**  
 THE PROPERTY OWNER HAS REVIEWED THESE PROPOSED MANHOLES AND FINDS THEM TO BE CORRECT.

**CITY OF BEAUMONT, CALIFORNIA**  
 SEWER IMPROVEMENT PLANS  
 TRACT NO. 31462-21  
 WEBB PLACE  
 STA. 11+07.17 TO STA. 11+63.38  
 OMEARA WAY  
 STA. 31+02.44 TO STA. 31+42.69

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS  
 TRACT NO. 31462-21  
 WEBB PLACE  
 STA. 11+07.17 TO STA. 11+63.38  
 OMEARA WAY  
 STA. 31+02.44 TO STA. 31+42.69

SHEET 7 OF 7 SHEETS  
 FILE NO. 3502