

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(Tract Map/Parcel Map/Plot Plan No. TR37698)**

Streets

THIS AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS (“Security Agreement”) is made by and between CITY OF BEAUMONT (“CITY”) and Woodside 05S, LP a California [if other state specify the state] [corporation] or [limited liability company] or [limited partnership] (“DEVELOPER”).

**RECITALS**

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 37698, (“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.

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. DEVELOPER shall guarantee or warranty the work done pursuant to this Agreement for a period of one year after final formal acceptance of the SUBDIVISION by the City Council against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, or constructed by DEVELOPER fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications referred to herein, DEVELOPER shall without delay and without any cost to CITY, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should DEVELOPER fail to act promptly or in accordance with this requirement, DEVELOPER hereby authorizes CITY, at CITY's option, to perform the work twenty (20) days after mailing written notice of default to DEVELOPER and to DEVELOPER's surety, and agrees to pay the cost of such work by CITY. Should CITY determine that an urgency requires repairs or replacements to be made before DEVELOPER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and DEVELOPER shall pay to CITY the cost of such repairs. If no claims have been made under the warranty bond during the warranty period, City shall release the warranty bond. 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: Ch. Shankar

Date: Oct 27 2020

Title: VP

**EXHIBIT "A"**

**PERFORMANCE BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and Woodside 05S, LP (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated \_\_\_\_\_, 20 \_\_, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. PA-25A Tr. 37698 - Street Improvements ( PA 25-126 Lots) 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 Lexon Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Eight Hundred Forty Five Thousand & 00/100 dollars (\$845,000.00) 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.

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]

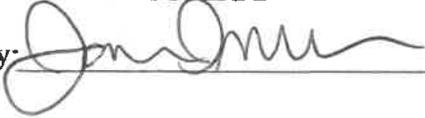
IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on October 27, 2020.

(Seal)

(Seal)

Lexon Insurance Company

**SURETY**

By: 

Name: James I. Moore

Title: Attorney-In-Fact

Address: 12890 Lebanon Road

Mount Juliet, TN 37122

Woodside-05S, LP

**PRINCIPAL**

By: 

Name: Chris Chambers

Title: VP

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

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

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

Address: 1250 Corona Pointe Court, Suite 500

Corona, CA 92879

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC





KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tarlese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-in-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15<sup>th</sup> day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15<sup>th</sup> day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15<sup>th</sup> day of June, 2019.

Endurance Assurance Corporation  
By: Richard Appel, SVP & Senior Counsel

Endurance American Insurance Company  
By: Richard Appel, SVP & Senior Counsel

Lexon Insurance Company  
By: Richard Appel, SVP & Senior Counsel

Bond Safeguard Insurance Company  
By: Richard Appel, SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15<sup>th</sup> day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/her is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor, Notary Public - My Commission Expires 5/9/23

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
- 2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT ; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

- 3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 27<sup>th</sup> day of October, 2020

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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

State of California }  
County of California }  
On Oct 28, 2020 before me, Rochelle M. Sromalla, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Chris Chambers  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

*Rochelle M. Sromalla*  
Signature

Place Notary Seal and/or Stamp Above

Signature of Notary Public

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**EXHIBIT "B"**  
**PAYMENT BOND**

WHEREAS, the City Council of the City of Beaumont, State of California, and Woodside 05S, LP (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, PA-25A Tr. 37698 - Street Improvements ( PA 25-126 Lots), dated \_\_\_\_\_, 20\_\_\_, 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 Eight Hundred Forty Five Thousand & 00/100 dollars (\$845,000.00), 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.

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 October 27, 2020.

(Seal)

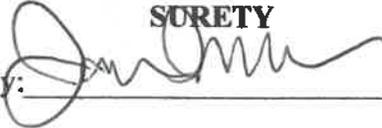
(Seal)

Lexon Insurance Company

Woodside 05S, LP

**SURETY**

**PRINCIPAL**

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

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

Name: James I. Moore

Name: Chris Chambers

Title: Attorney-In-Fact

Title: VP

Address: 12890 Lebanon Road

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

Mount Juliet, TN 37122

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

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

Address: 1250 Corona Pointe Court, Suite 500

Corona, CA 92879

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC





KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation
By: Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor, Notary Public - My Commission Expires 5/9/23

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

- 3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 27th day of October, 2020

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website -- https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California

County of California

On Oct 28, 2020 before me, Rochelle M. Sromalla, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Chris Chambers

Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature

Rochelle M. Sromalla  
Signature of Notary Public

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

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

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
 CONSTRUCTION COST WORKSHEET  
 "PLAN CHECK FEE EST"

PARCEL MAP OR TRACT NO.: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)  
 DATE: 10/21/2020

PP, CUP NO.: \_\_\_\_\_ BY: George A. Lenfestey

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%
	Construction Costs)	
Streets/Drainage	\$	844,356.45 ✓
Sewer	\$	-
Total	\$	844,356.45
Warranty Retention (22.5%)	\$	189,980.20
Street/Drainage Plan Check Fees =	\$	16,887.13
Sewer Plan Check Fees =	\$	500.00
Street Inspection Fees =	\$	25,330.69
Sewer Inspection Fees =	\$	750.00

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do  include additional 20% for recordation prior to having signed plans  
 Above amounts do not  include additional 20% for recordation prior to having signed plans

George A. Lenfestey  
 Engineer's Signature  
 Name typed or printed

10/22/2020  
 Date



\*\*\*\*\*PLEASE READ INSTRUCTIONS BELOW\*\*\*\*\*

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont unit costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)

DATE: 21-Oct-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 2.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
3,162	TON	Asphalt Concrete - 144 lbs/cu. Ft. (133,060 SF @ 0.33')	\$ 90.00	\$ 284,580
2,464	C.Y.	Aggregate Base Class II (133,060 SF@0.50')	\$ 50.00	\$ 123,200
5	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (133,060 SF)	\$ 600.00	\$ 3,000
		apply at 0.05 + 0.03 = 0.08 gal/SY		\$ -
	S.F	AC overlay (min. 0.10') If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 0.90	\$ -
	S.F.	Remove A.C. Pavement	\$ 0.50	\$ -
	L.F.	Curb and Gutter (Wedge Curb)	\$ 8.00	\$ -
7,860	L.F.	Curb and Gutter (Type A-6)	\$ 10.00	\$ 78,600
	L.F.	Curb and Gutter (Type A-8)	\$ 12.00	\$ -
	L.F.	Type "C" Curb	\$ 10.00	\$ -
	L.F.	Type "D" Curb	\$ 15.00	\$ -
	L.F.	A.C. Dike (6") (incl. material & labor)	\$ 8.00	\$ -
	L.F.	A.C. Dike (8") (incl. Material & labor)	\$ 10.00	\$ -
3,175	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 31,750
24,000	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 144,000
1	EA.	Handicapped Access Ramp (Sheet 7)	\$ 1,500.00	\$ 1,500
14	EA.	Handicapped Access Ramp	\$ 1,500.00	\$ 21,000
	EA.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 1,500.00	\$ -
130	S.F.	Join Existing Pavement (Grind & Overlay Exist. A.C.)	\$ 4.00	\$ 520
24	S.F.	Install Truncated Domes	\$ 10.00	\$ 240
				\$ -
				\$ -

SUBTOTAL = \$ 688,390.00

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)

DATE: 21-Oct-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
10	EA.	Street Name Sign	\$ 250.00	\$ 2,500
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 40.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 40.00	\$ -
36	L.F.	Barricades	\$ 28.00	\$ 1,008
-	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (1 1/2 Total length of streets)	\$ 10.00	\$ -
	L.F.	Chain Link Fence (6')	\$ 12.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Remove Power Pole	\$ 1,200.00	\$ -
-	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ -
139	EA.	Street Trees (15 gallon)	\$ 150.00	\$ 20,850
	EA.	Remove Existing Concrete Bulkhead	\$ 500.00	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 500.00	\$ -
-	EA.	Under Sidewalk Drain	\$ 1,800.00	\$ -
	S.F.	Terrace Drains and Down Drains	\$ 6.50	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
7	EA.	Gutter Depression for Curb Opening Catch Basin Case B	\$ 1,500.00	\$ 10,500
4	EA.	Gutter Depression for Curb Opening Catch Basin Case C	\$ 1,500.00	\$ 6,000
	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ -
9	EA.	"STOP" Pavement Marking	\$ 200.00	\$ 1,800
9	EA.	Limit Line	\$ 75.00	\$ 675
9	EA.	R1 "STOP SIGN"	\$ 250.00	\$ 2,250
1	EA.	R2-5A "REDUCE SPEED ADHEAD" Sign	\$ 250.00	\$ 250
	EA.	18" RCP Flared End Section	\$ 500.00	\$ -
	EA.	12" Plastic Flared End Section	\$ 175.00	\$ -

SUBTOTAL = \$ 45,833.00

10/21/2020

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)

DATE: 21-Oct-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
-	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 35.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1 Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 65.00	\$ -
	L.F.	18" R.C.P.	\$ 60.00	\$ -
	L.F.	24" R.C.P.	\$ 70.00	\$ -
	L.F.	30" R.C.P.	\$ 80.00	\$ -
-	L.F.	36" R.C.P.	\$ 90.00	\$ -
	L.F.	42" R.C.P.	\$ 100.00	\$ -
	L.F.	48" RCP	\$ 110.00	\$ -
	L.F.	54" RCP	\$ 135.00	\$ -
	L.F.	60" RCP	\$ 160.00	\$ -
	L.F.	72" RCP	\$ 200.00	\$ -
	L.F.		\$ 1.00	\$ -
	L.F.		\$ 1.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
-	EA.	Drain Basin	\$ 400.00	\$ -
-	EA.	Curb Outlet	\$ 3,000.00	\$ -
	EA.	Fossil Filters	\$ 500.00	\$ -
-	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
-	EA.	Riprap Headwall	\$ 1,000.00	\$ -
-	EA.	Concrete Collar	\$ 250.00	\$ -
	EA.	Outlet Structure	\$ 10,000.00	\$ -
	EA.	Concrete Pipe Anchor & Stabilizer	\$ 250.00	\$ -
	L.F.	12" HDPE. Pipe	\$ 31.00	\$ -
	EA.	12" HDPE Misc. Fittings (Bend, coupling & end cap)	\$ 75.00	\$ -

SUBTOTAL = \$ -



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)

DATE: 21-Oct-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
0	EA.	Water Quality Structure	\$ 2,500.00	\$ -
0	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
0	LS	Emergency Spillway	\$ 27,000.00	\$ -
0	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
0	SF	3' Wide V-Gutter (945 LF)	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A. Subtotal \$ 734,223

B. Contingency (15%) \$ 110,133

C. Streets/Drainage Total (A + B) \$ 844,356

\*\*\*\*\*

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Street Improvement Plans - Tract No. 37698 (PA 25-126 Lots)

DATE: 21-Oct-20

<b>SEWER IMPROVEMENTS</b>
---------------------------

Show quantities on this sheet only if project has a sewer plan. If no water plan, then show applicable quantities as part of street improvements.

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
-	L.F.	4" PVC. (121 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ -
-	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
-	L.F.	8" PVC	\$ 30.00	\$ -
-	L.F.	10" V.C.P.	\$ 35.00	\$ -
-	L.F.	12" V.C.P.	\$ 40.00	\$ -
-	L.F.	15" V.C.P.	\$ 50.00	\$ -
-	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ -
-	EA.	Drop Manholes	\$ 4,000.00	\$ -
-	EA.	Cleanouts	\$ 500.00	\$ -
-	EA.	Sewer Y's	\$ 25.00	\$ -
-	EA.	Chimneys	\$ 300.00	\$ -
-	EA.	Adjust M.H. to grade	\$ 340.00	\$ -
-	L.F.	Concrete Encasement	\$ 20.00	\$ -
-	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
-	L.F.	Sewer Pipe Sleeving	\$ 36.00	\$ -
-	EA.	Sewer Lift Station		\$ -
-	EA.	Backflow prevention device	\$ 250.00	\$ -
-	EA.	8" P.V.C. Misc. Fittings & Plugs	\$ 190.00	\$ -
-	EA.	Remove 8" P.V.C Plug	\$ 190.00	\$ -

A.	Subtotal	\$ -
B.	Contingency (15% x A)	\$ -
C.	Sewer Total (A + B)	\$ -

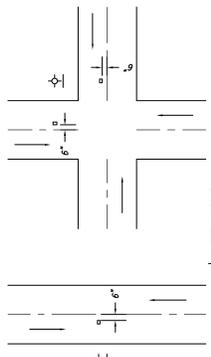
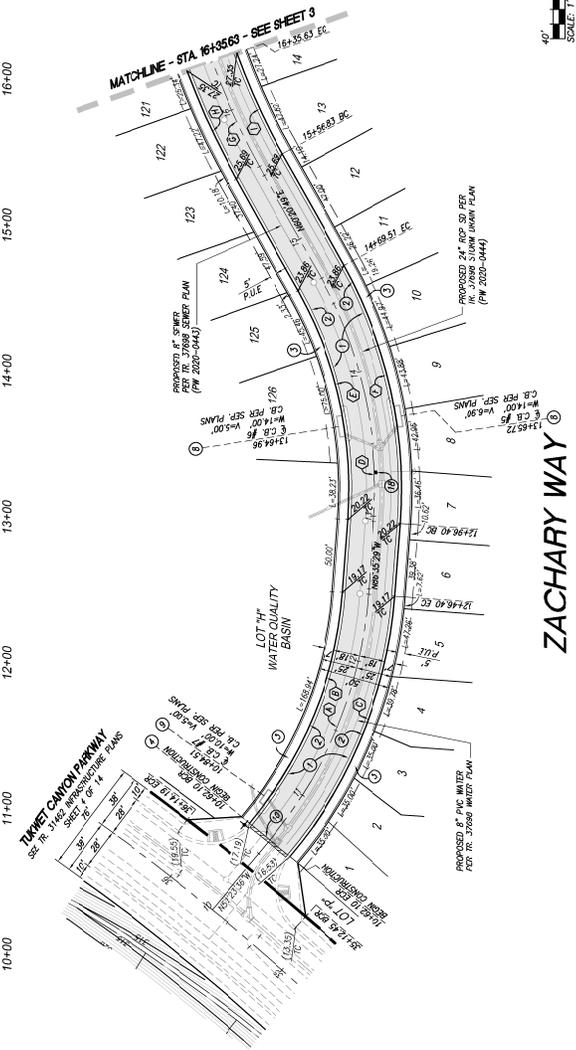
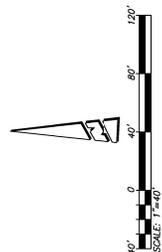
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PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'

- CONSTRUCTION NOTES:**
- CONSTRUCT 0.37 A.C. OVER 0.50 A.B.
  - CONSTRUCT 3" AS-9 CURB PER COUNTY OF RIVERSIDE STD. NO. 200
  - CONSTRUCT 3" SANDWICH PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (CONCRETE 2" REMOVED FROM QUANTITY)
  - INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 1201
  - PER COUNTY OF RIVERSIDE STD. NO. 317, CASE TYPE "C" (CATCH BASIN PER SEP. PLAN)
  - CONSTRUCT OUTER DEPRESSION FOR CURB OPENING AT STORM DRAIN CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 317, CASE TYPE "C" (CATCH BASIN PER SEP. PLAN)
  - USE EXISTING PAVEMENT PER DETAIL 10 ON SHEET 1
  - SEE SHEET 2, INDICATING THE WARRANT PAVEMENT MARKERS PER DETAIL 4



TYPICAL PAVEMENT MARKER LOCATION  
DETAIL A

**CURVE / LINE DATA TABLE**

DELTA / BEARING	RADIUS	LENGTH	TANGENT
35°11'54"	300.00'	184.30'	95.16'
35°11'54"	282.00'	172.24'	86.45'
35°11'54"	318.00'	185.96'	93.87'
33°03'52"	300.00'	172.11'	86.04'
33°03'52"	282.00'	162.29'	82.70'
33°03'52"	318.00'	182.50'	94.38'
09°01'46"	500.00'	278.80'	138.48'
09°01'46"	518.00'	287.84'	143.95'
09°01'46"	462.00'	273.96'	138.05'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/09/20	ISSUED FOR PERMIT

**REVISIONS**

BY	DATE	DESCRIPTION
AW	09/09/20	ISSUED FOR PERMIT

**PROACTIVE ENGINEERING WEST**  
ENGINEERING WEST  
10000 W. 10TH AVE., SUITE 100  
DENVER, CO 80202  
TEL: 303.755.8800 FAX: 303.755.8801

**CITY OF BEAUMONT**  
PLANNING DEPARTMENT  
1000 W. 10TH AVE., SUITE 100  
BEAUMONT, TX 77705-3400  
TEL: 409.335.2200 FAX: 409.335.2201

**CITY OF BEAUMONT, CALIFORNIA**  
STREET IMPROVEMENT PLANS  
TRACT NO. 37696  
**ZACHARY WAY**  
STA. 10+00.00 TO STA. 16+35.63

Reviewed By: [Signature]  
Recommended By: [Signature]  
Approved By: [Signature]

Date: 9/16/2020  
Date: 9/16/2020  
Date: 09/23/20

SHEET **2**  
OF **8** SHEETS  
FILE NO: **3325**

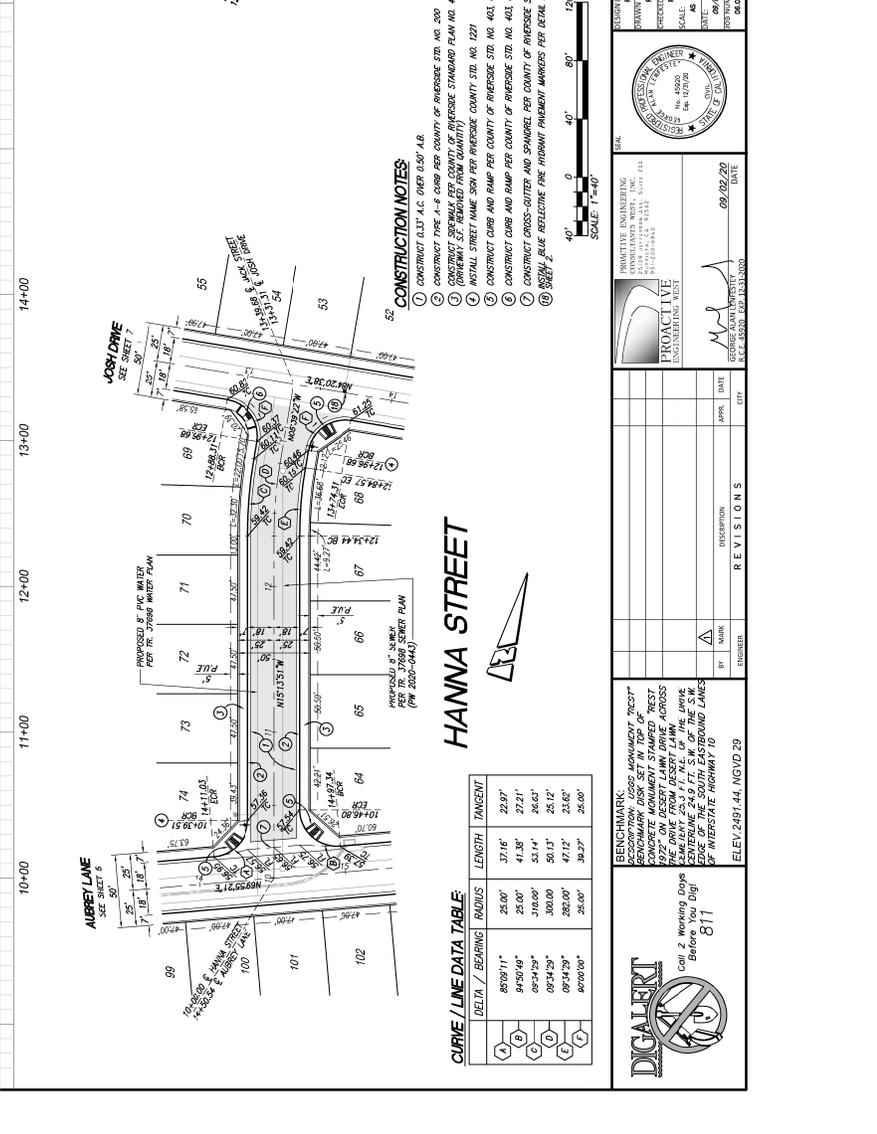
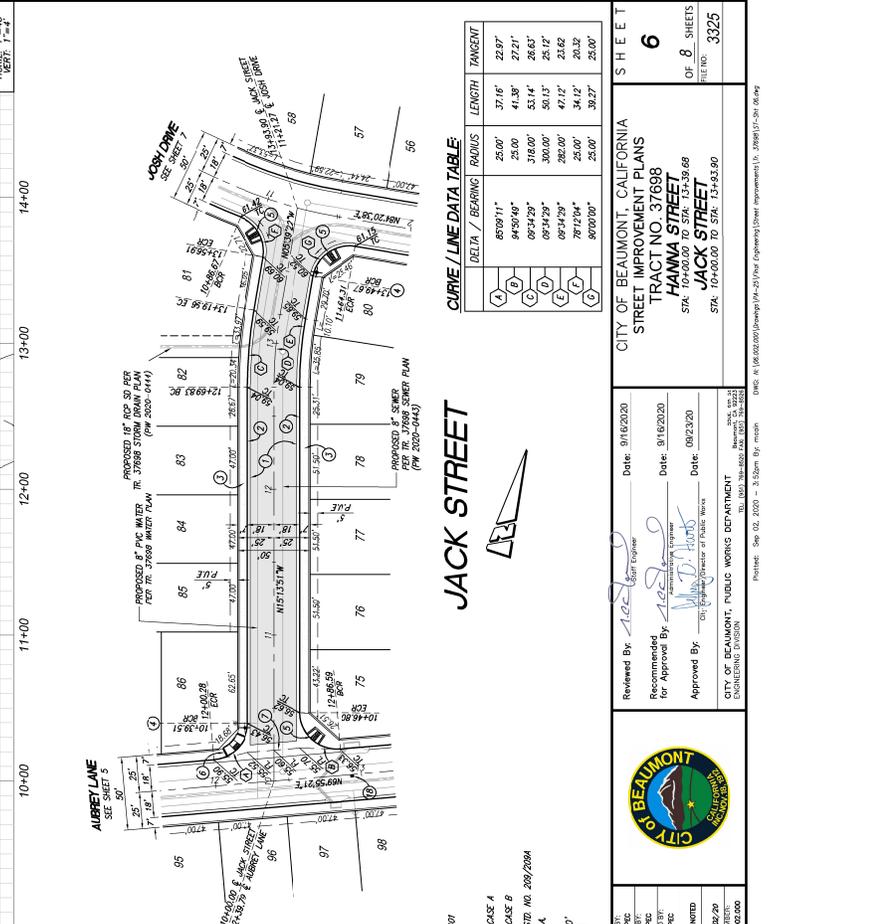
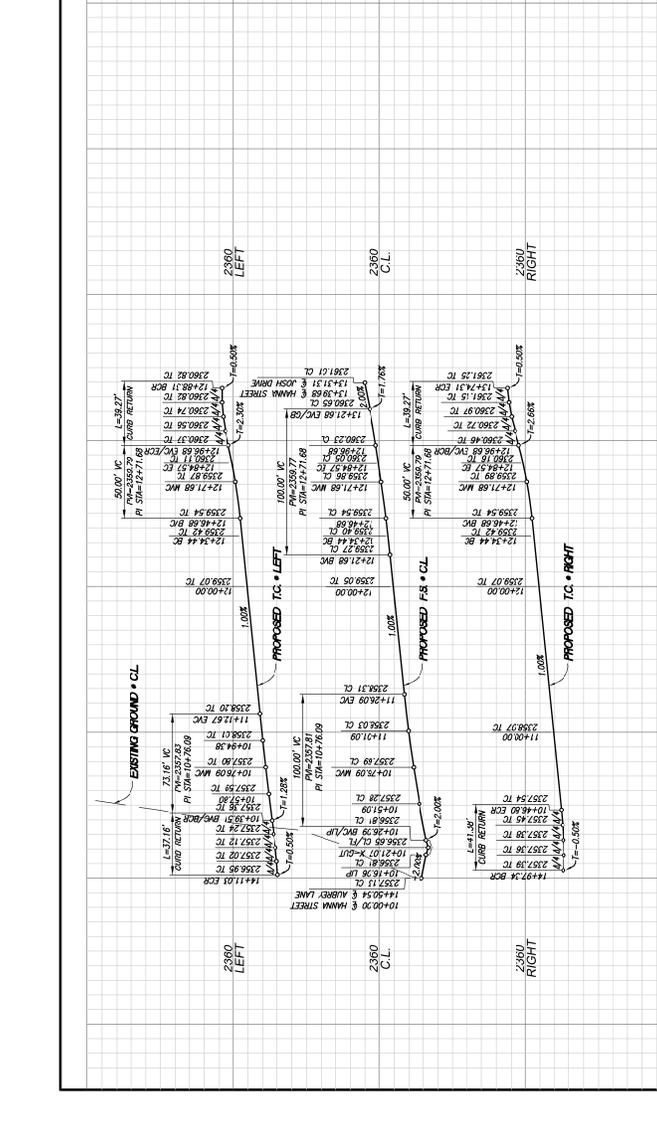
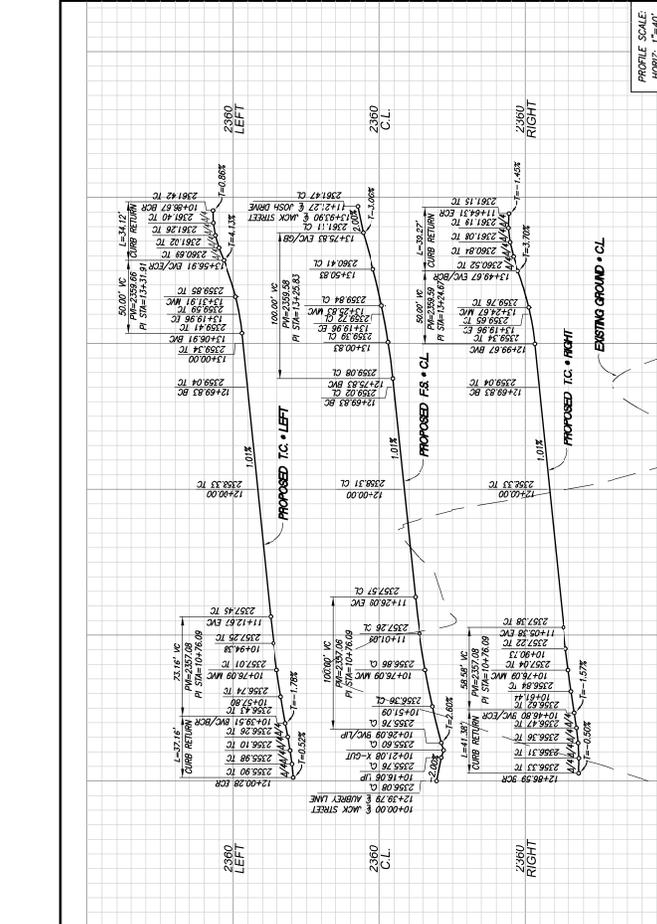
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PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'



**CURVE / LINE DATA TABLE**

DELTA / BEARING	RADIUS	LENGTH	TANGENT
89°09'11"	25.00'	37.16'	22.97'
94°50'49"	25.00'	41.38'	27.31'
94°54'29"	318.00'	53.14'	26.63'
09°24'29"	300.00'	50.13'	25.12'
09°24'29"	282.00'	47.12'	23.62'
89°09'00"	25.00'	36.37'	25.00'

**CURVE / LINE DATA TABLE**

DELTA / BEARING	RADIUS	LENGTH	TANGENT
89°09'11"	25.00'	37.16'	22.97'
94°50'49"	25.00'	41.38'	27.31'
94°54'29"	318.00'	53.14'	26.63'
09°24'29"	300.00'	50.13'	25.12'
09°24'29"	282.00'	47.12'	23.62'
89°09'00"	25.00'	36.37'	25.00'

**CONSTRUCTION NOTES:**

- CONSTRUCT ALL A-C OVER EXIST. A.B.
- CONSTRUCT TYPE A-E CURB PER COUNTY OF RIVERSIDE STD. NO. 200
- CONSTRUCT TYPE A-E CURB PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 1231
- CONSTRUCT CURB AND RAMP PER COUNTY OF RIVERSIDE STD. NO. 403, CASE A
- CONSTRUCT CURB AND RAMP PER COUNTY OF RIVERSIDE STD. NO. 403, CASE B
- CONSTRUCT CROSS-CURTER AND SHOULDERS PER COUNTY OF RIVERSIDE STD. NO. 309, 200A
- INSTALL BLUE REFLECTIVE PINE HIGHWAY PAVEMENT MARKERS PER BEEM 4.

**JACK STREET**

DATE: 9/16/2020  
 RECOMMENDED BY: [Signature]  
 APPROVED BY: [Signature]

CITY OF BEAUMONT, CALIFORNIA  
 STREET IMPROVEMENT PLANS  
 TRACT NO. 37698  
 HANNA STREET  
 JACK STREET

DATE: 9/16/2020  
 DATE: 08/23/20  
 DATE: 08/23/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

DATE: 09/16/2020  
 DATE: 08/23/20  
 DATE: 08/23/20

PROJECT NO.: 3325  
 OF 8 SHEETS

**CITY OF BEAUMONT**

PROACTIVE ENGINEERING, INC.  
 10000 W. 10TH ST., SUITE 100  
 BEAUMONT, CA 92505  
 (951) 352-1000

DATE: 09/16/2020

**DIGALERT**

Call 2 Working Days Before You Dig

811

REVISIONS

NO.	DATE	DESCRIPTION
1	09/16/2020	ELEV. 2491.44, NS/D/29

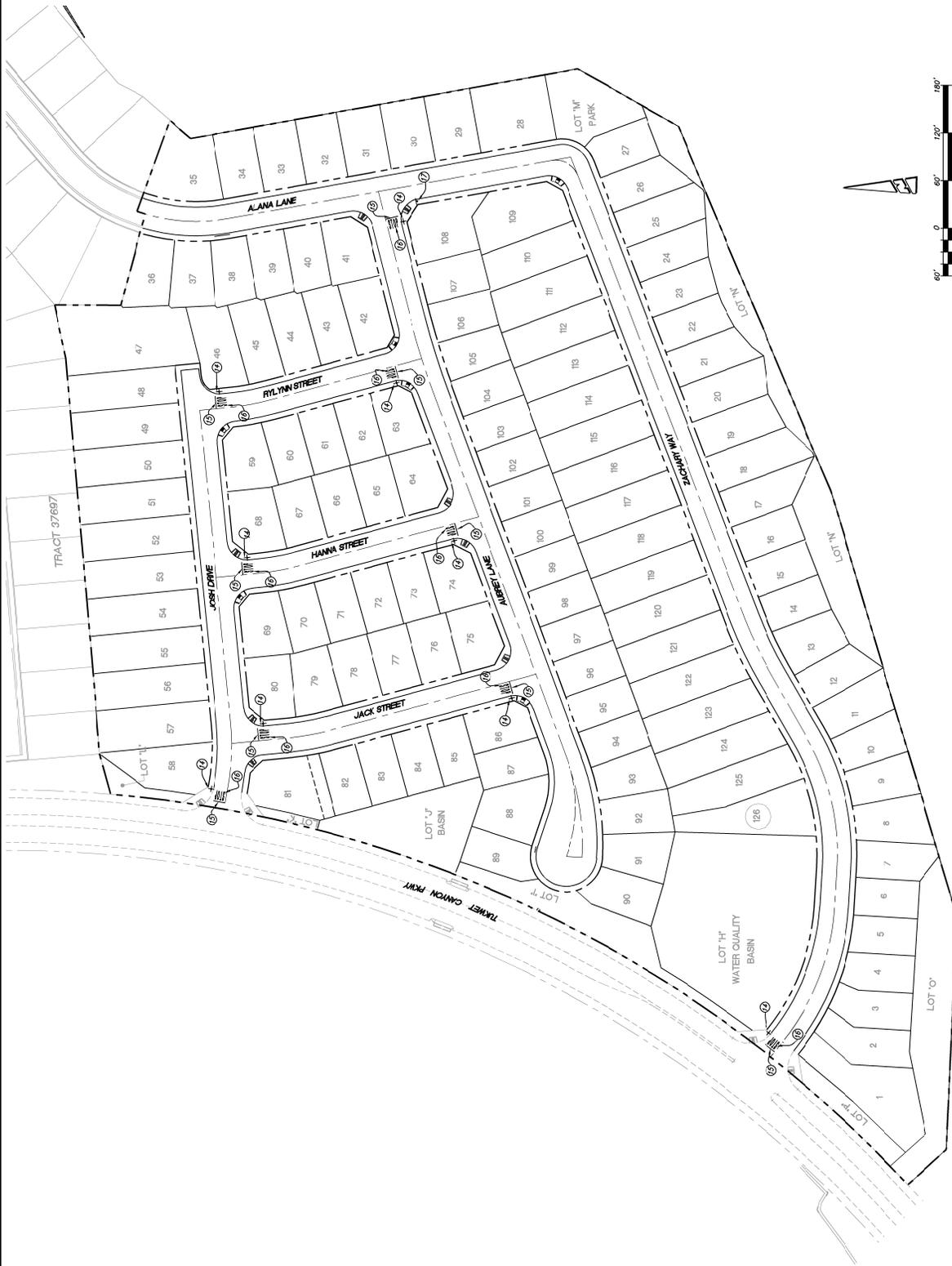


**GENERAL SIGNAGE/STRIPING NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE RIVERSIDE COUNTY STANDARD SPECIFICATIONS AND STANDARD PLANS UNLESS OTHERWISE SPECIFIED.
2. TRAFFIC STRIPES, BASED PAVEMENT MARKERS AND SIGNS, EXCEPT PAVEMENT LEGENDS, SHALL COMPLY WITH THE 2010 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD SIGNS.
4. BASED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 8E OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE RIVERSIDE COUNTY STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED. THE CITY OF BEAUMONT STANDARD PLANS SHALL CONFORM TO THE PROVISIONS IN SECTION 8E-2.04 OF CALTRANS STANDARD SPECIFICATIONS (2010) EXCEPT WHERE SHOWN OTHERWISE FOR PAVEMENT MARKERS.
5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 8E-2.04 OF CALTRANS STANDARD SPECIFICATIONS (2010) EXCEPT WHERE SHOWN OTHERWISE FOR PAVEMENT MARKERS.
6. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND BASED PAVEMENT MARKERS THAT COMPLETE OR COMPLETE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEAUMONT STANDARD SPECIFICATIONS (2010) EXCEPT WHERE SHOWN OTHERWISE.
7. BEFORE ANY REMOVAL OPERATIONS SHALL BE CONDUCTED WITHIN THE WORK AREA, THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY FROM THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA.
8. ALL SIGNS SHALL CONFORM TO SECTION 8E, ENTITLED "SIGNS", AS SPECIFIED IN THE TRANSPORTATION STANDARD SPECIFICATIONS, AND THE RIVERSIDE COUNTY STANDARD SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED. ALL SIGNS SHALL BE RETROREFLECTIVE SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEIR MOUNTING HARDWARE WITH THE 2010 MUTCD, EXCEPT AS SHOWN OTHERWISE.
9. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 MUTCD, EXCEPT AS SHOWN OTHERWISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, AND EQUIPMENT WITHIN THE WORK AREA.
11. STRIPING (PAVEMENT MARKERS) SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS DEPARTMENT AT (951) 769-4500 EXT. 250 (BEAUMONT) 2 WORKING DAYS PRIOR TO INSTALLATION.
12. EXISTING SIGNS INSTALLED IN CONCRETE AREAS SHALL BE REMOVED IN METAL SHEETS TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TELESPAR POSTS UNLESS NOTED OTHERWISE.

**CONSTRUCTION NOTES**

1. INSTALL 1" X 1" SIGN ON 2" X 2" SIGN POST. SEE PLAN FOR SIGNAGE. EXCEPT WHERE SHOWN OTHERWISE.
2. THERMOPLASTIC WHITE LIMIT LINE PER CALTRANS STANDARD 6240
3. THERMOPLASTIC "STOP" PAVEMENT MARKING PER CALTRANS STANDARD 6240
4. INSTALL 10"-14" RETROREFLECTIVE SPEED AHEAD SIGN PER CALTRANS TRAFFIC MARKING



		BENCHMARK ACCOUNTING, ARCHITECTURE, ENGINEERING, PLANNING, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT, REAL ESTATE, TRAFFIC ENGINEERING, TRANSPORTATION PLANNING, URBAN PLANNING, VISUAL QUALITY ANALYSIS, WATER RESOURCES, AND ENVIRONMENTAL PLANNING. 1927 ON DESERT LAJUN DRIVE ACROSS 8340 HWY 253 AT THE JUNCTION OF THE SW CORNER OF THE 253 AND 78 INTERSECTION 811 Call 2 working days before you dig	
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CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT NO. 37698 SIGNAGE AND STRIPING		REVIEWED BY: [Signature] RECOMMENDED FOR APPROVAL BY: [Signature] APPROVED BY: [Signature] DATE: 9/16/2020 DATE: 9/16/2020 DATE: 09/22/20	
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION		DATE: 9/16/2020 DATE: 9/16/2020 DATE: 09/22/20	
		PROJECT: Sep 02, 2020 - 3:35pm By: [Signature]	
ISSUED BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN DATE: 09/22/20			
PROJECT: 811 SHEET NO. 8 OF 8 SHEETS FILE NO. 3325		DATE: 09/22/20	