



**FAITHFUL PERFORMANCE BOND**  
CITY OF MENIFEE, STATE OF CALIFORNIA  
(Government Code Section 66499.1)

FOR: Landscape	\$ 144,000.00	Tract Map	29835
Irrigation	\$ 344,000.00	Other Proj. Ref.	IP21-071L
Construction	\$ 111,000.00	Bond No.	30178060
Contingency & CM	\$ 168,000.00	Premium	\$4,602.00
Total	\$ 767,000.00		

Surety The Continental Insurance Company  
Address 151 N. Franklin Street  
City/State Chicago IL  
Zip code 60606  
Phone 312-822-5000

Principal KB Home Coastal Inc.  
Address 36310 Inland Valley Drive, Ste. 300  
City/State Wildomar, CA  
Zip 92595  
Phone (951) 258-4890

WHEREAS, the City Council of the City of Menifee, State of California, and **KB Home Coastal Inc.** (hereinafter designated as "principal") have entered into, or are about to enter into, the attached agreement(s) whereby principal agrees to install and complete the above designated public improvements relating to **Tract 29835 POC8**, which agreement(s), dated 01/22/23, is/are hereby referred to and made a part hereof; and,

WHEREAS, said principal is required under the terms of said agreement(s) to furnish bond(s) for the faithful performance of said agreement(s);

NOW, THEREFORE, we the principal and **The Continental Insurance Company**, as surety, are held and firmly bound unto the City of Menifee in the penal sum of **Seven Hundred Sixty Seven Thousand and no/100, Dollars, (\$ 767,000.00)** lawful money of the United States, for the payment of which sum will and truly be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

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

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

## FAITHFUL PERFORMANCE BOND



The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement(s) or to the work to be performed there under or the specifications accompanying the same shall in anywise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement(s) or to the work or to the specifications..


Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code and commencement of construction are not conditions precedent to surety's obligations hereunder and are hereby waived by surety.

When the work covered by the agreement(s) is complete, the City of Menifee will accept the work and thereupon, the amount of the obligation of this bond is reduced by 90% with the remaining 10% held as security for the one-year maintenance period provided for in the agreement(s).

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on February 21st, 2023.

NAME OF PRINCIPAL: KB Home Coastal Inc.

AUTHORIZED SIGNATURE(S):

By:   
Name: Vernell Williams  
Title: Director, Forward Planning

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: The Continental Insurance Company

AUTHORIZED SIGNATURE:  Brenda Wong, VP  
Its Attorney-in-Fact Title

(IF CORPORATION, AFFIX SEAL)

**ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURES OF PRINCIPAL AND ATTORNEY-IN-FACT.**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California

County of Riverside

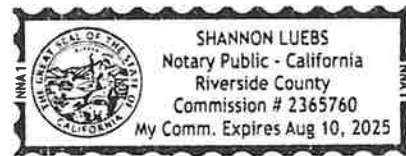
On FEB 22 2023 before me, Shannon Luebs, Notary Public, personally appeared Vernell Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Shannon Luebs



(SEAL)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189**

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State of California

County of Los Angeles

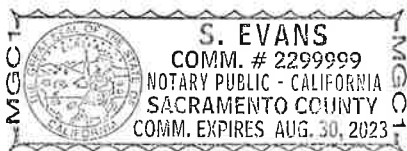
On 2/21/2023 before me, S. Evans, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~-subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ 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.

(seal)

Signature S. Evans  
S. Evans, Notary Public



## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

**Know All Men By These Presents**, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint Brenda Wong

, Individually

of Los Angeles, California, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

– In Unlimited Amounts –

Surety Bond Number: 30178060

Principal: KB Home Coastal Inc.

Obligee: City of Menifee

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof**, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 2nd day of February, 2021.



The Continental Insurance Company

Paul T. Bruflat  
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 2nd day of February, 2021, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M. Bent

M. Bent

Notary Public

## CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 21 day of February, 2023.



The Continental Insurance Company

D. Johnson  
D. Johnson Assistant Secretary



**MATERIAL AND LABOR BOND**  
CITY OF MENIFEE, STATE OF CALIFORNIA  
(Government Code Section 66499.2)

FOR: Landscape	\$	72,000.00	Tract Map	29835
Irrigation	\$	172,000.00	Other Proj. Ref.	IP21-071L
Construction	\$	55,500.00	Bond No.	30178060
Contingency & CM	\$	84,000.00	Premium	Included in Performance Bond
Total	\$	383,500.00		

Surety	The Continental Insurance Company	Principal	KB Home Coastal Inc.
Address	151 N. Franklin Street	Address	36310 Inland Valley Drive, Ste.300
City/State	Chicago IL	City/State	Wildomar, CA
Zip	60606	Zip	92595
Phone	312-822-5000	Phone	(951) 258-4890

WHEREAS, the City Council of the City of Menifee, State of California, and KB Home Coastal Inc., (hereinafter designated as "principal") have entered into, or are about to enter into, the attached agreement(s) whereby principal agrees to install and complete the above designated public improvements relating to Tract 29835 POC8, which agreement(s), dated 2/22/23, is/are hereby referred to and made a part hereof; and,

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

NOW, THEREFORE, said principal and the undersigned, as corporate surety, are firmly bound unto the City of Menifee and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the agreement(s) and referred to Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the sum of Three Hundred Eighty Three Thousand Five Hundred and no/100 Dollars, (\$ 383,500.00) for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City of Menifee in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

## MATERIAL AND LABOR BOND

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

Surety further stipulates and agrees that the provisions of Section 2845 of the Civil Code are not a condition precedent to surety's obligations hereunder and are hereby waived by surety.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on February 21st, 2023.


NAME OF PRINCIPAL: KB Home Coastal Inc.

AUTHORIZED SIGNATURE(S):

By:   
Name: Vernell Williams  
Title: Director, Forward Planning

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: The Continental Insurance Company

AUTHORIZED SIGNATURE:   
Its Attorney-in-Fact Brenda Wong, VP  
Title

(IF CORPORATION, AFFIX SEAL)

**ATTACH NOTARIAL ACKNOWLEDGMENT OF SIGNATURES OF PRINCIPAL AND ATTORNEY-IN-FACT.**



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California

County of Riverside

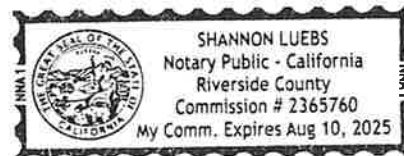
On FEB 22 2023 before me, Shannon Luebs, Notary Public, personally appeared Vernell Williams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Shannon Luebs



(SEAL)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

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State of California

County of Los Angeles

On 2/21/2023 before me, S. Evans, Notary Public, personally appeared Brenda Wong 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.

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WITNESS my hand and official seal.

(seal)

Signature

S. Evans

S. Evans, Notary Public



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**Know All Men By These Presents**, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint Brenda Wong

, Individually

of Los Angeles, California, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

– In Unlimited Amounts –

Surety Bond Number: 30178060

Principal: KB Home Coastal Inc.

Obligee: City of Menifee

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof**, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 2nd day of February, 2021.



The Continental Insurance Company

Paul T. Bruflat  
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 2nd day of February, 2021, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

M. Bent  
M. Bent Notary Public

## CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 21 day of February, 2023.



The Continental Insurance Company

D. Johnson  
D. Johnson Assistant Secretary

**Project: Underwood Phase 3 - Basin POC 8 - CFD**  
TR 29835-3 & 29835-F  
August 12th, 2022

CITY FILE NUMBER: IP21-071L

#### LANDSCAPE

Qty	Description	Size	Unit Cost	Total
34	Tree w/ Root Barrier	24" Box	\$ 275.00	\$ 9,350.00
84	Tree w/ Root Barrier	15 Gal	\$ 165.00	\$ 13,860.00
6,500	Shrub	1 Gal	\$ 9.00	\$ 58,500.00
661	Shrub	5 Gal	\$ 18.00	\$ 11,898.00
20,498	Shrub	Plugs	\$ 1.00	\$ 20,498.00
36	Vines	Each	\$ 15.00	\$ 540.00
65,505	Mulch	S.F.	\$ 0.20	\$ 13,101.00
147,494	Bed Preparation	S.F.	\$ 0.11	\$ 16,224.34
				\$ -
<b>Landscape Subtotal</b>				<b>\$ 143,971.34</b>

#### IRRIGATION

Qty	Description	Item	Unit Cost	Total
81,989	Irrigation - Spray	S.F.	\$ 1.80	\$ 147,580.20
65,505	Irrigation - Drip	S.F.	\$ 2.50	\$ 163,762.50
1	Meters - Electrical & Water	Each	\$ 1,500.00	\$ 1,500.00
1	Controller	Each	\$ 11,500.00	\$ 11,500.00
1	Booster Pump	Each	\$ 20,000.00	\$ 20,000.00
				\$ -
<b>Irrigation Subtotal</b>				<b>\$ 344,342.70</b>

#### CONSTRUCTION

Qty	Description	Item	Unit Cost	Total
2,842	Concrete Mow Curb	L.F.	\$ 4.00	\$ 11,368.00
2,691	Tubular Steel Fence	L.F.	\$ 35.00	\$ 94,185.00
6	Tubular Steel Vehicular Gate	Each	\$ 900.00	\$ 5,400.00
				\$ -
<b>Construction Subtotal</b>				<b>\$ 110,953.00</b>

Prepared by:



NOTE: All Unit Costs include material, labor profit and overhead for the Landscape Subcontractor.

<b>Base Estimate:</b>	<b>\$ 599,267.04</b>
<b>20% Contingency:</b>	<b>\$ 119,853.41</b>
<b>8% Construction Management/Inspection:</b>	<b>\$ 47,941.36</b>
<b>TOTAL ESTIMATE</b>	<b>\$ 767,061.81</b>

