



# City of Jurupa Valley

## Staff Report

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DATE: JANUARY 15, 2026  
TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: ROD BUTLER, CITY MANAGER  
BY: PAUL TOOR, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER  
SUBJECT: AGENDA ITEM NO. L

**FINAL BOND RELEASE AND ADOPTION OF A RESOLUTION ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36823 LOCATED SOUTH OF LIMONITE AVENUE AND WEST OF DOWNEY STREET (PARADISE KNOLLS)**

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### RECOMMENDATION

That the City Council:

1. Adopt **Resolution No. 2026-04:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36823 LOCATED SOUTH OF LIMONITE AVENUE AND WEST OF DOWNEY STREET (PARADISE KNOLLS)**

2. Authorize the Public Works Director to release the faithful performance bonds and the material and labor bonds for streets and drainage, water systems, and sewer systems, and the subdivision monument bond.

### BACKGROUND

On September 2, 2021 the City Council approved Final Tract Map 36823 (“Final Map”) for the Paradise Knolls residential development. The site consists of 107 residential lots on approximately 26.82 acres, and it is bounded by Limonite Avenue on the north, and Downey Street to the east. On December 3, 2025, the NOC for Tract 36823 was recorded with the Assessor-County Clerk-Recorder.

## ANALYSIS

Prior to recording the Final Map, a Subdivision Agreement was executed and secured with Faithful Performance bonds and Material and Labor bonds for streets and drainage, water systems, and sewer systems and with a Subdivision Monument bond. The developer, Richmond American Homes of Maryland, Inc., completed construction of the required improvements for Tract Map 36823. Jurupa Community Services District (JCSD) staff have provided a clearance letter (Attachment 5) that the project's facilities were constructed in substantial conformance with the District's standards and specifications. Staff inspected the improvements for compliance with the approved plans and conditions of approval and have determined that all improvements have been constructed and completed to the satisfaction of the Public Works Director.

## FINANCIAL IMPACT

The City has received development fees and payments as part of the obligations defined in the Municipal Code.

## ALTERNATIVES

The City Council may elect not to approve the recommendations and provide staff with alternate direction

\*\*\*\*\* SIGNATURES ON FOLLOWING PAGE \*\*\*\*\*



Prepared by:



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Yash Patel  
Associate Engineer

Reviewed by:



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Paul Hoer  
Director of Public Works/City Engineer

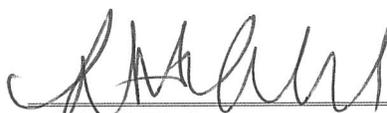
Reviewed by:



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Susan Paragas  
Director of Finance

Reviewed by:



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Michael Flad  
Assistant City Manager

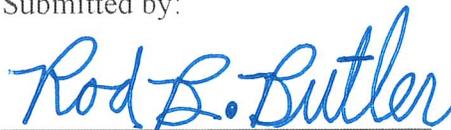
Approved as to form:



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Peter M. Thorson  
City Attorney

Submitted by:



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Rod B. Butler  
City Manager

Attachments:

1. Resolution Accepting Streets (Tract Map 36823)
2. Notice of Completion
3. Final Tract Map 36823
4. Bonds
5. JCSD Release Letter



**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ACCEPTING CERTAIN STREETS INTO THE CITY MAINTAINED STREET SYSTEM FOR TRACT MAP 36823 LOCATED AT THE SOUTHWEST CORNER OF LIMONITE AVENUE AND DOWNEY STREET (RICHMOND AMERICAN HOMES OF MARYLAND, INC.) CODE SECTION 1806**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:**

**Section 1.** The City Council hereby finds, determines and declares that:

(a) Tract Map 36823 was recorded by the Riverside County Recorder on September 30, 2021 (“Tract Map”).

(b) Pursuant to Government Code Sections 66477.1 and 66477.2 and other applicable law, the Tract Map offered for dedication to the City certain land for streets, public utilities and associated drainage and public improvements as described on Exhibit A, attached hereto and incorporated herein by this reference (“Streets”).

(c) The City’s acceptance of the dedication of the Streets is conditioned on the completion of construction of the Streets and associated drainage and public improvements in accordance with City Standards and improvement plans approved by the Director of Public Works/City Engineer as provided in the Subdivision Improvement Agreement for the Streets entered into between the City and the owner of the parcel.

(d) The Director of Public Works/City Engineer has inspected the Streets and has determined that the Streets and the public improvements related thereto have been satisfactorily completed in accordance with Improvement Plan No. IP20-010, approved by the Director of Public Works/City Engineer.

**Section 2.** The City Council hereby accepts the Streets and related drainage and public improvements as described and depicted on Exhibit A into the City-Maintained Street System pursuant to Streets and Highways Code Section 1806.

**Section 3.** The City Clerk shall cause this Resolution and its exhibits to be recorded in the Official Records of the County of Riverside.

**Section 4.** The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 15<sup>th</sup> day of January 2026.

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BRIAN BERKSON  
MAYOR

ATTEST:

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MARIA MORRIS  
CITY CLERK

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-04 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 15<sup>th</sup> day of January, 2026 by the following votes, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 15<sup>th</sup> day of January 2026.

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Maria Morris, City Clerk  
City of Jurupa Valley

**EXHIBIT A**

**STREETS AND RELATED PUBLIC IMPROVEMENTS FOR TRACT MAP 36823:**

- **LOT "A" VENETIAN WAY**
- **LOT "B" PERSANO STREET**
- **LOT "C" DONGOLA STREET**
- **LOT "D" FERDINANDO STREET**
- **LOT "E" CATRIA STREET**
- **LOT "F" BARB WAY**
- **LOT "G" ARDENNES STREET**
- **LOT "H" ARDENNES STREET**
- **LOT "I" DOWNEY STREET**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name Richmond American Homes  
Street Address 391 N. Main Street, Suite 205  
City & State Corona CA 92880

2025-0375887

12/03/2025 11:51 AM Fee: \$ 107.00

Page 1 of 3

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



183

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION

Notice is hereby given that:

- 1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is Richmond American Homes of Maryland, Inc.
3. The full address of the owner is Richmond American Homes of Maryland, Inc.
4. The nature of the interest or estate of the owner is in fee.
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
6. A work of improvement on the property hereinafter described was completed on 12/01/2025. The work done was:
7. The name of the contractor, if any, for such work of improvement was Richmond American Homes of Maryland, Inc.
8. The property on which said work of improvement was completed is in the city of Jurupa Valley, County of Riverside, State of California, and is described as follows: Street, Storm Drain, Sewer and Water Improvements for Tract 36823
9. The street address of said property is Paradise Knolls, Tract 36823, Planning Area 1 - Limonite Avenue

Dated: 12/01/2025

Richmond American Homes of Maryland Inc.
Edgar Gomez

Signature of owner of corporate officer of owner named in paragraph 2 or his agent

VERIFICATION

I, the undersigned, say: I am the authorized officer of the company the declarant of the foregoing notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 1, 20 25, at Corona, California.

Signature of individual

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

## 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 )

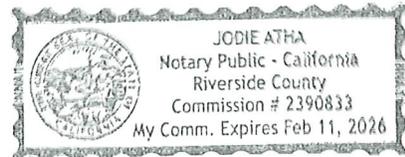
On December 1, 2025 before me, Jodie Atha, Notary Public  
(insert name and title of the officer)

personally appeared Edgar Gomez,  
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 Jodie Atha (Seal)



## CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

**RESOLVED**, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

**FURTHER RESOLVED**, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF  
MARYLAND, INC., a Maryland corporation

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

  
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 31<sup>ST</sup> day of July 2023.

2021-0582371  
Original  
480  
43  
SHEET 1 OF 6 SHEETS

LOT INFORMATION:

NUMBER LOTS = 108  
LETTER LOTS = 9  
TOTAL ACREAGE: 26.82 ACRES (GROSS)  
16.13 ACRES (NET)

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 36823

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

ALLARD ENGINEERING

OCTOBER, 2018

RECORDER'S STATEMENT:

FILED THIS 30 DAY OF September, 2021  
AT 11:45 AM. IN BOOK 480 OF MAPS,  
AT PAGE 43-48, AT THE REQUEST OF THE  
CITY CLERK OF THE CITY OF JURUPA VALLEY.  
NO. 2021-0582371  
FEE \$19-  
PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A" THROUGH LOT "I", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "I", THE OWNER'S OF LOTS 35 THROUGH 41, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOT 108 FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES FOR OPEN SPACE PURPOSES.

THE REAL PROPERTY IS DEDICATED AS A 15' STORM DRAIN EASEMENT FOR PUBLIC PURPOSES WITHIN LOT 108 AS SHOWN HEREON.

RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION

[Signature]  
EDGAR GOMEZ  
VICE PRESIDENT - PROJECT MANAGEMENT

NOTARY ACKNOWLEDGEMENT

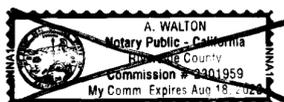
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS  
ON 8/30/21 BEFORE ME, A. Walton, A NOTARY PUBLIC, PERSONALLY

APPEARED Edgar Gomez, 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  
SIGNATURE [Signature] IN Riverside COUNTY  
MY COMMISSION NO. 2301959  
MY COMMISSION EXPIRES: 8/18/23  
A. Walton  
PRINT NAME



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 81,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. This certification excludes any supplemental tax assessments not yet extended.

DATE: August 30, 2021

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LEIN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 81,500.00. This certification excludes any supplemental tax assessments not yet extended.

DATE: August 30, 2021

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE SIGNATURE OF THE AUTHORIZED AGENT OF THE STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, THE OWNERS OF RIGHTS OF WAYS FOR DITCHES, CANALS OR PIPELINES, AS RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337; MARCH 2, 1899 IN BOOK 69, PAGE 250; APRIL, 1902 IN BOOK 142, PAGE 101 AND JANUARY 8, 1906 IN BOOK 216, PAGE 4, ALL OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY. LOCATION INDETERMINATE FROM RECORD.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PARADISE JURUPA, LLC IN MAY, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 8/27/2021

[Signature]  
DAVID B. WARREN, L.S. 8244

CITY ENGINEER'S STATEMENT

I, VIRPAL SINGH TOOR, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY OF JURUPA VALLEY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 09/20/2021

[Signature]  
VIRPAL SINGH TOOR, RCE 46281  
CITY ENGINEER

I, MICHAEL D. MYERS, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

[Signature]  
MICHAEL D. MYERS, RCE 30702  
CITY SURVEYOR Exp 3/31/22

CITY COUNCIL'S STATEMENT

THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS CITY COUNCIL, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THE COUNCIL DECLARES THAT THE ACCEPTANCE OF THE OFFER(S) IS TO VEST TITLE IN THE CITY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID STREETS SHALL NOT BECOME PART OF THE CITY MAINTAINED STREET SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS COUNCIL ADOPTED PURSUANT TO SECTION 1806 OF THE STREETS AND HIGHWAYS CODE.

THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" (VENETIAN WAY), LOT "B" (PERSANO STREET), LOT "C" (DONGOLA STREET), LOT "D" (FERDINAND STREET), LOT "E" (CATRIA STREET), LOT "F" (BARB WAY), LOT "G" (ARDENNES STREET), LOT "H" (ARDENNES STREET) AND LOT "I" (DOWNEY STREET).

THE 15' STORM DRAIN EASEMENT WITHIN LOT 108 IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS.

DATE: 09/16/2021, 2021

CITY OF JURUPA VALLEY, STATE OF CALIFORNIA

ATTEST:  
CITY CLERK

BY: [Signature]  
XORENA BARAJAS, MAYOR

BY: [Signature]  
VICTORIA WASKO, CITY CLERK

2021-0582371  
Original

480  
44

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 36823

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

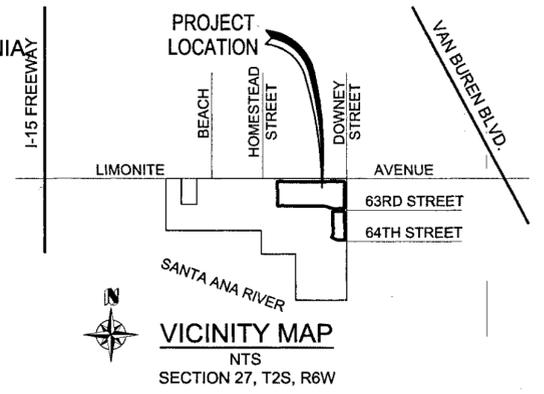
ALLARD ENGINEERING

OCTOBER, 2018

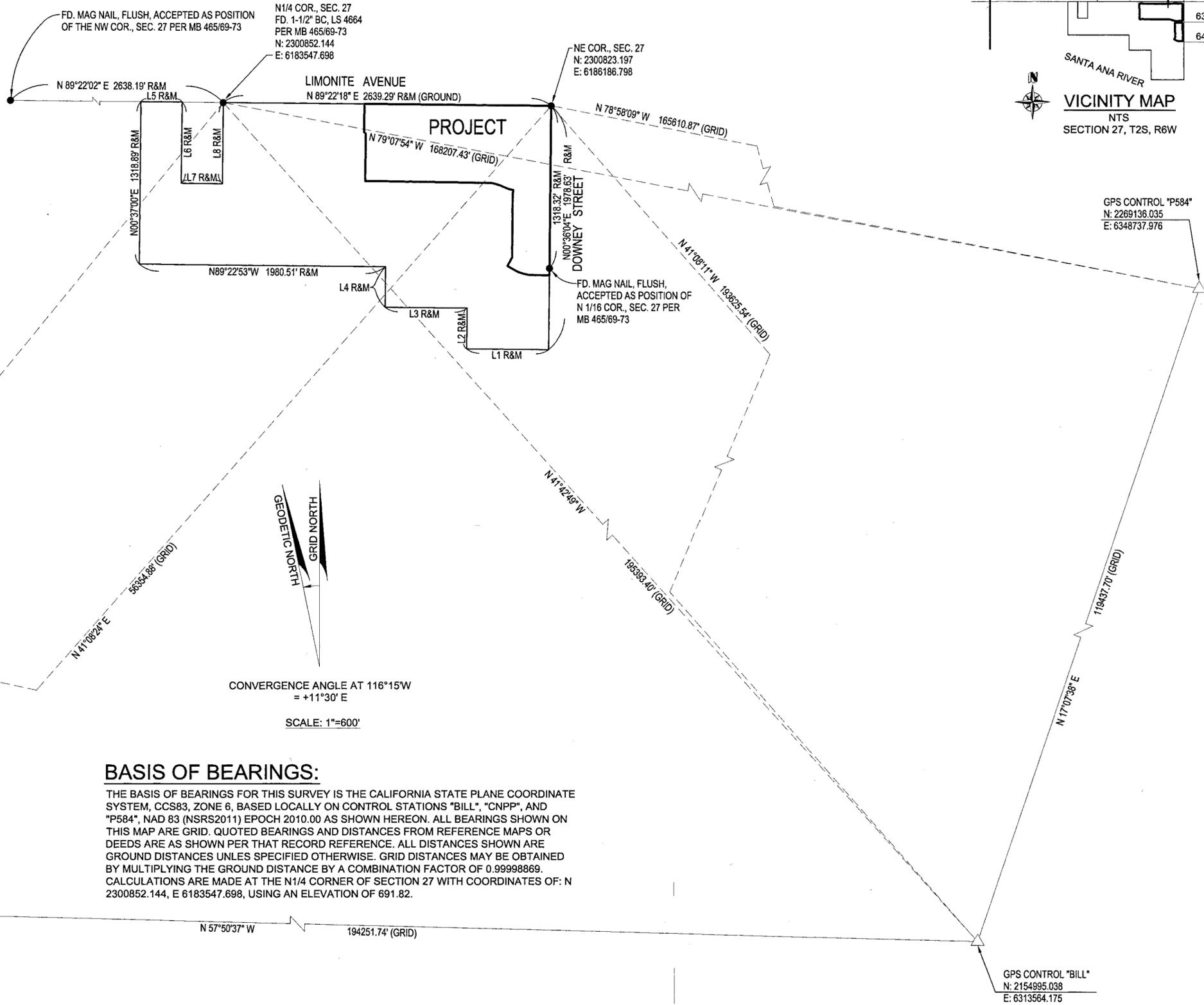
## BOUNDARY CONTROL SHEET

### SURVEYOR'S NOTES:

- INDICATES 1" I.P. WITH BRASS TAG STAMPED LS 8244 FLUSH, PER MB 465/69-73, UNLESS OTHERWISE NOTED



LINE TABLE		
LINE	BEARING	LENGTH
L1 R&M	N89°23'13"W	659.69'
L2 R&M	N00°35'24"E	330.20'
L3 R&M	N89°23'05"W	659.69'
L4 R&M	N00°35'21"E	330.25'
L5 R&M	N89°22'02"W	330.19'
L6 R&M	N00°37'17"E	659.41'
L7 R&M	N89°22'27"W	330.13'
L8 R&M	N00°37'34"E	659.37'



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "CNPP", AND "P584", NAD 83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLES SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99998869. CALCULATIONS ARE MADE AT THE N1/4 CORNER OF SECTION 27 WITH COORDINATES OF: N 2300852.144, E 6183547.698, USING AN ELEVATION OF 691.82.

2021-0582371  
Original  
48D  
45

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

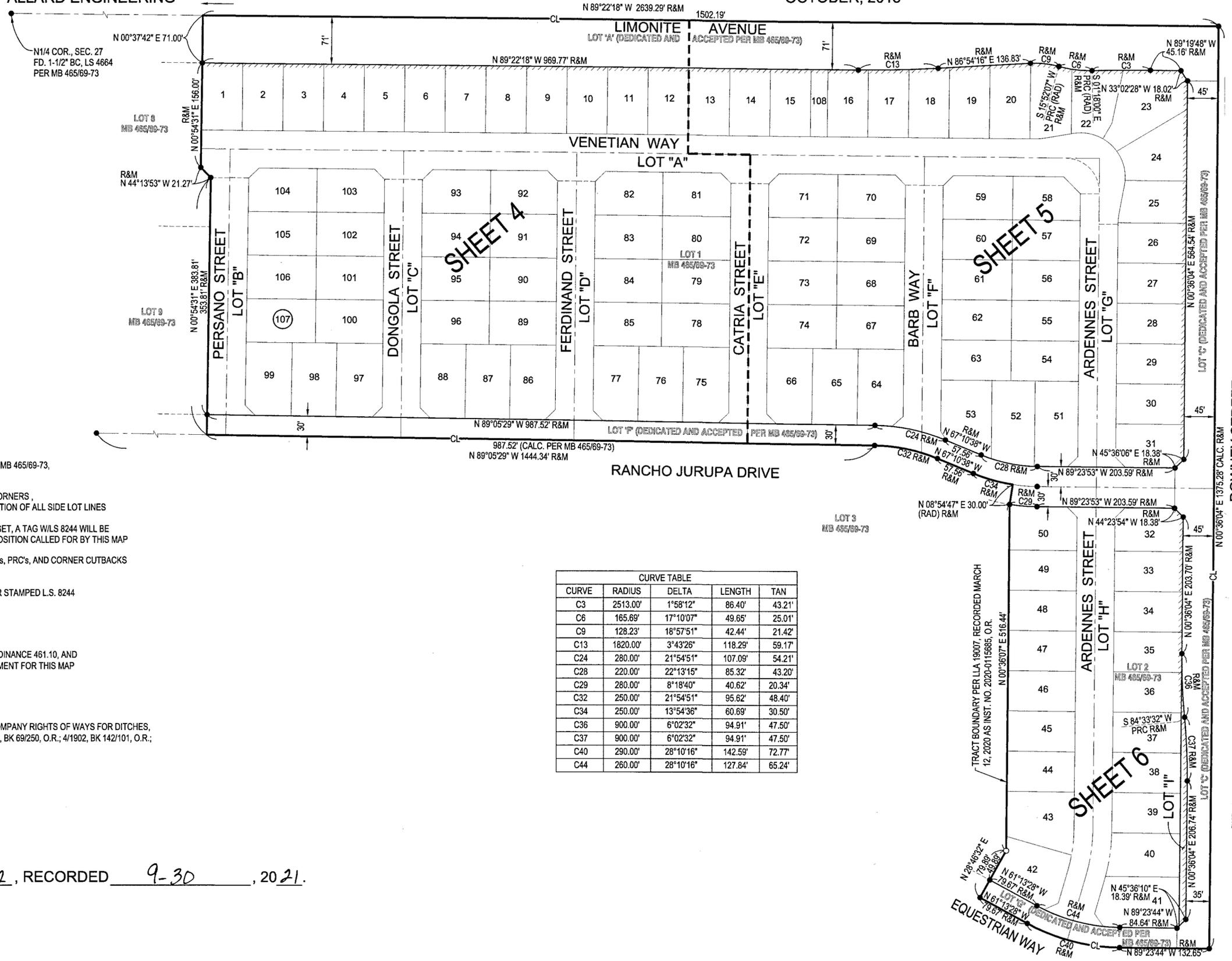
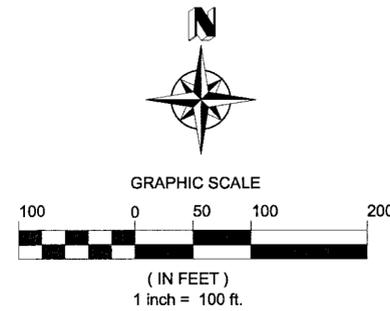
# TRACT MAP NO. 36823

SHEET 3 OF 6 SHEETS

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

ALLARD ENGINEERING

OCTOBER, 2018



**SURVEYOR'S NOTES:**

- INDICATES 1" I.P. WITH BRASS TAG STAMPED LS 8244 FLUSH, PER MB 465/69-73, UNLESS OTHERWISE NOTED
- SET 1" IRON PIPE, 18" LONG, TAGGED LS 8244 AT ALL REAR LOT CORNERS, NAIL AND TAG, LS 8244 TO BE SET IN TOP OF CURB AT PROLONGATION OF ALL SIDE LOT LINES
- IN THE EVENT THE ABOVE DESCRIBED MONUMENTS CANNOT BE SET, A TAG W/LS 8244 WILL BE AFFIXED IN CONCRETE, STONE, WOOD OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP
- SET LEAD AND TAG LS 8244, IN TOP OF CURB FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- ◎ INDICATES MAG NAIL, SET AND TAGGED WITH ALUMINUM WASHER STAMPED L.S. 8244
- //// INDICATES RESTRICTED ACCESS AS DEDICATED ON MB 465/69-73
- R&M INDICATES RECORD & MEASURED PER MB 465/69-73

ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.10, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP

**EASEMENTS:**

- 1 STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY RIGHTS OF WAYS FOR DITCHES, CANALS OR PIPELINES, RECORDED 6/24/1897, BK 31/337, O.R.; 6/2/1899, BK 69/250, O.R.; 4/1902, BK 142/101, O.R.; 1/8/1906, BK 216/4, O.R., LOCATION INDETERMINATE FROM RECORD.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TAN
C3	2513.00'	1°58'12"	86.40'	43.21'
C6	165.69'	17°10'07"	49.65'	25.01'
C9	128.23'	18°57'51"	42.44'	21.42'
C13	1820.00'	3°43'26"	118.29'	59.17'
C24	280.00'	21°54'51"	107.09'	54.21'
C28	220.00'	22°13'15"	85.32'	43.20'
C29	280.00'	8°18'40"	40.62'	20.34'
C32	250.00'	21°54'51"	95.62'	48.40'
C34	250.00'	13°54'36"	60.69'	30.50'
C36	900.00'	6°02'32"	94.91'	47.50'
C37	900.00'	6°02'32"	94.91'	47.50'
C40	290.00'	28°10'16"	142.59'	72.77'
C44	260.00'	28°10'16"	127.84'	65.24'

C.C.&R.'S PER INST. NO. 2021-0582372, RECORDED 9-30, 2021.

2021-0582371  
Original

480  
46

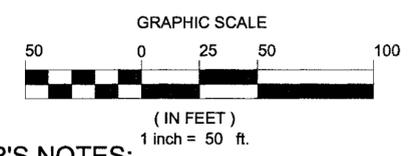
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 36823

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

ALLARD ENGINEERING

OCTOBER, 2018

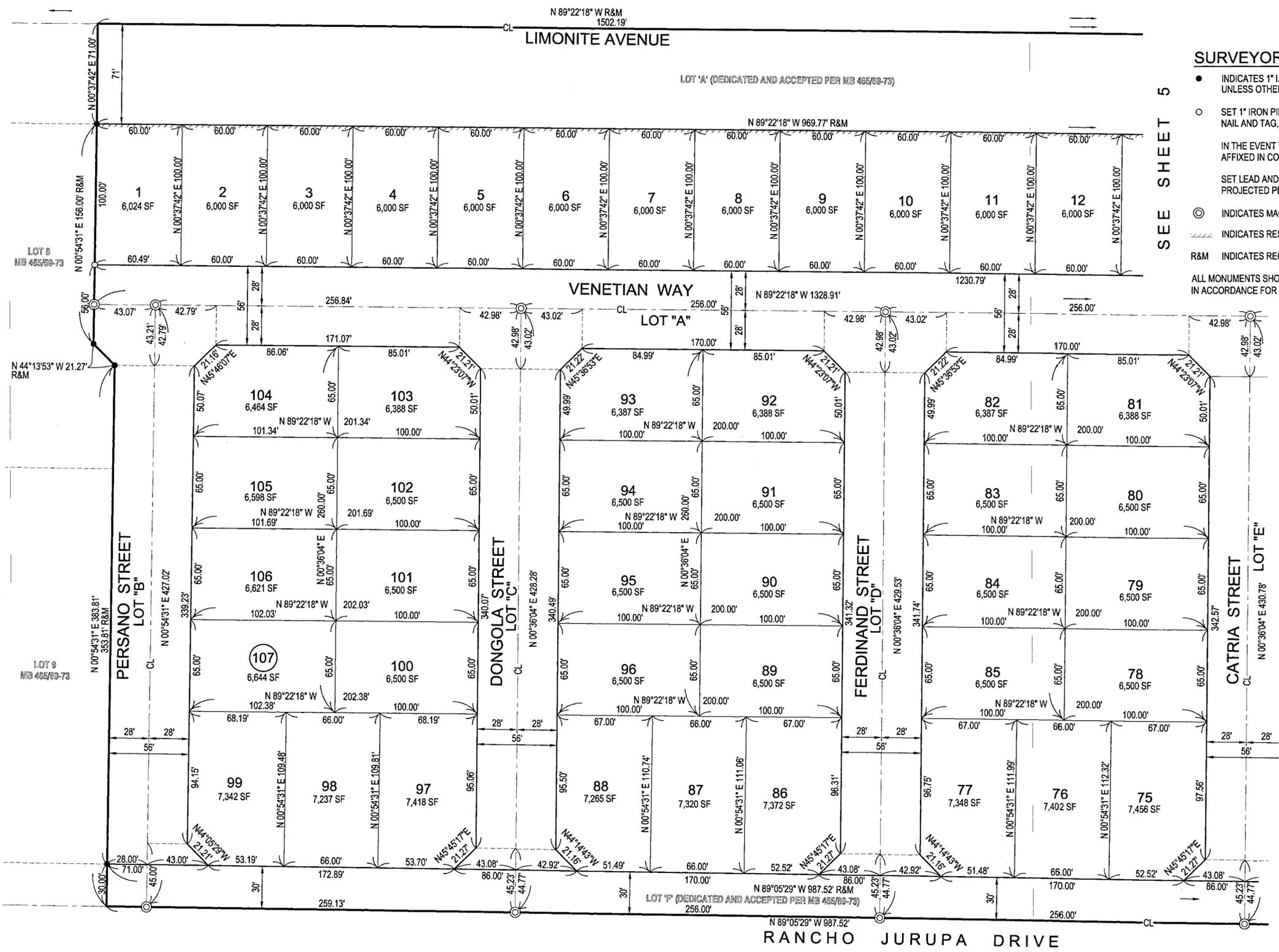


### SURVEYOR'S NOTES:

- INDICATES 1" I.P. WITH BRASS TAG STAMPED LS 8244 FLUSH, PER MB 465/69-73, UNLESS OTHERWISE NOTED
  - SET 1" IRON PIPE, 18" LONG, TAGGED LS 8244 AT ALL REAR LOT CORNERS, NAIL AND TAG, LS 8244 TO BE SET IN TOP OF CURB AT PROLONGATION OF ALL SIDE LOT LINES
  - IN THE EVENT THE ABOVE DESCRIBED MONUMENTS CANNOT BE SET, A TAG W/LS 8244 WILL BE AFFIXED IN CONCRETE, STONE, WOOD OR METAL AT THE TRUE POSITION CALLED FOR BY THIS MAP
  - SET LEAD AND TAG LS 8244, IN TOP OF CURB FOR BC'S, EC'S, PCC'S, PRC'S, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
  - ⊙ INDICATES MAG NAIL, SET AND TAGGED WITH ALUMINUM WASHER STAMPED L.S. 8244
  - INDICATES RESTRICTED ACCESS AS DEDICATED ON MB 465/69-73
  - R&M INDICATES RECORD & MEASURED PER MB 465/69-73
- ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.10, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP

SEE SHEET 5

SEE SHEET 5



2021-0582371  
Original  
480  
47

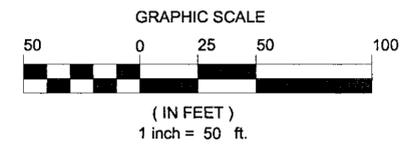
IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 36823

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

ALLARD ENGINEERING

OCTOBER, 2018



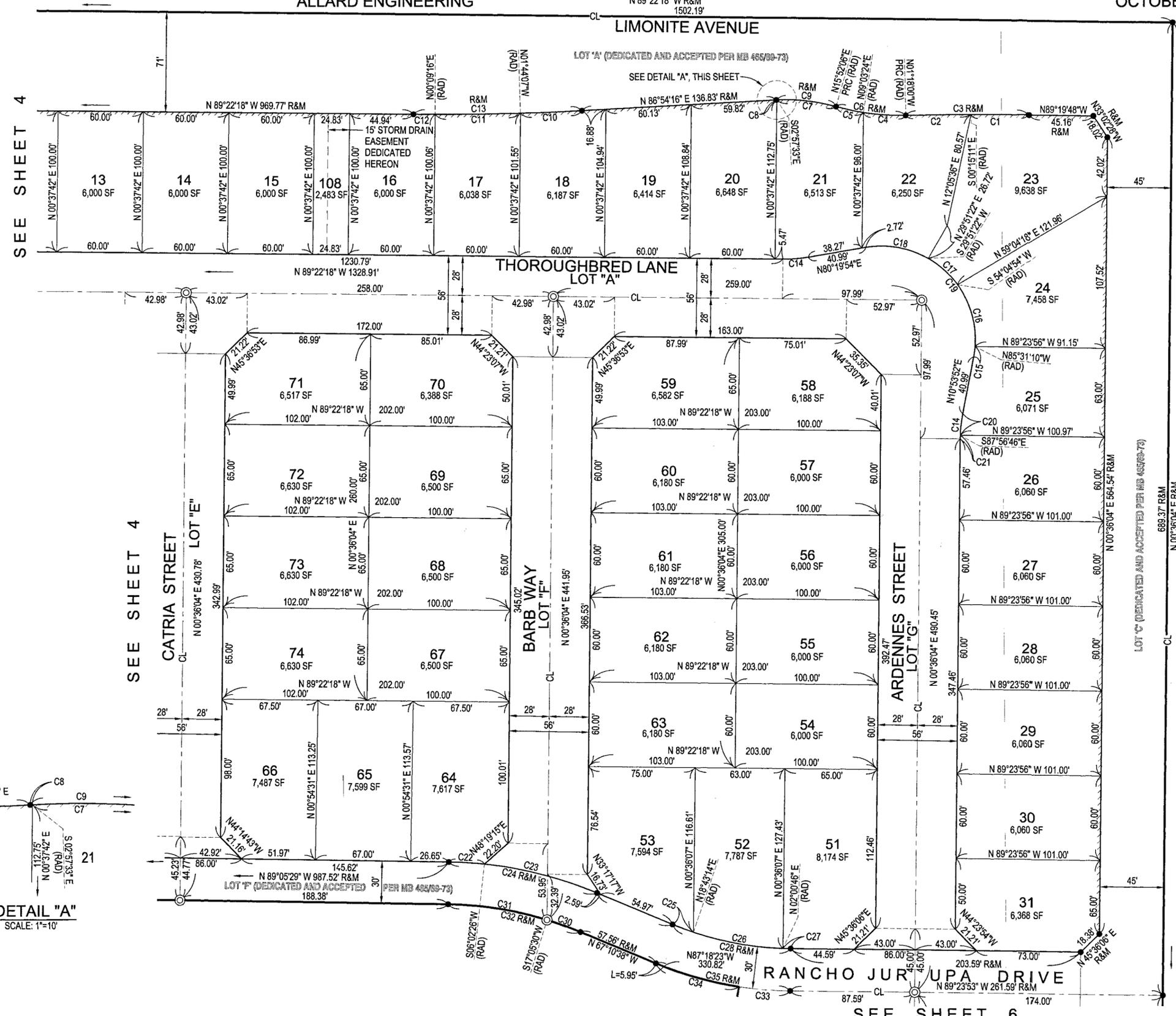
### SURVEYOR'S NOTES:

- INDICATES 1" LP. WITH BRASS TAG STAMPED LS 8244 FLUSH, PER MB 465/69-73, UNLESS OTHERWISE NOTED
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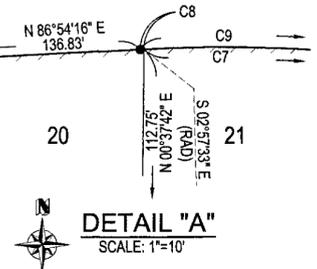
ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.10, AND IN ACCORDANCE FOR THIS WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP

### EASEMENTS:

- 1 STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY RIGHTS OF WAYS FOR DITCHES, CANALS OR PIPELINES, RECORDED 6/24/1897, BK 31/337, O.R.; 6/2/1899, BK 69/250, O.R.; 4/1902, BK 142/101, O.R.; 1/8/1906, BK 216/4, O.R., LOCATION INDETERMINATE FROM RECORD.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TAN
C1	2513.00'	0°55'23"	40.49'	20.25'
C2	2513.00'	1°02'49"	45.91'	22.96'
C3	2513.00'	1°58'12"	86.40'	43.21'
C4	165.69'	10°21'24"	29.95'	15.02'
C5	165.69'	6°48'43"	19.70'	9.86'
C6	165.69'	17°10'07"	49.65'	25.01'
C7	128.23'	18°49'39"	42.14'	21.26'
C8	128.23'	0°08'11"	0.31'	0.15'
C9	128.23'	18°57'51"	42.44'	21.42'
C10	1820.00'	1°21'37"	43.21'	21.61'
C11	1820.00'	1°53'22"	60.02'	30.01'
C12	1820.00'	0°28'26"	15.05'	7.53'
C13	1820.00'	3°43'27"	118.29'	59.17'
C14	100.00'	10°17'48"	17.97'	9.01'
C15	66.00'	6°25'02"	7.39'	3.70'
C16	66.00'	40°23'57"	46.54'	24.28'
C17	66.00'	24°13'32"	27.91'	14.16'
C18	66.00'	39°31'28"	45.53'	23.71'
C19	66.00'	110°33'58"	127.36'	95.26'
C20	100.00'	8°50'38"	15.44'	7.73'
C21	100.00'	1°27'08"	2.54'	1.27'
C22	280.00'	5°07'55"	25.08'	12.55'
C23	280.00'	16°46'57"	82.01'	41.30'
C24	280.00'	21°54'51"	107.09'	54.21'
C25	220.00'	4°06'08"	15.75'	7.88'
C26	220.00'	16°42'28"	64.15'	32.31'
C27	220.00'	1°24'39"	5.42'	2.71'
C28	220.00'	22°13'15"	85.32'	43.20'
C30	250.00'	5°43'53"	25.01'	12.51'
C31	250.00'	16°10'59"	70.61'	35.54'
C32	250.00'	21°54'52"	95.62'	48.40'
C35	250.00'	22°13'15"	96.96'	49.10'



DETAIL "A"  
SCALE: 1"=10'

IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

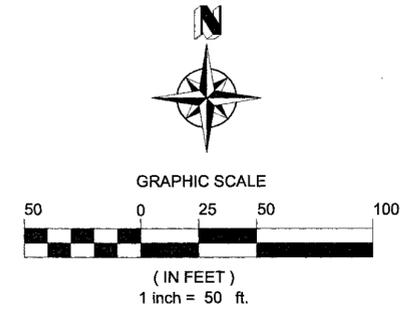
# TRACT MAP NO. 36823

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36822 AS FILED IN BOOK 465 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, TOGETHER WITH PARCEL "A" PER LOT LINE ADJUSTMENT NO. LLA 19007, INST. NO. 2020-0115685, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A PORTION OF THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

ALLARD ENGINEERING

OCTOBER, 2018

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TAN
C29	280.00'	8°18'40"	40.62'	20.34'
C30	250.00'	5°43'53"	25.01'	12.51'
C31	250.00'	16°10'59"	70.61'	35.54'
C32	250.00'	21°54'52"	95.62'	48.40'
C33	250.00'	8°18'40"	36.26'	18.16'
C34	250.00'	13°54'36"	60.69'	30.50'
C35	250.00'	22°13'15"	96.96'	49.10'
C36	900.00'	6°02'32"	94.91'	47.50'
C37	900.00'	6°02'32"	94.91'	47.50'
C38	290.00'	12°41'52"	64.27'	32.27'
C39	290.00'	15°28'24"	78.32'	39.40'
C40	290.00'	28°10'16"	142.59'	72.77'
C41	260.00'	2°35'22"	11.75'	5.88'
C42	260.00'	20°13'00"	91.74'	46.35'
C43	260.00'	5°21'54"	24.35'	12.18'
C44	260.00'	28°10'16"	127.84'	65.24'
C45	250.00'	15°28'35"	67.53'	33.97'
C46	222.00'	9°45'37"	37.82'	18.95'
C47	222.00'	5°42'58"	22.15'	11.08'
C48	222.00'	15°28'35"	59.97'	30.17'
C49	278.00'	0°45'14"	3.66'	1.83'
C50	278.00'	13°32'39"	65.72'	33.01'
C51	278.00'	1°10'42"	5.72'	2.86'
C52	278.00'	15°28'35"	75.09'	37.78'

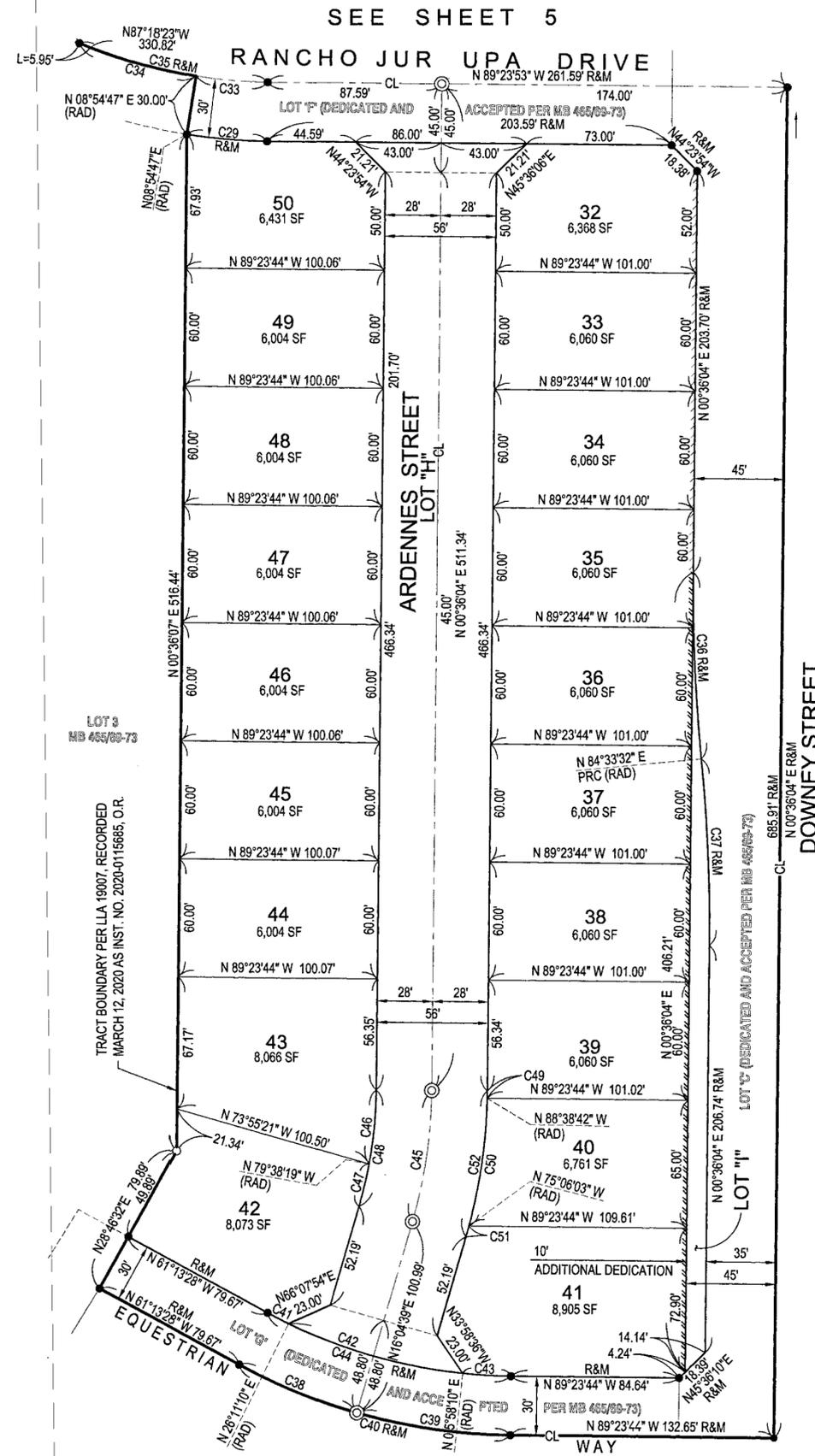


### SURVEYOR'S NOTES:

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- /// INDICATES RESTRICTED ACCESS AS DEDICATED ON MB 465/69-73
- //// INDICATES RESTRICTED ACCESS DEDICATED HEREON
- R&M INDICATES RECORD & MEASURED PER MB 465/69-73

### EASEMENTS:

- 1 STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY RIGHTS OF WAYS FOR DITCHES, CANALS OR PIPELINES, RECORDED 6/24/1897, BK 31/337, O.R.; 6/2/1899, BK 69/250, O.R.; 4/1902, BK 142/101, O.R.; 1/8/1906, BK 216/4, O.R., LOCATION INDETERMINATE FROM RECORD.



SEE SHEET 5

RANCHO JURUPA DRIVE

ARDENES STREET  
LOT H

DOWNEY STREET

TRACT BOUNDARY PER LLA 19007, RECORDED MARCH 12, 2020 AS INST. NO. 2020-0115685, O.R.

LOT 3 MB 465/69-73

EQUESTRIAN WAY

WAY

# City of Jurupa Valley

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

		SWC of Limonite Ave & Downey St (TR 36823, IP20-010) ONSITE	
FOR: Streets and Drainage	\$ 2,273,000.00	Location	IP20-010) ONSITE
Water System	\$ 518,500.00	Bond No.	SUR0063670
Sewer System	\$ 415,000.00	Premium	\$11,223.00
		Richmond American Homes of	
Surety	<u>Argonaut Insurance Company</u>	Principal	<u>Maryland, Inc.</u>
Address	<u>P. O. Box 469011</u>	Address	<u>391 N Main St, Suite 205</u>
City/State	<u>San Antonio, TX</u>	City/State	<u>Corona, CA</u>
Zip code	<u>78246-9011</u>	Zip	<u>92880</u>
Phone	<u>800-470-7958</u>	Phone	<u>951-386-4100</u>

WHEREAS, the City of Jurupa Valley, State of California, and Richmond American Homes of Maryland, 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 Paradise Knolls project located at the SWC of Limonite Ave & Downey St (TR 36823, IP20-010), which agreement(s) 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 undersigned, as corporate surety, are held and firmly bound unto the City of Jurupa Valley in the penal sum of Three Million Two Hundred Six Thousand Five Hundred & 00/100ths dollars (\$3,206,500.00) 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 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 Jurupa Valley, 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 in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

# City of Jurupa Valley

## FAITHFUL PERFORMANCE BOND

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this agreement 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. 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 is complete, the City of Jurupa Valley 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 agreements(s).

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on November 17th, 2020.

NAME OF PRINCIPAL: Richmond American Homes of Maryland, Inc.

AUTHORIZED SIGNATURE(S):

By:   
Name: EDGAR L. GOMEZ  
Title: VICE PRESIDENT  
LAND PROJECT MANAGEMENT

(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: Argonaut Insurance Company

AUTHORIZED SIGNATURE:   
Richard H. Mitchell, CA License No. 0H56218  
Its Attorney-in-Fact Title

(IF CORPORATION, AFFIX SEAL)

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

**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 November 18th, 2020 before me, Veronica Coronado, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Edgar Gomez  
*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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian 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: \_\_\_\_\_

## CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

**RESOLVED**, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

**FURTHER RESOLVED**, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF  
MARYLAND, INC., a Maryland corporation

By:  \_\_\_\_\_  
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 13<sup>TH</sup> day of February 2020.

**Argonaut Insurance Company**  
**Deliveries Only: 225 W. Washington, 24th Floor**  
**Chicago, IL 60606**  
**United States Postal Service: P.O. Box 469011, San Antonio, TX 78246**

**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Mark W. Edwards II, Robert R. Freel, Alisa B. Ferris, Jeffrey M. Wilson, Robert M. Verdin, Richard H. Mitchell, Anna Childress

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: \_\_\_\_\_

Joshua C. Betz, Senior Vice President

STATE OF TEXAS  
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks  
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 17th day of November, 2020.



James Bluzard

James Bluzard, Vice President-Surety

**THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.**

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 Alabama
County of Jefferson

On November 17, 2020 before me, Katherine Leigh McClamma, Notary Public
personally appeared Richard H. Mitchell, Attorney-in-Fact

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 Katherine Leigh McClamma
My commission expires: January 24, 2021



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

Document Date Number of Pages:

Signer's Name:

- Individual
Corporate Officer -- Title(s):
Partner - Limited General
Guardian or Conservator
[X] Attorney-in-Fact
Trustee
Other:
Signer is representing Argonaut Insurance Company



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



# City of Jurupa Valley

**MATERIAL AND LABOR BOND**  
CITY OF JURUPA VALLEY, STATE OF CALIFORNIA  
(Government Code Section 66499.1)

		SWC of Limonite Ave & Downey St (Tr 36823,	
FOR: Streets and Drainage	\$1,136,500.00	Tract Map	IP20-010) ONSITE
Water System	\$ 259,250.00	Bond No.	SUR0063670
Sewer System	\$ 207,500.00	Premium	\$11,223.00
Surety		Richmond American Homes of	
Address	Argonaut Insurance Company	Principal	Maryland, Inc.
City/State	P. O. Box 469011	Address	391 N Main St, Suite 205
Zip code	San Antonio, TX	City/State	Corona, CA
Phone	78246-9011	Zip	92880
	800-470-7958	Phone	951-386-4100

WHEREAS, the City of Jurupa Valley, State of California, and Richmond American Homes of Maryland, 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 Paradise Knolls project located at the SWC of Limonite Ave & Downey St (Tr 36823-IP20-010), which agreement(s) is/are hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required, before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Jurupa Valley to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

NOW, THEREFORE, said principal and the undersigned, as corporate surety, are held firmly unto the City of Jurupa Valley and all contractors, subcontractors, laborers, material persons and other persons employed in the performance of said Civil Code in the sum of One Million Six Hundred Three Thousand Two Hundred Fifty & 00/100ths Dollars (\$1,603,250.00) 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 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 entitles to full claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 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.

# City of Jurupa Valley

## MATERIAL AND LABOR BOND

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this agreement 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 November 17th, 2020.

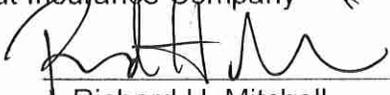
NAME OF PRINCIPAL: Richmond American Homes of Maryland, Inc.

AUTHORIZED SIGNATURE(S):

By:   
Name: EDGAR GOMEZ  
Title: VICE PRESIDENT  
LAND PROJECT MANAGEMENT  
(IF CORPORATION, AFFIX SEAL)

NAME OF SURETY: Argonaut Insurance Company

AUTHORIZED SIGNATURE:

  
Richard H. Mitchell, CA License No. 0H56218  
Its Attorney-in-Fact Title  
(IF CORPORATION, AFFIX SEAL)

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

## CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

**RESOLVED**, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

**FURTHER RESOLVED**, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF  
MARYLAND, INC., a Maryland corporation

By:  \_\_\_\_\_  
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 13<sup>TH</sup> day of February 2020.

**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 November 18th, 2020 before me, Veronica Coronado, Notary Public,  
*Date Here Insert Name and Title of the Officer*  
personally appeared Edgar Gomez  
*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 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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian 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: \_\_\_\_\_

**Argonaut Insurance Company**  
**Deliveries Only: 225 W. Washington, 24th Floor**  
**Chicago, IL 60606**  
**United States Postal Service: P.O. Box 469011, San Antonio, TX 78246**

**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Mark W. Edwards II, Robert R. Freel, Alisa B. Ferris, Jeffrey M. Wilson, Robert M. Verdin, Richard H. Mitchell, Anna Childress

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$50,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

by: \_\_\_\_\_

Joshua C. Betz, Senior Vice President

STATE OF TEXAS  
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks  
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 17th day of November, 2020.



James Bluzard

James Bluzard, Vice President-Surety

**THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.**

**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 Alabama  
County of Jefferson

On November 17, 2020 before me, Katherine Leigh McClamma, Notary Public  
Date Name and Title of Notary  
personally appeared Richard H. Mitchell, Attorney-in-Fact  
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 Katherine Leigh McClamma  
Notary Public Signature  
My commission expires: January 24, 2021



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 \_\_\_\_\_

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 \_\_\_\_\_  
Argonaut Insurance Company



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





**Board of Directors**

Betty Folsom, President  
Anthony Herda, Vice President  
Kenneth J. McLaughlin, Director  
Lupe R. Nava, Director  
Bart Moreno, Director

Chris Berch, General Manager

January 31, 2025

Mr. Paul Toor  
City Engineer  
City of Jurupa Valley  
8930 Limonite Avenue  
Jurupa Valley, CA 92509

RE: Tract Release Certification – Richmond American Tract 36823

Dear Mr. Toor:

The Jurupa Community Services District (District) Staff has conducted a “final walk” of Tract 36823, and all punch list items have been completed. Please accept this letter as certification that the subject project has constructed facilities in substantial conformance with the District’s standards and specifications.

Please notify us of the date that this project is scheduled for City Council acceptance. After acceptance by your City Council, the one-year warranty period will begin for our facilities.

Should you have any questions, please do not hesitate to contact me at 951-685-7434 ext. 140.

Sincerely,

*nicole smith*

Nicole Smith  
Engineering Technician



Water



Wastewater



Parks &  
Recreation



Graffiti  
Abatement



Streetlights

[www.JCSD.us](http://www.JCSD.us)

951.685.7434

11201 Harrel St. Jurupa Valley, CA 91752