



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

FOR: Streets and Drainage	\$ _____	Plot Plan	<u>2015-164, Parcel A</u>
Streetscape	\$ <u>113,000.00</u>	Other Project Ref.	<u>IP22-004L</u>
Water System	\$ _____	Bond No	<u>800168646</u>
 		Premium	\$ <u>1,413.00</u>
Rec. Water	\$ _____		
Sewer System	\$ _____		
Total	\$ <u>113,000.00</u>		
Surety <u>Atlantic Specialty Insurance Company</u>	Principal <u>Jefferson Menifee, LLC</u>		
Address <u>605 Highway 169 N, Ste 800</u>	Address <u>12250 El Camino Real, Ste 380</u>		
City/State <u>Plymouth, MN</u>	City/State <u>San Diego, California</u>		
Zip code <u>55441</u>	Zip <u>92130</u>		
Phone <u>952-852-2431</u>	Phone <u>858-771-9119</u>		

WHEREAS, the City Council of the City of Menifee, State of California, and **Jefferson Menifee, LLC** (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 **Del Oro North, Parcel A, Plot Plan 2015-164 Streetscape**, which agreement(s), dated **May 14, 2024**, 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 **Atlantic Specialty Insurance Company**, as surety, are held and firmly bound unto the City of Menifee in the penal sum of **One Hundred Thirteen Thousand and no/100, Dollars, (\$ 113,000.00)** 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 thereunder 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 June 10, 2024.

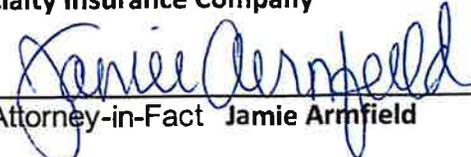
NAME OF PRINCIPAL: Jefferson Menifee, LLC

AUTHORIZED SIGNATURE(S):

By: 
Name: **Payton Mayes**
Title: **CEO**

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: **Atlantic Specialty Insurance Company**

AUTHORIZED SIGNATURE: 
Its Attorney-in-Fact **Jamie Armfield** Title **Attorney-in-Fact**

(IF CORPORATION, AFFIX SEAL)

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



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

FOR: Streets and Drainage \$ _____
 Streetscape \$ 56,500.00
 Water System \$ _____
 Sewer System \$ _____
 Total \$ 56,500.00

Plot Plan 2015-164, Parcel A
 Other Project Ref. IP22-004L
 Bond No. 800168646
 Premium \$ -0-

Surety Atlantic Specialty Insurance Company
 Address 605 Hwy 169 N, Ste 800
 City/State Plymouth, MN
 Zip 55441
 Phone 952-852-2431

Principal Jefferson Menifee, LLC
 Address 12250 El Camino Real, Ste 380
 City/State San Diego, California
 Zip 92130
 Phone 858-771-9119

WHEREAS, the City Council of the City of Menifee, State of California, and Jefferson Menifee, LLC, (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 Del Oro North, Parcel A, Plot Plan 2015-164 Streetscape, which agreement(s), dated May 14, 2024, 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 Fifty Six Thousand Five Hundred and no/100 Dollars, (\$ 56,500.00) 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 June 10, 2024.

NAME OF PRINCIPAL: Jefferson Menifee, LLC

AUTHORIZED SIGNATURE(S):

By: 
Name: Payton Mayes
Title: CEO

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: Atlantic Specialty Insurance Company

AUTHORIZED SIGNATURE: 
Its Attorney-in-Fact Jamie Arnfield Title Attorney-in-Fact

(IF CORPORATION, AFFIX SEAL)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 TEXAS
County of DALLAS }
On 6/10/2024 before me, HELEN JANE CULLINANE
Date Name and Title of Notary
personally appeared PAYTON MAYES
Name and or Names 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 Helen J. Cullinane
Notary Public Signature

Place Notary Public Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document Bond
Document Date _____ Number of Pages: _____
Signer's Name: _____

Individual
 Corporate Officer – Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb

Individual
 Corporate Officer – Title(s): _____
 Partner - Limited General
 Guardian or Conservator
 Attorney-in-Fact
 Trustee
 Other: _____
Signer is representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 WASHINGTON

County of KING

On 6/10/24
Date

before me, Jamie Armfield
Name and Title of Notary

personally appeared Debbie Lindstrom
Name and or Names 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 *Debbie Lindstrom*
Notary Public Signature

Place Notary Public Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document Bond

Document Date _____ Number of Pages: _____

Signer's Name: _____

- Individual
 - Corporate Officer – Title(s): _____
 - Partner - Limited General
 - Guardian or Conservator
 - Attorney-in-Fact
 - Trustee
 - Other: _____
- Signer is representing _____
- _____
- _____



- Individual
 - Corporate Officer – Title(s): _____
 - Partner - Limited General
 - Guardian or Conservator
 - Attorney-in-Fact
 - Trustee
 - Other: _____
- Signer is representing _____
- _____
- _____





Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Amber Engel, Anna Smith, Brandon Akers, Debbie Lindstrom, Holly E. Ulfers, Jamie Armfield, Kathleen M. Mitchell, Kathy Nye, Kendall Young, Kristine Santamaria, Marina Matyunin, Roxana Palacios, Scott Alderman, Tara Koloski**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

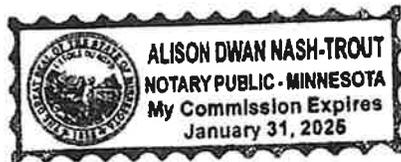
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.



By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of June, 2024.




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Jefferson Del Oro - North Apartments
 IMPROVEMENT REQUIREMENT WORKSHEET
 OFFSITE LANDSCAPE IMPROVEMENTS

Approved for Bonding
 CR 5/21/2024
 IP22-004L
 Del Oro North Apartments

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
LANDSCAPING				
Maintenance Walk STD 113	-	S.F.	\$ 4.00	\$ 0.00
Colored Stamped Concrete	-	S.F.	\$ 10.00	\$ 0.00
Street Trees (15 Gallon)	31	EA	\$ 100.00	\$ 3,100.00
Landscape and Irrigation	10,056	S.F.	\$ 3.50	\$ 35,196.00
Landscape Fill Material	-	C.Y.	\$ 27.00	\$ 0.00
Water Meter	1	EA	\$ 7,000.00	\$ 7,000.00
Electric Meter	1	S.F.	\$ 10,000.00	\$ 10,000.00
Remove trees	-	EA	\$ 3,000.00	\$ 0.00
Maintenance for 1 Year	1	EA	\$	\$ 20,000.00
Calsense Controller	1	EA	\$ 10,000.00	\$ 10,000.00
Mulch	40	YD	\$ 70.00	\$ 2,800.00
			\$	\$ 0.00
			\$	\$ 0.00
A. Subtotal				\$ 88,096.00
B. Administrative Contingency (20% x A)				\$ 17,619.20
C. CM - Inspection - LC (8%)				\$ 7,047.68
D Streets/Drainage Total (A + B)				\$ 112,762.88



Delorenzo International
 Landscape Architects
 & Land Planning

4455 Murphy Canyon Road
 Suite 108
 San Diego, CA 92123
 P: 858-430-6155 F: 858-430-6169

R.L.A. NO. 1388

PREPARED BY: NICHOLAS F. DELORENZO
 PREPARED DATE: 05/14/2024

PREPARED FOR: JPI
 11988 EL CAMINO REAL, SUITE 200