

Permit No.: G-1382
Bond Amount \$2,111,750
Bond No. 4417178
PREMIUM \$34,676

CITY OF GARDEN GROVE

STREET IMPROVEMENTS AND GRADING PERMIT SURETY BOND

KNOW ALL MEN BY THESE PRESENTS: THAT FRONTIER VILLAGE CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY as Principal, and SURETEC INSURANCE COMPANY, a corporation organized and existing under the laws of the State of California, and duly authorized to transact a surety business in the State of California, as Surety, are held and firmly bound unto the City of Garden Grove in the just and full sum of TWO MILLION ONE HUNDRED ELEVEN THOUSAND SEVEN HUNDRED AND FIFTY AND 00/100 DOLLARS (\$2,111,750), for the payment of which, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents. A, VIII

THE CONDITIONS OF THE ABOVE OBLIGATION IS SUCH THAT, WHEREAS, the said Principal above is applicant under Permit No. G-1382 of the City of Garden Grove, California, for street improvements and grading and/or excavation, on the following described property:

7911, 7915, 7919, 7923, 7927, and 7903 Beach Blvd., Garden Grove, California 92841-4225
and
12925, 12945, 12945, 12955 12965, 12923, 12927, 12967, 12969, 12971, 12973, 12979, 12991
Beach Boulevard, Garden Grove, California 92841-4225
PARCEL NUMBER 131-681-02

NOW, THEREFORE, IT IS AGREED that if the Principal shall:

- a) Comply with all the provisions and conditions of approval of Site Plan No. SP-151-2018, Variance No. V-019-2018, Tentative Parcel Map No. PM-2017-187 [project entitlements, i.e., Site Plan No., Variance No., etc.]; the City of Garden Grove Municipal Code, and other applicable laws, and ordinances; and
- b) Comply with all the terms and conditions of the permit for street improvements and grading, excavation or fill to the satisfaction of the City Engineer; and
- c) Complete all of the work contemplated under the said permit within the time limit specified in the permit, and any extension or extensions thereof, or completes the work to a safe condition satisfactory to the City Engineer; and
- d) Reimburse the City for any work required by the permit that the City Engineer deems necessary to complete, correct or otherwise undertake for the public safety, because of

failure on the part of Principal, then this obligation shall be null and void otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or modification of the permit or of work to be performed thereunder shall in any way affect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the permit or of work to be performed thereunder, and

PROVIDED, FURTHER, that in case suit is brought upon the bond by the City or any other person who may bring an action on this bond, a reasonable attorney's fee, to be fixed by the court, shall be paid by the Principal or Surety.

IN WITNESS WHEREOF, the said Principal and said Surety have caused these presents to be duly signed and sealed this 1 day of August, 2018.

PRINCIPAL:

FRONTIER VILLAGE CENTER LLC,
a California limited liability company

By: 
Robert M. Jonas, Manager

By: 
Dan Almquist, Manager

Address: 23727 Hawthorne Boulevard, Suite 1
Torrance, California 90505

SURETY:

SURETEC INSURANCE COMPANY
Admitted in California

By: 
Spencer Flake, Attorney-in-Fact

Address: 3131 CAMINO DEL RIO N., #1450
SAN DIEGO, CA 92108

Telephone: (619) 400-4104

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On **July 27, 2018**, before me, **MARY W. CARNES, A NOTARY PUBLIC**,
(insert name and title of officer)

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

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

WITNESS my hand and official seal.



Signature: Mary W. Carnes (Seal)

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On July 27, 2018, before me, MARY W. CARNES, A NOTARY PUBLIC,
(insert name and title of officer)

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

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

WITNESS my hand and official seal.



Signature: Mary W. Carnes

(Seal)

CALIFORNIA ALL-PURPOSE 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 8-1-18 before me, Lexie Sherwood, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Spencer Flake

Name(s) of Signer(s)



Place Notary Seal Above

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

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

Witness my hand and official seal.

Signature

Signature of Notary Public Lexie Sherwood

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another 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: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Charles L. Flake, David L. Culbertson, Spencer Flake, Heather Willis

its true and lawful Attorney-in-fact, 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 waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Ten Million and 00/100 Dollars (\$10,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 9/10/2020 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

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 of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings 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. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 8th day of August, A.D. 2017.

SURETEC INSURANCE COMPANY

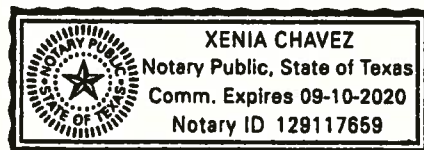
By: John Knox Jr., President

State of Texas
County of Harris

ss:



On this 8th day of August, A.D. 2017 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Xenia Chavez
Xenia Chavez, Notary Public
My commission expires September 10, 2020

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 1ST day of AUGUST 2018, A.D.

M. Brent Beaty
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

ENGINEER'S ESTIMATE OF COST

PRINTED DATE: 7/12/2018

PROJECT: Village Crossroads - Garden Grove

ENGINEER: Blue Peak Engineering

DATE: 7/12/18

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
ONSITE GRADING IMPROVEMENTS				
Site Demo	sf	127,600	\$ 1.50	\$ 191,400
Demo of existing storm drain	lf	160	\$ 40.00	\$ 6,400
Demo existing water service	ea	12	\$ 500.00	\$ 6,000
Demo existing sewer lateral	lf	200	\$ 40.00	\$ 8,000
Precise grading	sf	127,600	\$ 0.90	\$ 114,840
Overexcavation	sf	86,930	\$ 3.00	\$ 260,790
Sand and Gravel Bags (SE-6 & SE-8)	ea	900	\$ 3.00	\$ 2,700
Storm Drain Inlet Protection (SE-10)	ea	10	\$ 240.00	\$ 2,400
Stabilized Construction Entrance (TC-1)	sf	1,000	\$ 1.50	\$ 1,500
4" AC paving over 4" AB	sf	38,130	\$ 2.75	\$ 104,858
4" AC paving over 5" AB	sf	16,100	\$ 4.10	\$ 66,010
4" AC paving over 8.5" AB	sf	83,400	\$ 5.00	\$ 417,000
3' wide by 5 1/2" thick PCC V-Gutter	lf	750	\$ 25.00	\$ 18,750
6" Curb	lf	2,990	\$ 12.00	\$ 35,880
6" Curb and Gutter	lf	2,665	\$ 18.00	\$ 47,970
4" PCC Sidewalk	sf	8,470	\$ 5.85	\$ 49,550
Curb Ramp	ea	10	\$ 1,365.00	\$ 13,650
Light Standard	ea	19	\$ 5,130.00	\$ 97,470
Landscaping	ls	1	\$ 75,000.00	\$ 75,000
Decorative Paving - Hardscape	sf	1,865	\$ 9.30	\$ 17,345
6' high Chain Link Fence	lf	1,160	\$ 22.35	\$ 25,926
Onsite Grading - Sub Total				\$ 1,563,438
STORM DRAIN				
18" HDPE Pipe	lf	275	\$ 83.00	\$ 22,825
8" PVC Storm Drain	lf	130	\$ 29.80	\$ 3,874
12" PVC Pipe	lf	405	\$ 44.25	\$ 17,921
10" PVC Pipe	lf	23	\$ 57.25	\$ 1,317
Inlet - Grate	ea	2	\$ 1,800.00	\$ 3,600
Inlet - 18" x 18" Grate	ea	1	\$ 422.00	\$ 422
Vegetated Swale	ea	1	\$ 8,000.00	\$ 8,000
Catch Basin	ea	4	\$ 3,700.00	\$ 14,800
Modular Wetlands	ls	1	\$ 150,000.00	\$ 150,000
Storm Drain Manhole	ea	1	\$ 4,500.00	\$ 4,500
Storm Drain - Sub Total				\$ 227,259
SEWER				
Adjust Manhole Rim to Grade	ea	2	\$ 825.00	\$ 1,650
6" PVC Sewer	lf	250	\$ 35.00	\$ 8,750
Sewer Cleanout	ea	7	\$ 1,550.00	\$ 10,850
4" PVC Sewer	lf	245	\$ 27.00	\$ 6,615
Sewer - Sub Total				\$ 27,865
WATER				
1" Water Service	ea	11	\$ 2,085.00	\$ 22,935
2" Water Service	ea	1	\$ 2,235.00	\$ 2,235
Fire Hydrant Assembly	ea	2	\$ 5,360.00	\$ 10,720
1" Backflow Preventer	ea	11	\$ 1,500.00	\$ 16,500
2" Backflow Preventer	ea	1	\$ 1,700.00	\$ 1,700
Concrete Thrust Block	ea	5	\$ 495.00	\$ 2,475
8" PVC Water Main	lf	180	\$ 74.00	\$ 13,320
Water - Sub Total				\$ 69,885
Private Improvements Total (plus 10% contingencies)				\$ 2,077,291



PROJECT: Village Crossroads - Garden Grove		ENGINEER: Blue Peak Engineering		DATE: 7/12/18	
ITEM DESCRIPTION		UNIT	QUANTITY	UNIT PRICE	AMOUNT
PUBLIC IMPROVEMENTS - STREET ITEMS					
Asphalt Concrete Paving	sf	300	\$	4.00	\$ 1,200
Sawcut AC Paving	lf	160	\$	2.10	\$ 336
Remove Existing Driveway	sf	1,500	\$	4.10	\$ 6,150
4" PCC Sidewalk	sf	400	\$	5.85	\$ 2,340
PCC Driveway	sf	1,500	\$	7.65	\$ 11,475
Sidewalk Ramp	ea	1	\$	1,365.00	\$ 1,365
Landscaping and Irrigation	sf	1,800	\$	4.70	\$ 8,460
Streets - Sub Total					\$ 31,326
Public Improvements Total (plus 10% contingencies)					\$ 34,459

