

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR –
TRACT MAP 34760 MALAGA - DWG13-064S – (PIM130007)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of October, 2024**, by and between the City of Corona, a municipal corporation (hereinafter referred to as “City”), and **RANCHO PASEO DE VALENCIA, LLC**, a California Limited Liability Company with its principal offices located at, **310 S MAPLE STREET SUITE G, CORONA, CA 92878** (hereinafter referred to as “Developer”).

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 34760 Malaga** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount of **Three Million Three Hundred Eight-Four Thousand Dollars and No Cents (\$3,384,000.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit “B” if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement.

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time may be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.


ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:
Rancho Paseo de Valencia, LLC
310 S Maple Street Suite G
Corona, CA 92878

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

**Rancho Paseo de Valencia, LLC,
A California limited liability Company**

By: 
Manny Valencia, Power of Attorney and Agent

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
City Clerk

By: _____
Mayor

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

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 RIVERSIDE)

On 10/07/2024 before me, H PATEL NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared MANUEL VALENCIA
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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: AGREEMENT OF PUBLIC IMPROVEMENT
Document Date: 10/07/2024 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 or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

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

SEE ATTACHED

Faithful Performance	\$3,384,000.00
Labor and Material	\$1,692,000.00



Cash Register Receipt
City of Corona

Receipt Number
R49251

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130007 Address: 34760 TRACT APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$3,384,000.00
TOTAL FEES PAID BY RECEIPT: R49251			\$3,384,000.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND



Cash Register Receipt
City of Corona

Receipt Number
R49252

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130007 Address: 34760 TRACT APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,692,000.00
TOTAL FEES PAID BY RECEIPT: R49252			\$1,692,000.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR –
TRACT MAP 34760 MALAGA - DWG. #13-064S – (PIM130007)
Non-Master Plan Improvements**

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WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 34760 Malaga** and more particularly described in **Exhibit "A"** attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount of **Three Million Four Thousand Six Hundred Dollars and No Cents (\$3,040,600.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit “B” if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time may be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:
Rancho Paseo de Valencia, LLC
310 S Maple Street Suite G
Corona, CA 92878

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

**Rancho Paseo de Valencia, LLC,
A California limited liability Company**

By: 
Manny Valencia, Power of Attorney and Agent

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
City Clerk

By: _____
Mayor

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

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.

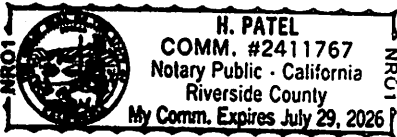
State of California)
County of RIVERSIDE)

On 10/07/2024 before me, H PATEL NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared MANUEL VALENCIA
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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: AGREEMENT OF PUBLIC IMPROVEMENT
Document Date: 10/07/2024 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 or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

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

SEE ATTACHED

Faithful Performance	\$3,040,600.00
Labor and Material	\$1,520,300.00



Cash Register Receipt

City of Corona

Receipt Number
R49254

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130007 Address: 34760 TRACT APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$3,040,600.00
TOTAL FEES PAID BY RECEIPT: R49254			\$3,040,600.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R49255

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130007 Address: 34760 TRACT APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,520,300.00
TOTAL FEES PAID BY RECEIPT: R49255			\$1,520,300.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND

**AGREEMENT FOR SURVEY MONUMENTATION
TRACT MAP 34760 MALAGA – (PIM130007)**

This Agreement is entered into as of this 16th day of October, 2024, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City") and RANCHO PASEO DE VALENCIA, LLC, a California Limited Liability Company with its principal office located at 310 S Maple Street Suite G, Corona, CA 92878 (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of approval of Tract Map 34760 Malaga (hereinafter referred to as Tract Map 34760 Malaga map has submitted to the City for its approval and subsequent recordation a map prepared by Armstrong & Brooks Consulting Engineers, containing property monuments in accordance with Section 66495 of the Subdivision Map Act.

SECOND: Developer now desires to record said Tract Map 34760 Malaga prior to having interior monuments set for said Tract Map 34760 Malaga Map, and in consideration has instructed to certify on said Tract Map 34760 Malaga Map that monuments will be set within ONE YEAR after recordation of Tract Map 34760 Malaga Map. Furthermore, Developer has agreed to provide security guaranteeing the payment for the cost of setting such monuments in accordance with Section 66496 of the Subdivision Map Act.

THIRD: Developer and City desire to enter into this Agreement for the furnishing of security for the setting of monuments in performance of this Agreement. Upon the execution of this Agreement, Developer shall provide City with a surety bond in the amount of **Fourteen Thousand Four Hundred Dollars and No Cents (\$14,400.00)** to guarantee the faithful performance of all of the provisions of this Agreement. The surety shall have a current A.M. Best's rating of no less than "A", shall be licensed to do business in California, and shall be satisfactory to the City. Upon request of the City, the amount of the bond shall be subject to adjustment at the sole and absolute discretion of the City if the estimated cost for the setting of monuments changes. As part of the obligation secured by the surety and in addition to the face amount of the bond, the surety shall also secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. These expenses, fees and costs shall be taxed as costs and included in any judgment rendered. The surety stipulates and agrees that no change, extension of time, alteration, or addition to the terms of this Agreement shall in any way affect its obligation on the bond. In addition, the surety waives notice of any change, extension of time, alteration, or addition to the terms of this Agreement.

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

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

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

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

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

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

CITY:

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

DEVELOPER:

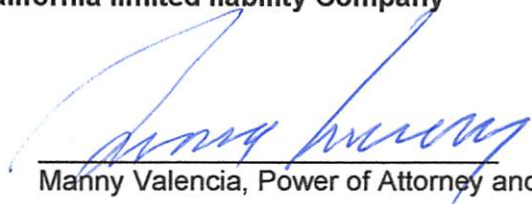
**Rancho Paseo de Valencia, LLC
310 S Maple Street Suite G
Corona, CA 92878**

TENTH: This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings, or agreements, either in

writing or oral, express, or implied. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

**Rancho Paseo de Valencia, LLC,
a California limited liability Company**

By:



Manny Valencia, Power of Attorney and Agent

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Mayor

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

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 RIVERSIDE)

On 10/07/2024 before me, H PATEL NOTARY PUBLIC,

Date Here Insert Name and Title of the Officer

personally appeared MANUEL VALENCIA

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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: AGREEMENT OF SURVEY

Document Date: 10/07/2024 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 or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



Cash Register Receipt

City of Corona

Receipt Number
R49253

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130007 Address: 34760 TRACT APN:			
FAITHFUL PERFORMANCE BOND – SURVEY MONUMENTATION	11000000 22002	ORIGINAL	\$14,400.00
TOTAL FEES PAID BY RECEIPT: R49253			\$14,400.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR –
TRACT MAP 34760 MALAGA - DWG. #13-064U – (PIM130008)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of October, 2024**, by and between the City of Corona, a municipal corporation (hereinafter referred to as “City”), and **RANCHO PASEO DE VALENCIA, LLC**, a California Limited Liability Company with its principal offices located at, **310 S MAPLE STREET SUITE G, CORONA, CA 92878** (hereinafter referred to as “Developer”).

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 34760 Malaga** and more particularly described in **Exhibit “A”** attached agrees, at Developer’s own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount of **One Hundred Sixty Thousand Four Hundred Dollars and No Cents (\$160,400.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit “B” if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney’s fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney’s fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time may be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:
Rancho Paseo de Valencia, LLC
310 S Maple Street Suite G
Corona, CA 92878

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

**Rancho Paseo de Valencia, LLC,
A California limited liability Company**

By: 
Manny Valencia, Power of Attorney and Agent

ATTEST:

CITY CLERK
OF THE CITY OF CORONA

CITY OF CORONA

By: _____
City Clerk

By: _____
Mayor

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES – DEVELOPER AND PUBLIC WORKS PROJECT FILE

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 RIVERSIDE)

On 10/07/2024 before me, H PATEL NOTARY PUBLIC,

Date

Here Insert Name and Title of the Officer

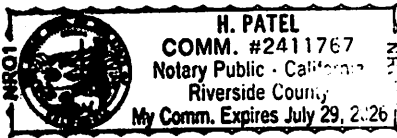
personally appeared MANUEL VALENCIA

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.



Signature [Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: AGREEMENT OF PUBLIC IMPROVEMENT

Document Date: 10/07/2024 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 or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

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

SEE ATTACHED

Faithful Performance	\$160,400.00
Labor and Material	\$80,200.00



Cash Register Receipt

City of Corona

Receipt Number
R49261

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130008 Address: 34760 TRACT APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$160,400.00
TOTAL FEES PAID BY RECEIPT: R49261			\$160,400.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND



Cash Register Receipt
City of Corona

Receipt Number
R49262

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PIM130008 Address: 34760 TRACT APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$80,200.00
TOTAL FEES PAID BY RECEIPT: R49262			\$80,200.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR –
TRACT MAP 34760 MALAGA – (PWSP2022-0002)
Non-Master Plan Improvements**

This Agreement is made and entered into as of this **16th day of October, 2024**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **RANCHO PASEO DE VALENCIA, LLC**, a California Limited Liability Company, with its principal offices located at, **310 S MAPLE STREET SUITE G, CORONA, 92878** (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **Tract Map 34760 Malaga** and more particularly described in **Exhibit "A"** attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one-year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done, or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120-day time limitation set forth in Section 66462.5, Government Code. The estimated cost of bonds for said work and improvements is the amount of **One Million Five Hundred Seventy-Four Thousand Six Hundred Dollars and No Cents (\$1,574,600.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses, and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses, and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify, and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents, and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents, and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time may be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:
The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Developer:
Rancho Paseo de Valencia, LLC
310 S Maple Street Suite G
Corona, CA 92878

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

**Rancho Paseo de Valencia, LLC,
a California Limited Liability Company**

By: 
Manny Valencia, Power of Attorney and Agent

ATTEST:

**CITY CLERK
OF THE CITY OF CORONA**

CITY OF CORONA

By: _____
(City Clerk)

By: _____
Mayor

(SEAL)

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

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY IN COMPLIANCE WITH CIVIL CODE SECTION 1189 - ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

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.

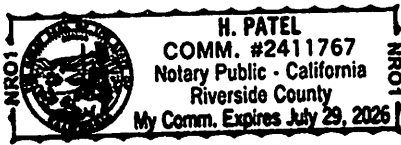
State of California)
County of RIVERSIDE)

On 10/07/2024 before me, H PATEL NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared MANUEL VALENCIA
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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: AGREEMENT OF PUBLIC IMPROVEMENT
Document Date: 10/07/2024 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 or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT
SEE ATTACHED

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

SEE ATTACHED

Faithful Performance	\$1,574,600.00
Labor and Material	\$787,300.00



Cash Register Receipt

City of Corona

Receipt Number
R49257

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWSP2022-0002 Address: APN:			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$787,300.00
TOTAL FEES PAID BY RECEIPT: R49257			\$787,300.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R49256

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWSP2022-0002 Address: APN:			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$1,574,600.00
TOTAL FEES PAID BY RECEIPT: R49256			\$1,574,600.00

Date Paid: Monday, October 07, 2024
Paid By: RANCHO PASEO DE VALENCIA
Cashier: MLEY
Pay Method: BOND

BOND ESTIMATE SHEET

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

Project: Tract No. 34760 - PGR 130004
Location: South of Malaga
Drawing No: 13-064R

Date 12-08-2021

	<u>Construction Cost</u> (See Note 1)	<u>Bond Estimate</u> (Round to nearest \$100)	
1 GRADING SECURITY			
(a) Grading Work	\$10,439,932.00	\$3,131,200.00	Note 2
(b) Erosion Control, See Note 3	\$60,000.00	\$45,000.00	Note 4
TOTAL GRADING BOND ESTIMATE		\$3,176,200.00	Note 6
EROSION CONTROL CASH BOND		\$11,250.00	Note 5
 2 SURVEY & MONUMENTATION BOND			
Attach Engineer's or PLS letter of Monumentation Cost, signed & stamped by the Engineer or PLS.	\$14,400.00	\$14,400.00	

NOTES:

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

PREPARED BY:

William D. Brooks

William D. Brooks, RCE 53114

Armstrong & Brooks Consulting Engineers, Inc.
Company

951-372-8400 X112
Tel No/Email



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

Project: Tract No. 34760, PIM 130007, 130008
Location: South of Malaga
Drawing No: 13-064S, 13-064U

DATE: 1/5/2022

Description of Improvements <i>*Fill in as appropriate</i>	<u>Construction Cost</u>	<u>Performance Bond</u> Note 2 (Round to nearest\$200)	<u>Labor & Material</u>
			<u>Bond</u> Note 3 (Round to nearest\$100)
1 Off-Site Improvements Plans per Dwg. No. 13-164U	\$123,425.00	\$160,400.00	\$80,200.00
2 Public Improvmenets Reclaimed Water Line in Orange Heights/Jasper/Fletcher/Malaga St) TBD	\$415,150.00	\$539,600.00	\$269,800.00
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements	\$2,338,950.00	\$3,040,600.00	\$1,520,300.00
5 On-Site Non-public Improvements	\$2,602,997.00	\$3,384,000.00	\$1,692,000.00
6 Additional Bond Improvements (beyond typical)			

NOTES:

- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated **total** construction cost.
- 3 Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond
- 4 City staff shall review all estimates and may change the amount of the engineer's estimated bonds. No arrangements for bonds shall be made until the City has issued the project's Bond & Fee Letter.
- 5 **A current title report shall be submitted for bonding purposes.**

PREPARED BY:

William D. Brooks RCE 53114

Armstrong & Brooks Consulting Engineers, Inc.
Company

951-372-8400 X112

Tel No/Email



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS

Project #: Tract 34760, PIM 130007,
Location: South of Orange Heights at the end of Malaga
 DWG NO 13-064S

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00		\$ -
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00		\$ -
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -
Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00		\$ -
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075) 11,480 S.F.	TON	\$190.00	1620	\$ 307,800.00
Base (sf x depth / 27)	CY	\$110.00	1328	\$ 146,080.00
Fogseal	SY	\$5.00		\$ -
OTHER=Full Depth AC Replacement	TON	\$190.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ 453,880.00
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00		\$ -
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -
Curb & Gutter 8"	LF	\$44.00		\$ -
Cross Gutter & Spandrel	SF	\$29.00		\$ -
D/W Approach, Complete	EA	\$6,000.00		\$ -
D/W Approach, 6"	SF	\$28.00		\$ -
D/W Approach, 8"	SF	\$28.00		\$ -
Pavement, 6"	SF	\$13.00		\$ -
Pavement, 8"	SF	\$15.00		\$ -
Sidewalk, 4"	SF	\$13.00		\$ -
V-Gutter	SF	\$38.00		\$ -
W/C Ramp	EA	\$3,800.00		\$ -
W/C Ramp	SF	\$30.00		\$ -
OTHER=Wheel Stop	EA	\$250.00		\$ -

OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00		\$	-
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$6,000.00		\$	-
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00		\$	-
Pipe, 24" RCP	LF	\$201.00		\$	-
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00		\$	-
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-
Pipe, 78" RCP	LF	\$528.00		\$	-
Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER=4" PVC	LF	\$30.00		\$	-
OTHER=Filterra Catch Basin	EA	\$7,000.00		\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Street Lights

Pull Box No. 3 1/2	EA	\$500.00	24	\$	12,000.00
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00	1	\$	7,000.00
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00	31	\$	164,300.00

St. Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00	4820	\$	48,200.00
St. Lt. Conduit, 1 1/2				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00	600	\$	8,400.00
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	239,900.00

Traffic

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

Walls

Retaining Walls	SF	\$15.00		\$	-
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Miscellaneous

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

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00	26	\$	260,000.00
Manhole, 5' dia. > 20' deep	EA	\$13,000.00		\$	-
Pipe, 4" VCP	LF	\$70.00		\$	-
Pipe, 6" VCP	LF	\$106.00		\$	-
Pipe, 8" VCP	LF	\$142.00	4560	\$	647,520.00
Pipe, 10" VCP	LF	\$178.00		\$	-
Pipe, 12" VCP	LF	\$215.00		\$	-
Pipe, 15" VCP	LF	\$270.00		\$	-
Pipe, 4" DIP	LF	\$70.00		\$	-
Pipe, 6" DIP	LF	\$106.00		\$	-
Pipe, 8" DIP	LF	\$142.00		\$	-
Pipe, 10" DIP	LF	\$178.00		\$	-
Pipe, 12" DIP	LF	\$215.00		\$	-
Pipe, 15" DIP	LF	\$270.00		\$	-
			SUBTOTAL	\$	907,520.00

Miscellaneous Sewer

Adjust Manhole	EA	\$2,000.00	1	\$ 2,000.00
Clean Out	EA	\$2,000.00		\$ -
Saddle	EA	\$2,610.00		\$ -
OTHER=Cut-In Wye	EA	\$2,000.00		\$ -
OTHER=4" VCP Sewer lateral	EA	\$1,500	34	\$ 51,000.00
OTHER=				\$ -
			SUBTOTAL	\$ 53,000.00

Water

Pipe, 4" PVC	LF	\$30.00		\$ -
Pipe, 6" DIP	LF	\$57.00		\$ -
Pipe, 8" DIP	LF	\$75.00	6806	\$ 510,450.00
Pipe, 10" DIP	LF	\$93.00		\$ -
Pipe, 12"DIP	LF	\$105.00		\$ -
Valve, 4"	EA	\$1,500.00		\$ -
Valve, 6"	EA	\$1,800.00		\$ -
Valve, 8"	EA	\$2,800.00	14	\$ 39,200.00
Valve, 10"	EA	\$4,000.00		\$ -
Valve, 12"	EA	\$5,300.00		\$ -
Valve, 16"	EA	\$7,500.00		\$ -
			SUBTOTAL	\$ 549,650.00

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00	4	\$ 10,800.00
Fire Hydrant, 6"	EA	\$4,900.00	23	\$ 112,700.00
Fire Service, 6"	EA	\$12,000.00		\$ -
Fire Service, 8"	EA	\$20,000.00		\$ -
Fire Service 10"	EA	\$30,000.00		\$ -
Hot Tap, 8"	EA	\$3,550.00		\$ -
Hot Tap, 10"	EA	\$3,900.00		\$ -
Hot Tap, 12"	EA	\$4,750.00		\$ -
Service, 1"	EA	\$2,500.00	1	\$ 2,500.00
Service, 2"	EA	\$3,400.00		\$ -
OTHER= Thrust Block	EA	\$150.00		\$ -
OTHER=Fitting	EA	\$500.00	18	\$ 9,000.00
OTHER=Irrigation Service	EA	\$3,400.00		\$ -
			SUBTOTAL	\$ 135,000.00

TOTAL COST \$ 2,338,950.00

PREPARED BY:

William D. Brooks

William D. Brooks

Engineer's Name & Signature

Armstrong & Brooks Consulting Engineers, Inc.

Company

bill@armstrongbrooks.com

(951)372-8400

WET STAMP & DATE



QUANTITY ESTIMATE FOR NON-PUBLIC IMPROVEMENTS (ON-SITE)

Project #: Tract 34760, PIM 130007 DWG. NO. 13-064S

Location: South of Orange Heights at the end of Malaga

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		
AC Pavement	SF	\$3.00	457	\$ 1,371.00
Curb Only	LF	\$10.00		
Curb & Gutter	LF	\$16.00	90	\$ 1,440.00
D/W Approach	SF	\$13.00		
Sidewalk	SF	\$8.00		
W/C Ramp	SF	\$8.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	\$ 2,811.00
Relocation				
Power/Telephone Pole	EA	\$5,000.00		
Pull Boxes	EA	\$500.00		
Street Light	EA	\$6,000.00		
Street Sign	EA	\$400.00		
OTHER=				
OTHER=				
			SUBTOTAL	
Asphalt				
AC Berm 6"	LF	\$35.00		
AC Berm 8"	LF	\$38.00		
AC Fogseal	SY	\$5.00		
AC Overlay	SY	\$8.00	40	\$ 320.00
AC Pavement (4" AC/9.5" BASE)		131217 SF		
Asphalt (sf x depth x 0.075)	TON	\$190.00	3280	\$ 623,200.00
Base (sf x depth / 27)	CY	\$110.00	3850	\$ 423,500.00
AC Pavement (6" AC/10" BASE)		43202 SF		
Asphalt (sf x depth x 0.075)	TON	\$190.00	1620	\$ 307,800.00
Base (sf x depth / 27)	CY	\$110.00	1340	\$ 147,400.00
Fogseal	SY	\$5.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	\$ 1,502,220.00
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		
Curb Only 6"	LF	\$35.00	365	\$ 12,775.00
Curb Only 8"	LF	\$39.00		
Curb & Gutter 6"	LF	\$42.00	9020	\$ 378,840.00
Curb & Gutter 8"	LF	\$44.00		
Cross Gutter & Spandrel	SF	\$29.00	2055	\$ 59,595.00
D/W Approach, Complete	EA	\$6,000.00		

D/W Approach, 6"	SF	\$28.00	5984	\$ 167,552.00
D/W Approach, 8"	SF	\$28.00		
Pavement, 6"	SF	\$13.00		
Pavement, 8"	SF	\$15.00		
Sidewalk, 4"	SF	\$13.00	23183	\$ 301,379.00
Sidewalk, 4" (12" Min. Landing Adj. to	SF	\$13.00	5640	\$ 73,320.00
V-Gutter	SF	\$38.00	260	\$ 9,880.00
W/C Ramp	EA	\$3,800.00	3	\$ 11,400.00
W/C Ramp	SF	\$30.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	\$ 1,014,741.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		
Box Culvert (Unapp. Areas)	CY	\$2,500.00		
Catch Basin, W<8'	EA	\$7,000.00	10	\$ 70,000.00
Catch Basin, W>8'	EA	\$10,500.00		
Channel, Reinf. Conc. Lined	SF	\$13.00		
Channel, Open Conc. <24"	LF	\$150.00		
Channel, Open Conc. 27"-36"	LF	\$250.00		
Channel, Open Conc. 42"-72"	LF	\$500.00		
Collar, 45"-60"	EA	\$1,300.00		
Collar, >60"	EA	\$2,000.00		
Encasement	LF	\$65.00		
Energy Dissipater	LS	\$10,000.00		
Grate Inlet, 12" x 12"	EA	\$500.00		
Grate Inlet, 24" x 24"	EA	\$1,300.00		
Grate Inlet, 36" x 36"	EA	\$5,000.00		
Headwalls, Gravity Type	EA	\$5,000.00		
Headwalls, Wing Type	EA	\$9,000.00		
Inlet Apron	EA	\$3,000.00		
Junction Structure	EA	\$10,000.00		
Manhole, H<8'	EA	\$6,000.00		
Manhole, H>8'	EA	\$8,000.00		
Pipe, 18" RCP	LF	\$159.00		
Pipe, 24" RCP	LF	\$201.00		
Pipe, 30" RCP	LF	\$241.00		
Pipe, 36" RCP	LF	\$280.00		
Pipe, 42" RCP	LF	\$318.00		
Pipe, 48" RCP	LF	\$355.00		
Pipe, 54" RCP	LF	\$391.00		
Pipe, 60" RCP	LF	\$426.00		
Pipe, 66" RCP	LF	\$461.00		
Pipe, 72" RCP	LF	\$495.00		
Pipe, 78" RCP	LF	\$528.00		
Pipe, 84" RCP	LF	\$561.00		
Pipe, 18" CMP	LF	\$110.00		
Pipe, 24" CMP	LF	\$130.00		
Pipe, 30" CMP	LF	\$150.00		
Pipe, 36" CMP	LF	\$180.00		
Pipe, 42" CMP	LF	\$190.00		
Pipe, 48" CMP	LF	\$200.00		
Pipe, 54" CMP	LF	\$220.00		

Pipe, 60" CMP	LF	\$250.00		
Pipe, 4" PVC	LF	\$30.00		
Pipe, 4" Perf PVC	LF	\$20.00		
Pipe, 6" PVC	LF	\$25.00		
Pipe, 8" PVC	LF	\$30.00		
Pipe, 10" PVC	LF	\$35.00		
Pipe, 12" PVC	LF	\$40.00		
Pipe, 18" PVC	LF	\$50.00		
Rip-Rap, Grouted	SF	\$10.00		
Rip-Rap, Grouted	Ton	\$125.00		
Transition Structure	EA	\$5000.00		
Underwalk Drain, W<6'	EA	\$3000.00	4	\$ 12,000.00
Underwalk Drain, W>6'	EA	\$4000.00		
Curb Drain,	EA	\$500.00	2	\$ 1,000.00
OTHER=				
OTHER=				
			SUBTOTAL	\$ 83,000.00

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

Traffic				
Signal, 6 phse+MstrCont.	EA	\$300,000.00		
Signal, 8 phse+MstrCont.	EA	\$350,000.00		
Signal, Both+Intrconnect	LF	\$25.00		
Striping, 4" Sld wht/ylw	LF	\$0.50		
Striping, 8" Sld wht/ylw	LF	\$0.65		
Striping 12" Sld wht/ylw	LF	\$2.50		
Striping, Skip	LF	\$0.35		
Striping, Double	LF	\$0.75		
Thermoplastic Stop Sign & Striping	EA	\$75.00	3	\$ 225.00
			SUBTOTAL	\$ 225.00

Walls				
Retaining Walls	SF	\$15.00		

Miscellaneous				
Barricade, 40'	EA	\$1,600.00		

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

Sewer				
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00		\$ -
Manhole, 5' dia. > 20' deep	EA	\$13000.00		
Manhole, 6' dia., >12' deep	EA	\$9000.00		\$ -
Pipe, 6" PVC	LF	\$30.00		
Pipe, 8" VCP	LF	\$37.00		\$ -
Pipe, 10" PVC	LF	\$44.00		
Pipe, 12" PVC	LF	\$50.00		
Pipe, 15" PVC	LF	\$57.00		
Pipe, 4" DIP	LF	\$70.00		
Pipe, 6" DIP	LF	\$106.00		
Pipe, 8" DIP	LF	\$142.00		
Pipe, 10" DIP	LF	\$178.00		
Pipe, 12" DIP	LF	\$215.00		
Pipe, 15" DIP	LF	\$270.00		
			SUBTOTAL	\$ -

Miscellaneous Sewer				
Adjust Manhole	EA	\$2,000.00		\$ -
Clean Out	EA	\$2,000.00		
4" VCP Residential Sewer Lateral	EA	\$1,500.00		\$ -
Saddle	EA	\$2,610.00		
Connect to Exist. Manhole, Re-Shape Base	EA	\$1,500.00		\$ -
OTHER=				
OTHER=				
			SUBTOTAL	\$ -

Water					
Pipe, 4" DIP Class 350	LF	\$43.00			
Pipe, 6" DIP Class 350	LF	\$57.00			
Pipe, 8" DIP Class 350	LF	\$75.00			\$ -
Pipe, 12" DIP Class 350	LF	\$105.00			
Valve, 4"	EA	\$1,500.00			
Valve, 6"	EA	\$1,800.00			
Valve, 8"	EA	\$2,800.00			\$ -
Valve, 10"	EA	\$4,000.00			
Valve, 12"	EA	\$5,300.00			
Valve, 14"	EA	\$3,000.00			
Valve, 16"	EA	\$7,500.00			
				SUBTOTAL	\$ -

Miscellaneous Water					
Air & Vac, 1"	EA	\$2,700.00			\$ -
Blow Off, 2"	EA	\$1,500.00			
Blow Off, 4"	EA	\$3,600.00			
Fire Hydrant, 6"	EA	\$4,900.00			\$ -
Fire Service, 6"	EA	\$12,000.00			
Fire Service, 8"	EA	\$20,000.00			
Hot Tap, 8"	EA	\$3,550.00			
Hot Tap, 10"	EA	\$3,900.00			
Hot Tap, 12"	EA	\$4,750.00			
Service, 1"	EA	\$2,500.00			\$ -
Service, 1 1/2"	EA	\$1,650.00			\$ -
Service, 2"	EA	\$3,400.00			
8"X8"x8" DI Tee	EA	\$1,000.00			\$ -
8"X8"x8"X8" DI Cross w/Gate Valves	EA	\$7,500.00			\$ -
8" DI Fitting - 11.25°	EA	\$500.00			\$ -
8" DI Fitting - 22.50°	EA	\$500.00			\$ -
8" DI Fitting - 45°	EA	\$500.00			\$ -
8" DI Fitting - 90°	EA	\$500.00			\$ -
8" Pipe Joint w/deflection (Rope)	EA	\$500.00			\$ -
OTHER=					
OTHER=					
				SUBTOTAL	\$ -
				TOTAL COST	\$ 2,602,997.00

PREPARED BY: *William D. Brooks*

WET STAMP & DATE

William D. Brooks, RCE 53114

Armstrong & Brooks Consulting Engineers

(951) 372-8400 x114 / bill@armstrongbrooks.com



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS (OFF-SITE)

Project #: Tract 34760

Location: Orange Heights W'ly of Main to Fletcher to the end of S. Malaga

Dwg. No. 13-064U

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		
AC Pavement	SF	\$3.00		
Curb Only	LF	\$10.00		
Curb & Gutter	LF	\$16.00		
D/W Approach	SF	\$13.00		
Sidewalk	SF	\$8.00		
W/C Ramp	SF	\$8.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	
Relocation				
Power/Telephone Pole	EA	\$5,000.00		
Pull Boxes	EA	\$500.00		
Street Light	EA	\$6,000.00		
Street Sign	EA	\$400.00		
OTHER=				
OTHER=				
AC Berm 6"	LF	\$20.00		
AC Berm 8"	LF	\$24.00		
AC Fogseal	SY	\$3.00		
AC Overlay	SY	\$4.00		
AC Pavement	SF			
Asphalt (sf x depth x 0.075)	TON	\$75.00		
Base (sf x depth / 27)	CY	\$55.00		
Fogseal	SY	\$3.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		
Curb Only 6"	LF	\$35.00		
Curb Only 8"	LF	\$39.00		
Curb & Gutter 6"	LF	\$42.00		
Curb & Gutter 8"	LF	\$44.00		
Cross Gutter & Spandrel	SF	\$29.00		
D/W Approach, Complete	EA	\$6,000.00		
D/W Approach, 6"	SF	\$28.00		
D/W Approach, 8"	SF	\$28.00		
Pavement, 6"	SF	\$13.00		
Pavement, 8"	SF	\$15.00		
Sidewalk, 4"	SF	\$13.00		
V-Gutter	SF	\$38.00		
W/C Ramp	EA	\$3,800.00		
W/C Ramp	SF	\$30.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	

Storm Drain				
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Box Culvert (Including Backfill)	CY	\$3,500.00		
Box Culvert (Unapp. Areas)	CY	\$2,500.00		
Catch Basin, W<8'	EA	\$7,000.00		
Catch Basin, W>8'	EA	\$10,500.00		
Channel, Reinf. Conc. Lined	SF	\$13.00		
Channel, Open Conc. <24"	LF	\$150.00		
Channel, Open Conc. 27"-36"	LF	\$250.00		
Channel, Open Conc. 42"-72"	LF	\$500.00		
Collar, 45"-60"	EA	\$1,300.00		
Collar, >60"	EA	\$2,000.00		
Encasement	LF	\$65.00		
Energy Dissipater	LS	\$10,000.00		
Grate Inlet, 12" x 12"	EA	\$500.00		
Grate Inlet, 24" x 24"	EA	\$1,300.00		
Grate Inlet, 36" x 36"	EA	\$5,000.00		
Headwalls, Gravity Type	EA	\$5,000.00		
Headwalls, Wing Type	EA	\$9,000.00		
Inlet Apron	EA	\$3,000.00		
Junction Structure	EA	\$10,000.00		
Manhole, H<8'	EA	\$6,000.00		
Manhole, H>8'	EA	\$8,000.00		
Pipe, 18" RCP	LF	\$159.00		
Pipe, 24" RCP	LF	\$201.00		
Pipe, 30" RCP	LF	\$241.00		
Pipe, 36" RCP	LF	\$280.00		
Pipe, 42" RCP	LF	\$318.00		
Pipe, 48" RCP	LF	\$355.00		
Pipe, 54" RCP	LF	\$391.00		
Pipe, 60" RCP	LF	\$426.00		
Pipe, 66" RCP	LF	\$461.00		
Pipe, 72" RCP	LF	\$495.00		
Pipe, 78" RCP	LF	\$528.00		
Pipe, 84" RCP	LF	\$561.00		
Pipe, 18" CMP	LF	\$110.00		
Pipe, 24" CMP	LF	\$130.00		
Pipe, 30" CMP	LF	\$150.00		
Pipe, 36" CMP	LF	\$180.00		
Pipe, 42" CMP	LF	\$190.00		
Pipe, 48" CMP	LF	\$200.00		
Pipe, 54" CMP	LF	\$220.00		
Pipe, 60" CMP	LF	\$250.00		
Pipe, 4" PVC	LF	\$30.00		
Pipe, 4" Perf PVC	LF	\$20.00		
Pipe, 6" PVC	LF	\$25.00		
Pipe, 8" PVC	LF	\$30.00		
Pipe, 10" PVC	LF	\$35.00		
Pipe, 12" PVC	LF	\$40.00		
Pipe, 18" PVC	LF	\$50.00		
Rip-Rap, Grouted	SF	\$10.00		
Rip-Rap, Grouted	Ton	\$125.00		
Transition Structure	EA	\$5,000.00		
Underwalk Drain, W<6'	EA	\$3,000.00		
Underwalk Drain, W>6'	EA	\$4,000.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	

Street Lights

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

Traffic

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

Walls

Retaining Walls	SF	\$15.00		
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Miscellaneous

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

Sewer					
Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00			
Manhole, 5' dia. > 20' deep	EA	\$13,000.00			
Pipe, 4" PVC	LF	\$24.00			
Pipe, 6" PVC	LF	\$30.00			
Pipe, 8" PVC	LF	\$37.00			
Pipe, 10" PVC	LF	\$44.00			
Pipe, 12" PVC	LF	\$50.00			
Pipe, 15" PVC	LF	\$57.00			
Pipe, 4" DIP	LF	\$70.00			
Pipe, 6" DIP	LF	\$106.00			
Pipe, 8" DIP	LF	\$142.00			
Pipe, 10" DIP	LF	\$178.00			
Pipe, 12" DIP	LF	\$215.00			
Pipe, 15" DIP	LF	\$270.00			
			SUBTOTAL		

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

Water					
Pipe, 4" Class 350 (Purple)	LF	\$30.00			\$ -
Pipe, 6" Class 150	LF	\$36.00			
Pipe, 8" DIP Class 350	LF	\$75.00	883		\$ 66,225.00
Pipe, 8" DIP Class 350 (Purple)	LF	\$75.00			\$ -
Pipe, 8" DIP Class 350 (Purple) Spool	EA	\$500.00			\$ -
Convert Exist. 8" PVC 900 Domestic to RW	LF	\$13.00			\$ -
Pipe, 10" Class 150	LF	\$46.00			
Pipe, 12" Class 150	LF	\$51.00			
Valve, 4"	EA	\$1,500.00			
Valve, 6"	EA	\$1,800.00			
Valve, 8"	EA	\$2,800.00	1		\$ 2,800.00
Valve, 8" (Reclaimed)	EA	\$2,800.00			\$ -
Valve, 10"	EA	\$4,000.00			
Valve, 12"	EA	\$5,300.00			
Valve, 14"	EA	\$3,000.00			
Valve, 16"	EA	\$7,500.00			
			SUBTOTAL		\$ 69,025.00

Miscellaneous Water					
Air & Vac, 1"	EA	\$2,700.00	1		\$ 2,700.00
Air & Vac, 1" (Reclaimed)	EA	\$2,700.00			\$ -
Blow Off, 2"	EA	\$1,500.00			
Blow Off, 4"	EA	\$3,600.00			
Fire Hydrant, 6"	EA	\$4,900.00	1		\$ 4,900.00
Fire Hydrant/Blow-Off Assy, 6"	EA	\$4,400.00	2		\$ 8,800.00
Fire Hydrant/Blow-Off Assy, 6" (Reclaimed)	EA	\$4,900.00			\$ -
Fire Service, 6"	EA	\$12,000.00			
Fire Service, 8"	EA	\$20,000.00			
Hot Tap, 8"	EA	\$3,550.00			

Hot Tap, 10"	EA	\$3,900.00
Hot Tap, 12"	EA	\$4,750.00
Service, 1" - Zone 6	EA	\$2,500.00
Service, 1" - Zone 5	EA	\$2,500.00
Service, 1 1/2"	EA	\$2,900.00
Service, 2"	EA	\$3,400.00
8"X8"x8" DI Tee	EA	\$1,000.00
8"X8"x8" DI Tee (Reclaimed)	EA	\$1,000.00
8" DI Fitting - 45°	EA	\$500.00
8" DI Fitting - 90°	EA	\$500.00
8" DI Fitting - 90° (Reclaimed)	EA	\$500.00
12"X8" DI Reducer, CI 350	EA	\$500.00
8"X6" DI Reducer, CI 350 (Reclaimed)	EA	\$500.00
Blind Flange & Thrust Block	EA	\$1,500.00
Waterline/Utility Crossing	EA	\$4,000.00
Remove & Salvage Pressure Reducing	EA	\$2,000.00
Close Corp. Stop, Remove interfering	EA	\$1,000.00
service Per Note Const. Nos. 41 & 53		
Close Corp. Stop, Remove interfering	EA	\$1,000.00
service Per Note Const. Nos. 49 & 53A		
Remove Exist. 8" GV/Install Blind Flange &	EA	\$1,500.00
Misc. Concrete Encasement-Detail "E"	EA	\$750.00
Remove & Salvage FH & Valve/Rmv. FH	EA	\$750.00
Lat/Install Blind Flange at Mainline Tee	EA	
Install Zone 6 Pressure Regulator at Home	EA	\$1,250.00
Install Cut-In-Tee w/o valves	EA	\$2,000.00
Install Cut-In-Tee with valves	EA	\$3,000.00
Remove Exist. Blind Flange & Join Exist. DI	EA	\$1,500.00
Main w/ Flange Coupling Adaptor		
Abandon Exist. 8" Main	LF	\$15.00
Relocate Exist. 3-inch Irr. Meter for RW use	EA	\$1,250.00
Pothole Exist. Waterline, Field Join	EA	\$1,500.00
w/Flange Coupling Adaptor (Reclaimed)		
Remove Exist. 6" PVC C900 Irr. Pipe	LF	\$10.00
Cut-in 8" DI Fitting - 90°	EA	
Install 8"X4" D.I.P. Reducer CL350	EA	
OTHER=		

		\$ -
		\$ -
		\$ -
1		\$ 1,000.00
		\$ -
8		\$ 4,000.00
1		\$ 500.00
		\$ -
1		\$ 500.00
		\$ -
1		\$ 1,500.00
2		\$ 8,000.00
1		\$ 2,000.00
		\$ -
		\$ -
1		\$ 1,500.00
1		\$ 750.00
		\$ -
7		\$ 8,750.00
1		\$ 2,000.00
2		\$ 6,000.00
1		\$ 1,500.00
		\$ -
		\$ -
		\$ -
1		\$ -
1		\$ -
SUBTOTAL		\$ 54,400.00
TOTAL COST		\$ 123,425.00

PREPARED BY: *Willam D. Brooks*

Willam D. Brooks, P.E.

WET STAMP & DATE

Armstrong & Brooks Consulting Engineers

(951) 372-8400 x114 / bill@armstrongbrooks.com



QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS (OFF-SITE)

Project #: Tract 34760 conditioned Reclaimed Water line to be designed

Location: Orange Heights W'ly of Main to Fletcher to the end of S. Malaga

Dwg. No. 13-064U (Reclaimed Water in Orange Heights to Jesper Dr.)/ 6-inch irrigation conversion Jesper & Fletcher to Malaga St. and new 8-inch R.W. in Malaga St. extension to terminus

<i>Item</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Quantity</i>	<i>Cost</i>
Removal				
AC Berm	LF	\$8.00		
AC Pavement	SF	\$3.00		
Curb Only	LF	\$10.00		
Curb & Gutter	LF	\$16.00		
D/W Approach	SF	\$13.00		
Sidewalk	SF	\$8.00		
W/C Ramp	SF	\$8.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	
Relocation				
Power/Telephone Pole	EA	\$5,000.00		
Pull Boxes	EA	\$500.00		
Street Light	EA	\$6,000.00		
Street Sign	EA	\$400.00		
OTHER=				
OTHER=				
AC Berm 6"	LF	\$20.00		
AC Berm 8"	LF	\$24.00		
AC Fogseal	SY	\$3.00		
AC Overlay	SY	\$4.00		
AC Pavement	SF			
Asphalt (sf x depth x 0.075)	TON	\$75.00		
Base (sf x depth / 27)	CY	\$55.00		
Fogseal	SY	\$3.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	
Concrete				
Alley Approach, 8" PCC	SF	\$28.00		
Curb Only 6"	LF	\$35.00		
Curb Only 8"	LF	\$39.00		
Curb & Gutter 6"	LF	\$42.00		
Curb & Gutter 8"	LF	\$44.00		
Cross Gutter & Spandrel	SF	\$29.00		
D/W Approach, Complete	EA	\$6,000.00		
D/W Approach, 6"	SF	\$28.00		
D/W Approach, 8"	SF	\$28.00		
Pavement, 6"	SF	\$13.00		
Pavement, 8"	SF	\$15.00		
Sidewalk, 4"	SF	\$13.00		
V-Gutter	SF	\$38.00		
W/C Ramp	EA	\$3,800.00		
W/C Ramp	SF	\$30.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	

Storm Drain				
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Box Culvert (Including Backfill)	CY	\$3,500.00		
Box Culvert (Unapp. Areas)	CY	\$2,500.00		
Catch Basin, W<8'	EA	\$7,000.00		
Catch Basin, W>8'	EA	\$10,500.00		
Channel, Reinf. Conc. Lined	SF	\$13.00		
Channel, Open Conc. <24"	LF	\$150.00		
Channel, Open Conc. 27"-36"	LF	\$250.00		
Channel, Open Conc. 42"-72"	LF	\$500.00		
Collar, 45"-60"	EA	\$1,300.00		
Collar, >60"	EA	\$2,000.00		
Encasement	LF	\$65.00		
Energy Dissipater	LS	\$10,000.00		
Grate Inlet, 12" x 12"	EA	\$500.00		
Grate Inlet, 24" x 24"	EA	\$1,300.00		
Grate Inlet, 36" x 36"	EA	\$5,000.00		
Headwalls, Gravity Type	EA	\$5,000.00		
Headwalls, Wing Type	EA	\$9,000.00		
Inlet Apron	EA	\$3,000.00		
Junction Structure	EA	\$10,000.00		
Manhole, H<8'	EA	\$6,000.00		
Manhole, H>8'	EA	\$8,000.00		
Pipe, 18" RCP	LF	\$159.00		
Pipe, 24" RCP	LF	\$201.00		
Pipe, 30" RCP	LF	\$241.00		
Pipe, 36" RCP	LF	\$280.00		
Pipe, 42" RCP	LF	\$318.00		
Pipe, 48" RCP	LF	\$355.00		
Pipe, 54" RCP	LF	\$391.00		
Pipe, 60" RCP	LF	\$426.00		
Pipe, 66" RCP	LF	\$461.00		
Pipe, 72" RCP	LF	\$495.00		
Pipe, 78" RCP	LF	\$528.00		
Pipe, 84" RCP	LF	\$561.00		
Pipe, 18" CMP	LF	\$110.00		
Pipe, 24" CMP	LF	\$130.00		
Pipe, 30" CMP	LF	\$150.00		
Pipe, 36" CMP	LF	\$180.00		
Pipe, 42" CMP	LF	\$190.00		
Pipe, 48" CMP	LF	\$200.00		
Pipe, 54" CMP	LF	\$220.00		
Pipe, 60" CMP	LF	\$250.00		
Pipe, 4" PVC	LF	\$30.00		
Pipe, 4" Perf PVC	LF	\$20.00		
Pipe, 6" PVC	LF	\$25.00		
Pipe, 8" PVC	LF	\$30.00		
Pipe, 10" PVC	LF	\$35.00		
Pipe, 12" PVC	LF	\$40.00		
Pipe, 18" PVC	LF	\$50.00		
Rip-Rap, Grouted	SF	\$10.00		
Rip-Rap, Grouted	Ton	\$125.00		
Transition Structure	EA	\$5,000.00		
Underwalk Drain, W<6'	EA	\$3,000.00		
Underwalk Drain, W>6'	EA	\$4,000.00		
OTHER=				
OTHER=				
OTHER=				
			SUBTOTAL	

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

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

Walls				
Retaining Walls	SF	\$15.00		

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

Hot Tap, 10"	EA	\$3,900.00		
Hot Tap, 12"	EA	\$4,750.00		
Service, 1" - Zone 6	EA	\$2,500.00		\$ -
Service, 1" - Zone 5	EA	\$2,500.00		\$ -
Service, 1 1/2"	EA	\$2,900.00		\$ -
Service, 2"	EA	\$3,400.00		
8"X8"x8" DI Tee	EA	\$1,000.00		\$ -
8"X8"x8" DI Tee (Reclaimed)	EA	\$1,000.00	1	\$ 1,000.00
8" DI Fitting - 45°	EA	\$500.00		\$ -
8" DI Fitting - 90°	EA	\$500.00		\$ -
8" DI Fitting - 90° (Reclaimed)	EA	\$500.00	3	\$ 1,500.00
12"X8" DI Reducer, CI 350	EA	\$500.00		\$ -
8"X6" DI Reducer, CI 350 (Reclaimed)	EA	\$500.00	1	\$ 500.00
Blind Flange & Thrust Block	EA	\$1,500.00		\$ -
Waterline/Utility Crossing	EA	\$4,000.00		\$ -
Remove & Salvage Pressure Reducing	EA	\$2,000.00		\$ -
Close Corp. Stop, Remove interfering service Per Note Const. Nos. 41 & 53	EA	\$1,000.00		\$ -
Close Corp. Stop, Remove interfering service Per Note Const. Nos. 49 & 53A	EA	\$1,000.00		\$ -
Remove Exist. 8" GV/Install Blind Flange & Misc. Concrete Encasement-Detail "E"	EA	\$1,500.00		\$ -
Remove & Salvage FH & Valve/Rmv. FH	EA	\$750.00		\$ -
Lat/Install Blind Flange at Mainline Tee	EA	\$750.00		\$ -
Install Zone 6 Pressure Regulator at Home	EA	\$1,250.00		\$ -
Install Cut-In-Tee w/o valves	EA	\$2,000.00		\$ -
Install Cut-In-Tee with valves	EA	\$3,000.00	1	\$ 3,000.00
Remove Exist. Blind Flange & Join Exist. DI Main w/ Flange Coupling Adaptor	EA	\$1,500.00		\$ -
Install 3-inch RW water meter & service std	EA	\$35,000.00	2	\$ 70,000.00
Relocate Exist. 3-inch Irr. Meter for RW	EA	\$3,500.00	1	\$ 3,500.00
Pothole Exist. Waterline, Field Join w/Flange Coupling Adaptor (Reclaimed)	EA	\$1,500.00	1	\$ 1,500.00
Remove Exist. 6" PVC C900 Irr. Pipe	LF	\$80.00	170	\$ 13,600.00
Cut-in 8" DI Fitting - 90°	EA		1	\$ -
Install 8"X4" D.I.P. Reducer CL350	EA		1	\$ -
OTHER=				
			SUBTOTAL	\$ 114,700.00
			TOTAL COST	\$ 415,150.00

PREPARED BY: *Willam D. Brooks*

Willam D. Brooks, P.E.

Armstrong & Brooks Consulting Engineers

(951) 372-8400 x114 / bill@armstrongbrooks.com

WET STAMP & DATE



Forest Park Homesites

OPINION OF PROBABLE COST- LANDSCAPE AND IRRIGATION

PROJECT NUMBER: VAL 131

Note: Opinion is approximate and subject to change

1.10.22



landscape architecture
714.426.0248
msullivan@sitedesign-studio.com
180 East Main Street, Suite 208
Tustin, CA 92780

Item	Square Footage:	Qty.	Unit Cost	Subtotal:	Total:
1.0 Irrigation	1,174,254 (26 acres)		\$0.35	\$410,988.90	
	Irrigation subtotal:				\$410,988.90
2.0 Planting					
a. Trees					
15 gal		398	\$110.00	\$43,780.00	
24" box		306	\$200.00	\$61,200.00	
48" box		37	\$1,000.00	\$37,000.00	
b. Shrubs and groundcover (overall)	1,174,254 (26 acres)		\$0.55	\$645,839.70	
Accent shrubs					
5g		500	\$14.00	\$7,000.00	
1g		600	\$9.00	\$5,400.00	
	Planting subtotal:				\$800,219.70
	Grand total:				\$1,211,208.60

