

**Executed in Triplicate**

Bond No. 1083542  
Premium \$ 11,981.00/2 yrs.

**SECURITY BOND FOR FAITHFUL PERFORMANCE OF  
SUBDIVISION AGREEMENT**

**Tract Map No.: 18825**

**WHEREAS**, the City Council of the City of Fontana, State of California, and, RSI Communities - California LLC ("Principal") have entered into an agreement dated 10/24/17 (the "Agreement") which is incorporated herein by reference, in which Principal has agreed to construct, install and complete certain designated public improvements; and

**WHEREAS**, under the terms of the Agreement, Principal is required to file before commencing work a good and sufficient payment bond with the City of Fontana to secure faithful performance of the terms of the Agreement.

**NOW, THEREFORE**, Principal and the undersigned as corporate surety, are held and firmly bound unto the City of Fontana in the sum of Eight Hundred Thirty-One Thousand Nine Hundred\* (\$ 831,992.00), to assure faithful performance of all terms and conditions of the Agreement.

\*Ninety-Two & N0/100ths

This bond shall be and remain in full force and effect, and shall indemnify and hold harmless the City of Fontana, its officers, agents and employees until all terms, covenants, provisions and conditions of the Agreement, and any agreed upon alterations or additions thereto, are fully and well met and performed by the Principal, his or its heirs, executors, administrators, successors or assigns, to the satisfaction of the City of Fontana in the time and manner specified in the Agreement. Upon fulfillment of the obligations set forth in the Agreement as specified above, this obligation bond shall become null and void.

As part of the obligation secured hereby, Principal shall pay, in addition to the face amount of this bond, all costs and reasonable expenses and fees including reasonable attorney's fees, incurred by the City of Fontana in successfully enforcing such obligation, as may be awarded by a court of competent jurisdiction in any judgement upon this bond.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or the specifications accompanying it shall in any manner affect its obligation on this bond and surety hereby waives notice of any such change, alteration or addition.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes as deemed an original, have been duly executed by the Principal and Surety, as evidenced by the signatures of their duly authorized representatives whose signatures appear below, on this 24th day of October, 2017.

**Darius Fatakia**  
Vice President Land Development

PRINCIPAL  
RSI Communities - California LLC, a  
Delaware limited liability company



---

(NOTARIZATION AND SEAL)

SURETY  
Lexon Insurance Company



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Shane Wolf, Attorney-in-Fact

(NOTARIZATION AND SEAL)

**NOTE:** Please Attach Notary  
Acknowledgement and  
Power of Attorney.

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On October 24, 2017 before me, Susan E. Morales, Notary Public  
(Here insert name and title of the officer)

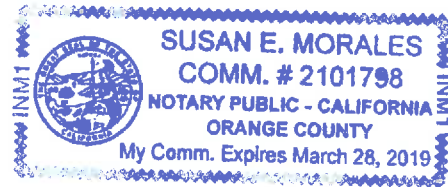
personally appeared Shane Wolf,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~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

Susan E. Morales  
 Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

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- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



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State of California )

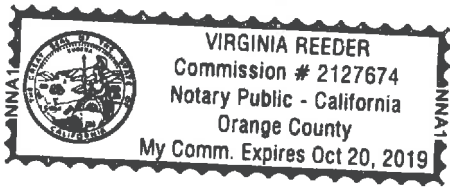
County of ORANGE )

On Nov. 3, 2017 before me, Virginia Reeder, Notary Public,  
personally appeared \_\_\_\_\_

*Name(s) of Signer(s)*

DARIUS FATAKIA,

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 Virginia Reeder  
*Signature of Notary Public*

*Place Notary Seal Above*



**Executed in Triplicate**

Bond No. 1083542  
Premium \$ included with the  
Performance Bond

**SECURITY BOND FOR LABOR AND MATERIALS OF**  
**SUBDIVISION AGREEMENT**

**Tract Map No.:** 18825

**WHEREAS**, the City Council of the City of Fontana, State of California, and RSI Communities - California LLC ("Principal") have entered into an agreement dated 10/24/17, (the "Agreement") which is incorporated herein by reference, in which Principal has agreed to construct, install and completed certain designated public improvements; and

**WHEREAS**, under the terms of the Agreement, Principal is required to file before commencing work a good and sufficient payment bond with the City of Fontana to secure the claims allowed in California Civil Code Sections 3082 et seq.

**NOW, THEREFORE**, Principal and the undersigned as corporate surety, are held firmly bound unto the City of Fontana and all contractors, subcontractors, laborers, material men and other persons employed in the performance of the Agreement and referred to in the above referenced sections of the Code of Civil Procedure in the sum of Eight Hundred Thirty-One Thousand\* (\$ 831,992.00) materials furnished or labor performed of any kind under the Agreement, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the sum in an amount not exceeding this amount herein set forth above, and in the event legal action is brought upon this bond, the surety will pay, in addition to the face amount of this bond, such costs and reasonable expenses and fees, including reasonable attorney's fees, incurred in successfully enforcing this obligation, as may be awarded and fixed by a court of competent jurisdiction in any judgement entered. \*Nine Hundred Ninety-Two & NO/100ths

It is hereby expressly stipulated and agreed that this bond shall insure to the benefit of all persons, companies, and corporations entitled to file claims pursuant to Section 3082 et sec. of the California Civil Code.

This bond shall be and remain in full force and effect until all terms and conditions of the Agreement are fully met and performed by the Principal, his or its heirs, executors, administrators, successors or assigns, to the satisfaction of the City of Fontana. Upon fulfillment of the obligations set forth in the Agreement as specified above, this obligation bond shall become null and void.

The surety hereby stipulates and agrees that no change, extension of time, alteration to the terms of the Agreement or the specifications accompanying it shall in any manner affect its obligation on this bond and surety hereby waives notice of any such change, alteration or addition.

**IN WITNESS WHEREOF**, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original have been duly executed by the Principal and Surety, as evidenced by the signatures of their duly authorized representatives whose signatures appear below, on this 24th day of October, 2017.

**Darius Fatakia**  
**Vice President Land Development**

**PRINCIPAL**  
RSI Communities - California LLC, a  
Delaware limited liability company



(NOTARIZATION AND SEAL)

**SURETY**  
Lexon Insurance Company



Shane Wolf, Attorney-in-Fact  
(NOTARIZATION AND SEAL)

**NOTE:** Please Attached Notary  
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County of Orange }

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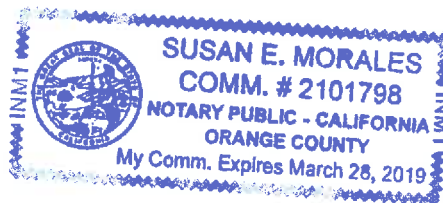
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WITNESS my hand and official seal.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

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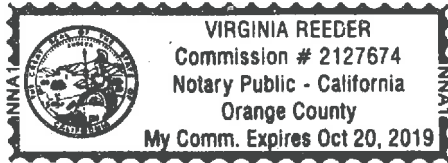
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County of ORANGE )

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*Name(s) of Signer(s)*

DARIUS FATAKIA,

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 Virginia Reeder  
*(Signature of Notary Public)*

*Place Notary Seal Above*



**Executed in Triplicate**

Bond No. 1083542  
Premium \$ included with the  
Performance Bond

**SUBDIVISION WARRANTY OBLIGATION BOND**

**Tract Map No.:** 18825

**WHEREAS**, The City Council of the City of Fontana, State of California, and, RSI Communities - California LLC ("Principal") have entered into an agreement dated 10/24/17 (the "Agreement") which is incorporated herein by referenced, in which Principal has agreed to warrant and guarantee the installation and maintenance of certain designated public improvements; and

**WHEREAS**, under the terms of the Agreement, Principal is required to **file before acceptance of improvements** by the City of Fontana a good and sufficient payment bond with the City of Fontana to secure the performance of its warranty and guarantee obligation under the Agreement.

**NOW, THEREFORE**, Principal and the undersigned as corporate surety, are held firmly bound unto the City of Fontana in the sum of One Hundred Sixty-Six Thousand Three Hundred Ninety-Eight & 40/100ths (\$166,398.40) to secure the warranty and guarantee of Principal against any defective work or labor or material furnished in connection with the installation and maintenance of the public improvements required by the Agreement.

This bond shall be and remain in full force and effect, and shall indemnify and hold harmless the City of Fontana, its officers, agents and employees until all warranty or guarantee time periods required under the Agreement following performance of all terms, covenants, provisions and conditions of the Agreement, and any agreed upon alterations or additions thereto have expired as to the Principal, his or its heirs, executors, administrators, successors or assigns. Upon fulfillment of the obligations set forth in the Agreement as specified above, this obligation bond shall become null and void.

As a part of the obligation secured hereby, Principal shall pay, in addition to the face amount of this bond, all costs and reasonable expenses and fees including reasonable attorney's fees incurred by the City of Fontana in successfully enforcing this obligation, as may be awarded by a court of competent jurisdiction in any judgement upon this bond.

The surety hereby stipulates and agrees that no change, extension or time, alteration or addition to the terms of the Agreement or the specifications accompanying it shall in any manner affect its obligation on this bond and surety hereby waives notice of any such change, alteration or addition.

**IN WITNESS WHEREOF**, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original, have been duly executed by the Principal and Surety, as evidenced by the signatures of their duly authorized representatives whose signatures appear below, on this 24th day of October, 2017.

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(NOTARIZATION AND SEAL)

**SURETY**  
Lexon Insurance Company



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Shane Wolf, Attorney-in-Fact

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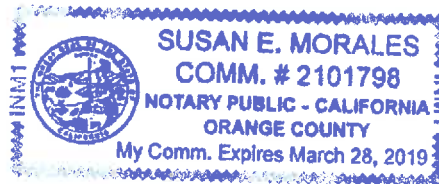
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WITNESS my hand and official seal.

Susan E. Morales  
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### ADDITIONAL OPTIONAL INFORMATION

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(Title or description of attached document)

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(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

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POWER OF ATTORNEY

LX- 310339

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Todd M. Rohm, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Shane Wolf its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$5,000,000.00, Five Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR Notary Public- State of Tennessee Davidson County Mv Commission Expires 07-08-19

BY [Signature] Amy Taylor Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this \_\_\_\_\_ Day of \_\_\_\_\_, 2015 OCT 24 2017



BY [Signature] Andrew Smith Assistant Secretary

“WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.”

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



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County of ORANGE )

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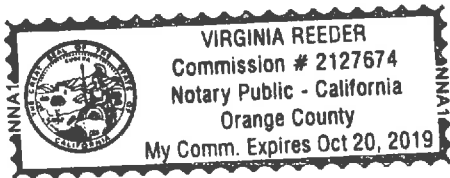
*Name(s) of Signer(s)*

DARIUS FATAKIA,

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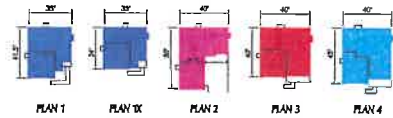
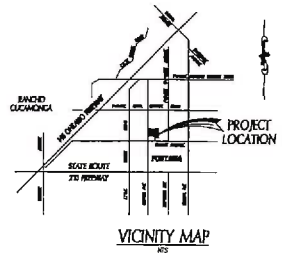
WITNESS my hand and official seal.



Signature Virginia Reeder  
*Signature of Notary Public*

*Place Notary Seal Above*





**HOUSE DIMENSIONS**

**TRACT NO. 18825**

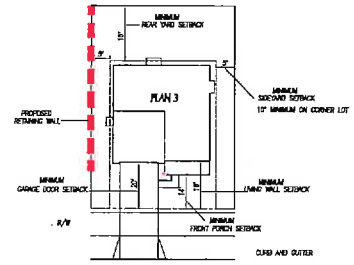
PLAN	NUMBER OF UNITS	%	MIX %
1	14 UNITS	18%	
1X	5 UNITS	6.5%	10%-45%
2	15 UNITS	21%	10%-45%
3	20 UNITS	26.5%	10%-45%
4	21 UNITS	28%	10%-45%
<b>TOTAL</b>	<b>78 UNITS</b>	<b>100%</b>	

\* HOUSE MIX MAY CHANGE DUE TO MARKET CONDITIONS

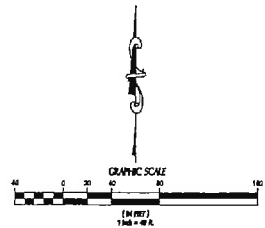
**TRACT NO. 18915**

PLAN	NUMBER OF UNITS	%	MIX %
1	2 UNITS	11%	10%-45%
2	3 UNITS	17%	10%-45%
3	6 UNITS	33%	10%-45%
4	7 UNITS	39%	10%-45%
<b>TOTAL</b>	<b>18 UNITS</b>	<b>100%</b>	

\* HOUSE MIX MAY CHANGE DUE TO MARKET CONDITIONS



**BUILDING SETBACKS**



**DEVELOPER:**  
RSI COMMUNITIES LLC  
880 NEWPORT CENTER DRIVE, 3RD FLOOR  
NEWPORT BEACH, CA 92660  
OFFICE (949) 554-2628

**OWNER:**  
RSI COMMUNITIES LLC  
880 NEWPORT CENTER DRIVE, 3RD FLOOR  
NEWPORT BEACH, CA 92660  
OFFICE (949) 554-2628

NO.	REVISION DESCRIPTION	DATE	BY	CHK.	DATE

**ALLARD ENGINEERING**  
Civil Engineering - Land Surveying - Land Planning  
1818 W. 24th Avenue  
Tulsa, Oklahoma 74103  
(918) 254-1815

Prepared For  
**RSI COMMUNITIES LLC**  
880 NEWPORT CENTER DRIVE, 3RD FLOOR  
NEWPORT BEACH, CA 92660  
OFFICE (949) 554-2628

**CITY OF FONTANA, CALIFORNIA**  
**PLOT PLAN**  
**TRACT NO. 18825 &**  
**TRACT NO. 18915**