

PUBLIC IMPROVEMENT AGREEMENT

by and between

CITY OF CHINO

and

EUCLID LAND VENTURE, LLC

PUBLIC IMPROVEMENT AGREEMENT BETWEEN
THE CITY OF CHINO
AND
EUCLID LAND VENTURE, LLC

Agreement Date: October 18, 2022

Developer Name: Euclid Land Venture, LLC

Description: Euclid Land Venture, LLC to construct the Ontario Ranch Business Park (ORBP) consisting of eleven parcels totaling 80.653 acres in the City of Ontario located east of Euclid Avenue, north of Merrill Avenue, west of the unimproved right-of-way of Sultana Avenue and south of Eucalyptus Avenue.

Estimated Total Cost of Improvements: \$6,241,300.00

Security:

Bond No.: _____

Surety: _____

Designees for the Service of Written Notice:

CITY:	DEVELOPER
Jesus Plasencia Assistant City Engineer 13220 Central Avenue Chino, CA 91710 (909) 334-3417	Euclid Land Venture, LLC Attn: Jeff Johnston 4450 MacArthur Boulevard, Suite 100 Newport Beach, California 92660 (949) 945-6809 jjohnston@redallc.com
CITY PROJECT INSPECTOR	
Isaac Ortega Permit & Inspection Supervisor 13220 Central Avenue Chino, CA 91710 (909) 334-3501 iortega@cityofchino.org	

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PUBLIC IMPROVEMENT AGREEMENT

THIS PUBLIC IMPROVEMENT AGREEMENT (this "Agreement") is entered into this 18th day of October, 2022, by and between the CITY OF CHINO, a municipal corporation, organized and existing in the County of San Bernardino, under and by virtue of the laws of the State of California, ("CITY"), and Euclid Land Venture, LLC ("DEVELOPER").

RECITALS

A. Developer is the owner of certain real property located in the City of Ontario, County of San Bernardino, State of California (the "Property"), as described on Exhibit "A", which Developer proposes to develop and construct certain works of improvement thereon, as hereafter set forth.

B. Developer has applied for and received City of Ontario approval to construct warehouse buildings for the Ontario Ranch Business Park, located north of Chino. (the "Project").

C. The City desires to assure that certain public infrastructure improvements proposed for the Project and located in the City of Chino will be constructed in a good workmanlike manner and in accordance with all applicable laws, statutes, ordinances, resolutions and regulations now in force and effect in the City of Chino and the State of California, all of which are incorporated herein.

D. The Developer acknowledges familiarity with the various requirements for public improvements contained in the Chino Municipal Code and agrees to comply therewith.

COVENANTS

Based upon the foregoing Recitals which are incorporated herein by reference, Developer agrees to timely perform all of its obligations as set forth herein.

1. Construction Obligations.

1.1. Works of Improvement. Developer agrees, at its sole cost and expense, to construct or install, or cause to be constructed or installed the street, drainage, landscaping, utility, and other improvements more fully described in Exhibit "B" attached hereto as well as the work identified in the plans listed in the Drawing Log as a part of Exhibit B (the "Works of Improvement"), as the same may be supplemented and revised from time to time as set forth in this Agreement, together with all related documents, (the "Plans"). The estimated construction cost for the Works of Improvement is \$6,241,281.75.

1.2. Other Obligations Referenced in Conditions of Tentative Map Approval. In addition to the foregoing, Developer shall satisfy all of the other Conditions associated with the Project and the Property. The Conditions associated with the Map are included in Exhibit "B" attached hereto.

1.3. Intent of Plans. The intent of the Plans referenced in Section 1.1 is to prescribe a complete work of improvement which Developer shall perform or cause to be performed in a manner acceptable to the City Engineer, (or designee), and in full compliance with all codes and the terms of this Agreement. Developer shall complete a functional or operable improvement or facility, even though the Plans may not specifically call out all items of work required for Developer's contractor to complete its tasks, incidental appurtenances, materials, and the like. If any omissions are made or information necessary to carry out the full intent and meaning of the Plans, Developer or its contractor shall immediately notify its design engineer who will seek approval of the City Engineer for furnishing of detailed instructions. In the event of any doubt or question arising regarding the true meaning of any of the Plans, reference shall be made to the City Engineer whose decision thereon shall be final.

Developer recognizes that the Plans consist of general drawings. All authorized alterations affecting the requirements and information given on the Plans shall be in writing and approved by the City Engineer. The Plans shall be supplemented by such working or shop drawings as are necessary to adequately control the work. Without the City Engineer's prior written approval, no change shall be made by Developer or its contractor to any plan, specification, or working or shop drawing after it has been stamped as approved.

1.4. Performance of Work. Developer shall furnish or cause to be furnished all materials, labor, tools, equipment, utilities, transportation, and incidentals required to perform Developer's obligations under this Agreement.

1.5. Changes in the Work. The City Engineer, without invalidating this Agreement and without notification to any of the sureties or financial institutions referenced in Paragraph 4, may order reasonable extra work or may make reasonable changes consistent with the original intended scope of work by altering or deleting any portion of the Works of Improvement as specified herein or as deemed necessary or desirable by the City Engineer as determined necessary to accomplish the purposes of this Agreement and to protect the public health, safety, or welfare. These changes shall not significantly expand the scope of work originally intended under the Plans, without Developer's written approval. The City Engineer shall notify Developer or its contractor in writing (by Correction Notice) at the time a determination has been made to require changes in the work. No field changes performed or proposed by Developer or its contractor shall be binding on City unless approved in writing by the City Engineer. The City and Developer shall mutually agree upon changes to the Works of Improvement, subject to the security requirements in Section 4.

1.6. Defective Work. Developer shall repair, reconstruct, replace, or otherwise make acceptable any work found by the City Engineer to be defective.

1.7. No Warranty by City. The Plans for the Works of Improvement have been prepared by or on behalf of Developer or its consultants or contractors, and City makes no representation or warranty, express or implied, to Developer or to any other person regarding the adequacy of the Plans or related documents.

1.8. Authority of the City Engineer. In addition to the authority granted to the City Engineer elsewhere in this Agreement, the City Engineer shall have the authority to decide all

questions which may arise as to the quality and acceptability of materials furnished and work performed, and all questions as to the satisfactory and acceptable fulfillment of the terms of this Agreement by Developer and its contractor.

1.9. Documents Available at the Site. Developer shall keep a copy of all approved Plans at the job site and shall give access thereto to the City's inspectors and engineers at all times.

1.10. Inspection. Developer shall have an authorized representative on the job site at all times during which work is being done who has full authority to act for Developer, or its design engineer, and Developer's contractor(s) regarding the Works of Improvement. Developer shall cause its contractor to furnish the City with every reasonable facility for ascertaining whether or not the Works of Improvement as performed are in accordance with the requirements and intent of this Agreement, including the Plans. If the City inspector requests it, the Developer or its contractor, at any time before acceptance of the Works of Improvement, shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Developer or its contractor shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City Engineer (or designee) shall not be considered as direct control of the individual workmen on the job site. City's inspectors shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement.

The inspection of the work by City shall not relieve Developer or its contractor of any obligations to fulfill this Agreement as herein provided, and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked or accepted.

1.11. Compliance With Law; Applicable Standards for Improvements. In addition to the express provisions of this Agreement and the Plans, Developer shall cause construction of the Works of Improvement to be completed in accordance with all other applicable federal, state, and local laws, ordinances, rules and regulations. In addition, without limiting the foregoing, the Developer shall, at its expense, obtain and comply with the conditions of all necessary permits and licenses for the construction of the Works of Improvement. The Developer shall also give all necessary notices and pay all fees and taxes as required by law.

Developer shall construct the improvements in accordance with the City standards in effect at the time of the adoption of this Agreement. City reserves the right to protect the public safety or welfare or comply with applicable Federal or State law or City zoning ordinances.

1.12. Suspension of Work. The City Engineer shall have authority to order suspension of the work for failure of the Developer's contractor to comply with law pursuant to Section 1.12. In case of suspension of work for any cause whatsoever, Developer and its contractor shall be responsible for all materials and shall store them properly if necessary, and shall provide suitable interim drainage and/or dust control measures, and erect temporary structures where necessary.

1.13. Erosion and Dust Control and Environmental Mitigation. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent

flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters.

1.14. Final Acceptance of Works of Improvement. After Developer has completed all of the Works of Improvement, Developer shall then request a final inspection of the work. If items are found by the City's inspectors to be incomplete or not in compliance with this Agreement or any of the requirements contained or referenced herein, City will inform the Developer or its contractor of such items. After the Developer has completed these items, the procedure shall then be the same as specified above for the Developer's or its contractor's initial request for final inspection. If items are found by City's inspectors to be incomplete or not in compliance after two (2) "final" inspections, the City may require the Developer or its contractor, as a condition to performing further field inspections, to submit in writing a detailed statement of the work performed subsequent to the date of the previous inspection which was found to be incomplete or not in compliance at that time. Developer shall be responsible for payment to City Engineer of re-inspection fees in the amount necessary to cover the City's costs for additional final inspections, as determined by the City Engineer.

No inspection or acceptance pertaining to specific parts of the Works of Improvement shall be construed as final acceptance of any part until the overall final acceptance by the City Engineer is made. The City Engineer shall make a certification of completion and acceptance on the Works of Improvement by recordation of a Notice of Acceptance on behalf of the City. Final acceptance shall not constitute a waiver by the City Engineer of defective work subsequently discovered.

The date on which the Works of Improvement will be considered as complete shall be the date of the Notice of Acceptance.

1.15. Vesting of Ownership. Upon recordation of the Notice of Acceptance, ownership of the Works of Improvement shall vest in the City.

1.16. Developer's Obligation to Warn Public During Construction. Until recordation of the Notice of Acceptance, Developer shall give good and adequate warning to the public of any dangerous condition of the Works of Improvements, and shall take reasonable actions to protect the public from such dangerous condition. Until recordation of the Notice of Acceptance, Developer shall provide forty-eight (48) hours' advance written notice to all neighboring property owners and tenants affected by Developer's operations or construction of the hours, dates and duration of any planned construction activities.

1.17. Injury to Public Improvements, Public Property or Public Utility. Until recordation of the Notice of Acceptance of the Works of Improvement, Developer assumes responsibility for the care and maintenance of, and any damage to, the Works of Improvements. Developer shall replace or repair all Works of Improvements, public property, public utility facilities, and

surveying or subdivision monuments and benchmarks which are destroyed or damaged for any reason, regardless whether resulting from the acts of the Developer, prior to the recordation of the Notice of Acceptance. Developer shall bear the entire cost of such replacement or repairs regardless of what entity owns the underlying property. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

Neither the City, nor any officer or employee thereof, shall be liable or responsible for any accident, loss or damage, regardless of cause, occurring to the work or Works of Improvements prior to recordation of the Notice of Acceptance of the work or improvements.

2. Time for Performance.

2.1. Commencement and Completion Dates. Subject to Sections 2.2 and 2.3 below, Developer shall (i) commence with construction and installation of the Works of Improvement thirty (30) days following City's approval of the Plans, assuming that other agencies having jurisdiction over the improvements have also issued necessary permits and approvals to begin ("Commencement Date"); and (ii) complete or cause to be completed all of the Works of Improvement within two (2) years after the Commencement Date. In the event good cause exists as determined by the City Engineer, the time for commencement of construction or completion of the Works of Improvement hereunder may be extended by up to three (3) additional one year periods. Extensions shall be executed in writing by the City Engineer. The City Engineer in his or her reasonable discretion determines whether or not the Developer has established good cause for an extension. As a condition of such extension, the City Engineer may require Developer to furnish new security guaranteeing performance of this Agreement, as extended, in an increased amount to compensate for any increase in construction costs as determined by the City Engineer. If Developer requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

2.2. Liquidated Damages for Delays. The proposed full closure of Merrill Avenue between Euclid Avenue and Stearman Drive for the purposes of constructing storm drain facilities shall be limited to a 60 day period. Subject to Section 2.3 below, Developer shall be liable for and shall pay to the City the sum of Five Thousand Dollars (\$5,000) as liquidated damages for each day of delay in the opening of Merrill Avenue to vehicle travel in both east and west directions if such opening is delayed beyond such 60 day period for the completion of such storm drain work. City and Developer acknowledge and agree that it would be impractical and/or extremely difficult to fix or establish the actual damage sustained by City as a result of such delay by Developer, and agree that the aforementioned damages for each day of delay is a reasonable approximation thereof.

2.3. Force Majeure. Notwithstanding the provisions of Sections 2.1 and 2.2, Developer's time for commencement and completion of the Works of Improvement hereunder shall be extended for the period of any enforced delay caused due to circumstances beyond the control and without the fault of Developer, including without limitation and to the extent applicable adverse weather conditions, flood, earthquakes, fire, acts of God or of a public enemy, strikes, lockouts, labor disputes, inability to obtain labor or materials or reasonable substitutes therefor, pandemics, acts or failures to act of a public agency (including City), delay

in issuance of permits, approvals or inspections, utility company delays, unknown utility conflicts, unforeseen adverse soils conditions, required changes to the scope of work required by City, and similar causes; provided, however, that the period of any enforced delay hereunder shall not include any period longer than five (5) days prior to City's receipt of a written notice from Developer or its contractor detailing the grounds for Developer's claim to a right to extend its time for performance hereunder. The City Engineer shall evaluate all claims to Force Majeure and make a reasonable determination after consultation with Developer regarding the length of any extension of time for commencement and/or completion of the Works of Improvement.

2.4. Continuous Work. After commencement of construction of the Works of Improvement (or separate portion thereof), Developer shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period or more than thirty (30) days, events of Force Majeure excepted. It is expressly acknowledged by City that there are multiple scopes of work involved with these improvements, some of which occur in the City of Ontario, and that certain work in the City of Chino that is connected to work in the City of Ontario will not be completed until such work can be performed jointly, which may produce gaps in timing of work sequence. Certain work must necessarily be completed in City of Ontario before certain work can be completed in City of Chino, and such gap in timing shall not be considered an abandonment.

3. Labor.

3.1. Labor Standards. This Agreement is subject to, and Developer agrees to comply with, all of the applicable provisions of the Labor Code including, but not limited to, the wage and hour, prevailing wage, worker compensation, and various other labor requirements in Division 2, Part 7, Chapter 1, including section 1720 to 1740, 1770 to 1780, 1810 to 1815, 1860 to 1861, which provisions are specifically incorporated herein by reference as set forth herein in their entirety. Developer shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of the Works of Improvement.

3.2. Nondiscrimination. In accordance with the California Fair Employment and Housing Act ("FEHA"), California Government Code Section 12940 *et seq.*, Developer agrees that Developer, its agents, employees, contractors, and subcontractor performing any of the Works of Improvement shall not discriminate, in any way, against any person on the basis of race, ethnicity, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Developer shall expressly require compliance with the provisions of this Section in all agreements with contractors and subcontractors for the performance of this Agreement.

3.3. Licensed Contractors. Developer shall cause all of the Works of Improvement to be constructed by contractors and subcontractors with valid California Contractors' licenses for the type of work being performed. All of Developer's contractors and subcontractors shall obtain a valid City of Chino business license prior to performing any work pursuant to this Agreement. Developer shall provide the City Engineer with a list of all of its contractors and

subcontractors prior to initiating any work, and all valid Contractor's licenses and business licenses issued thereto as a condition of constructing the Works of Improvements.

3.4. Worker's Compensation. Developer shall cause every contractor and subcontractor performing any of the Works of Improvement to carry Workers' Compensation Insurance as required by the Labor Code of the State of California and shall cause each such contractor and subcontractor to submit to City a Certificate of Insurance verifying such coverage prior to such contractor or subcontractor entering onto the job site.

4. Security.

4.1. Required Security.

(a) At the time Developer executes this Agreement, Developer shall furnish to City the following bonds, letters of credit, instruments of credit (assignment of deposit account) or other security acceptable to City in its sole and absolute discretion and satisfying the requirements of the applicable provisions of this Section 4 below (hereinafter "Security Instruments"):

- (i) A Security Instrument securing Developer's faithful performance of all of the Works of Improvement ("Faithful Performance Security Instrument"), in the amount of \$6,241,300.00 equal to 100% of the estimated construction cost referenced in Section 1.1.
- (ii) A Security Instrument guaranteeing the payment to contractors, subcontractors, and other persons furnishing labor, materials, and/or equipment ("Labor and Materials Security Instrument") with respect to the Works of Improvement in an amount equal to \$3,120,600.00 equal to 50% of the estimated construction cost referenced in Section 1.1.

This Agreement shall not be effective for any purpose until such Security Instruments are supplied to and approved by City in accordance herewith.

(b) Required Security Instrument for Maintenance and Warranty. Prior to the City Council's acceptance of the Works of Improvement and recordation of a Notice of Completion, Developer shall deliver a Security Instrument warranting the work accepted for a period of one (1) year following said acceptance ("Maintenance and Warranty Security Instrument"), in the amount of \$624,100.00 equal to 10% of the estimated construction cost set forth in Section 1.1 or a suitable amount determined by the City Engineer.

4.2. Form of Security Instruments. All Security Instruments shall be in the amounts required under Section 4.1 (a) or 4.1(b), as applicable, shall meet the following minimum requirements and otherwise shall be in a form provided by City or otherwise approved by the City Attorney:

(a) Bonds. For Security Instruments provided in the form of bonds, any such bond must be issued and executed by an insurance company or bank authorized to transact surety business in the State of California. Any insurance company acting as surety shall have a minimum rating of A-IX, as rated by the current edition of Best's Key Rating Guide published by A.M. Best's Company, Oldwick, New Jersey, 08858. Any bank acting as surety shall have a minimum rating of AA, as rated by Moody's or Standard & Poor's.

(b) Letters of Credit. For Security Instruments which are letters of credit, any letter of credit shall be an original separate unconditional, irrevocable, negotiable and transferable commercial letter of credit issued by a financial institution with offices in the State of California acceptable to City. Any such letter of credit shall specifically permit City to draw on same by unilateral certification of the City Engineer of the City that Developer is in default under its payment or performance obligations hereunder or in the event Developer fails to deliver a replacement letter of credit not less than thirty (30) days prior to the date of expiration of any such letter of credit and shall further be subject to the provisions of Section 4.4.

(c) Instrument of Credit. For Security Instruments which are Instruments of Credit, any Instrument of Credit shall be an assignment of deposit account assigning as security to City all of Developer's interest in funds on deposit in one or more bank accounts with financial institutions acceptable to City.

(d) General Requirements for all Security Instruments.

- (i) Payments under any Security Instruments shall be required to be made (and, with respect to bonds, litigation shall be required to be instituted and maintained) in the City of Chino, State of California (and the Security Instrument shall so provide).
- (ii) Each Security Instrument shall have a minimum term of one (1) year after the deadline for Developer's completing the Works of Improvement, in accordance with Section 2.1 (other than Instruments of Credit, which shall have no defined term or expiration date).
- (iii) Each Security Instrument shall provide that changes may be made in the Works of Improvement pursuant to the terms of this Agreement without notice to any issuer or surety and without affecting the obligations under such Security Instrument.
- (iv) If the Developer seeks to replace any security with another security, the replacement shall: (1) comply with all the requirements for security in this Agreement; (2) be provided by the Developer to the City Engineer; and (3) upon its written acceptance by the City Engineer, be deemed a part of this Agreement. Upon the City

Engineer's acceptance of a replacement security, the former security shall be released by the City.

4.3. Developer's Liability. While no action of Developer shall be required in order for City to realize on its security under any Security Instrument, Developer agrees to cooperate with City to facilitate City's realization under any Security Instrument, and to take no action to prevent City from such realization of any Security Instrument. Notwithstanding the giving of any Security Instrument or the subsequent expiration of any Security Instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Developer shall be personally liable for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefor, deliver to City such substitute security as City shall require satisfying the requirements in this Section 4.

4.4. Letters of Credit.

(a) In the event a letter of credit is given pursuant to Section 4.2(b), City shall be entitled to draw on any such letter of credit if a replacement letter of credit (expiring in not less than one (1) year, unless City agrees to a lesser term in City's sole and absolute discretion) is not delivered not less than thirty (30) days prior to the expiration of the original letter of credit, such substitute letter of credit being in the same amount and having the terms and conditions as the initial letter of credit delivered hereunder, issued by a financial institution acceptable to City as of the date of delivery of the replacement letter of credit.

(b) In the event of draw by the City on a letter of credit, the City may elect, in its sole and absolute discretion, to apply any such funds drawn to the obligations secured by such letter of credit or to hold such funds in an account under the control of the City, with no interest accruing thereon for the benefit of the Developer. If the City elects to hold the funds in an account pursuant to the foregoing, City may thereafter at any time elect instead to apply such funds as provided in the foregoing. Developer agrees and hereby grants City a security interest in such account to the extent required for City to realize on its interests therein, and agrees to execute and deliver to City any other documents requested by City in order to evidence the creation and perfection of City's security interest in such account.

4.5. Release of Security Instruments. The City shall release all Security Instruments consistent with Government Code Sections 66499.7 and 66499.8, Section 19.09.010 of the Chino Municipal Code, and as follows:

(a) City shall release the Faithful Performance Security Instrument and Labor and Materials Security Instrument when all of the following have occurred:

- (i) Developer has made written request for release and provided evidence of satisfaction of all other requirements in this Section 4.5;
- (ii) the Works of Improvement have been accepted;

(iii) Developer has delivered the Maintenance and Warranty Security Instrument; and

(iv) after passage of the time within which lien claims are required to be made pursuant to Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California. If lien claims have been timely filed, City shall hold the Labor and Materials Security Instrument until such claims have been resolved, Developer has provided a statutory bond, or otherwise as required by applicable law.

(b) City shall release the Maintenance and Warranty Security Instrument upon Developer's written request upon the expiration of the warranty period, and settlement of any claims filed during the warranty period.

(c) The City may retain from any security released, an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney's fees.

5. Cost of Construction and Provision of Inspection Service.

5.1. Developer Responsible for All Costs of Construction. Developer shall be responsible for payment of all costs incurred for construction and installation of the Works of Improvement. In the event Developer is entitled to reimbursement from City for any of the Works of Improvement, such reimbursement shall be subject to a separate Reimbursement Agreement to be entered into between Developer and City prior to construction of the Works of Improvement.

5.2. Payment to City for Cost of Related Inspection and Engineering Services. Developer shall compensate City for all of City's costs reasonably incurred in having its authorized representative make the usual and customary inspections of the Works of Improvement. In addition, Developer shall compensate City for all design, plan check, evaluating any proposed or agreed-upon changes in the work. The procedures for deposit and payment of such fees shall be as established by the City. In no event shall Developer be entitled to additional inspections or a final inspection and acceptance of any of the Works of Improvement until all City fees and charges have been fully paid, including without limitation, charges for applicable penalties and additional required inspections.

5.3. Payment of Development Impact Fees. N/A

6. Acceptance of Offers of Dedication. N/A

7. Warranty of Work. Developer shall guarantee all Works of Improvement against defective materials and workmanship for a period of one (1) year from the date of final acceptance. If any of the Works of Improvement should fail or prove defective within said one (1) year period due to any reason other than improper maintenance, or if any settlement of fill or backfill occurs, or should any portion of the Works of Improvement fail to fulfill any requirements of the Plans, Developer, within fifteen (15)

days after written notice of such defects, or within such shorter time as may reasonably be determined by the City in the event of emergency, shall commence to repair or replace the same together with any other work which may be damaged or displaced in so doing. Should Developer fail to remedy defective material and/or workmanship or make replacements or repairs within the period of time set forth above, City may make such repairs and replacements and the actual cost of the required labor and materials shall be chargeable to and payable by Developer. The warranty provided herein shall not be in lieu of, but shall be in addition to, any warranties or other obligations otherwise imposed by law.

8. Default.

8.1. Default by Developer. Default by Developer shall include, but not be limited to:

- (a) Subject to Section 2.3, Developer's failure to timely commence construction of Works of Improvement under this Agreement;
- (b) Subject to Section 2.3, Developer's failure to timely complete construction of the Works of Improvement;
- (c) Subject to Section 2.3, Developer's failure to perform substantial construction work for a period for 20 consecutive calendar days after commencement of the work; however, Developer's work in City of Ontario which is necessary to continue and complete work in City of Chino shall be considered as proper performance of construction work and not a failure in timing;
- (d) Developer's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which Developer fails to discharge within 30 days;
- (e) The commencement of a foreclosure action against the Property or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or
- (f) Developer's failure to perform any other obligation under this Agreement.

8.2. Remedies. The City reserves all remedies available to it at law or in equity for a default or breach of Developer's obligations under this Agreement. The City shall have the right, subject to this Section, to draw upon or use the appropriate security to mitigate the City's damages in the event of default by Developer. The City's right to draw upon or use the security is in addition to any other remedy available to City. The parties acknowledge that the estimated costs and security amounts may not reflect the actual cost of construction of the improvements and, therefore, City's damages for Developer's default shall be measured by the cost of completing the required improvements. The City may use the sums provided by the securities for the completion of the Works of Improvement in accordance with the plans. In the event the Developer fails to cure any default under this Agreement within 20 days after the City mails a notice of such default to the Developer and the Developer's surety, Developer authorizes the City to perform the obligation for which Developer is in default and agrees to pay the entire cost of such performance by the City. The City may take over the work and complete the

Works of Improvement, by contract or by any other method City deems appropriate, at the expense of the Developer. In such event, City, without liability for doing so, may complete the Works of Improvement using any of Developer's materials, appliances, plans and other property that are at the work site and that are necessary to complete the Works of Improvement.

8.3. Remedies Not Exclusive. In any case where this Agreement provides a specific remedy to City for a default by Developer hereunder, the Developer agrees that the choice of remedy or remedies for Developer's breach shall be in the discretion of the City. Additionally, any remedy specifically provided in this Agreement shall be in addition to, and not exclusive of, City's right to pursue any other administrative, legal, or equitable remedy to which it may be entitled.

8.4. Attorney's Fees and Costs. In the event that Developer fails to perform any obligation under this Agreement, Developer agrees to pay all costs and expenses incurred by City in securing performance of such obligations, including costs of suit and reasonable attorney's fees. In the event of any dispute arising out of Developer's performance of its obligations under this Agreement or under any of the Security Instruments referenced herein, the prevailing party in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorney's fees and costs. Such attorney's fees and cost shall include fees and costs on any appeal, and in addition a party entitled to attorney's fees and costs shall be entitled to all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to the litigation. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

8.5. Waiver. No waiver by the City of any breach or default by the Developer shall be considered valid unless in writing, and no such waiver by the City shall be deemed a waiver of any subsequent breach or default by the Developer.

9. Indemnity/Hold Harmless. City or any officer, employee or agent thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Developer, its agents, employees, contractors and subcontractors in the performance of this Agreement. Developer further agrees to protect, defend, indemnify and hold harmless City, its officials, boards and commissions, and members thereof, agents, and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omissions of Developer, its agents, employees, contractors and subcontractors in the performance of this Agreement, except for such claims, demands, causes of action, liability or loss arising out of the sole active negligence or willful misconduct of the City, its officials, boards, commissions, the members thereof, agents and employees, including all claims, demands, causes of action, liability or loss because of or arising out of, in whole or in part, the design or construction of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said Project, and the public improvements as provided herein, and in addition, to adjacent property owners as a

consequence of the diversion of waters from the design and construction of public drainage systems, streets and other improvements. Recordation of the Notice of Acceptance by the City of the Works of Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section. City shall not be responsible for the design or construction of the property to be dedicated or the improvements pursuant to the approved improvement plans or map, regardless of any negligent action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Developer submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design.

After recordation of the Notice of Acceptance, the Developer shall remain obligated to eliminate any latent defect in design or dangerous condition caused by the design or construction defect for a period of one (1) year; however, Developer shall not be responsible for routine maintenance. It is the intent of this section that Developer shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving or reviewing any work or construction. The improvement security shall not be required to cover the provisions of this Paragraph.

Developer shall reimburse the City for all costs and expenses, including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs, incurred by City in enforcing this Section.

10. Developer's Indemnity of Project Approval. Developer shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City, advisory agency, appeal board, or legislative body concerning the Project. The City shall promptly notify the Developer of any claim, action, or proceeding and cooperate fully in the defense of any such claim, action, or proceeding. In the event City fails to promptly notify the Developer of any claim, action, or proceeding, or if the City fails to cooperate in the defense, the Developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this Section prohibits the City from participating in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs and defends the action in good faith. Developer shall not be required to pay or perform any settlement unless the settlement is approved by the Developer.

11. Insurance Requirements. Developer, at Developer's sole cost and expense and for the full term of this Agreement and any extensions thereto, shall obtain and maintain all of the following minimum insurance requirements in a form approved by the City's authorized designee for Risk Management prior to commencing any work:

(a) Commercial General Liability policy with a minimum \$1 million combined single limit for bodily injury and property damage providing all of the following minimum coverage with a \$50,000.00 deductible:

- (i) Premises operations; including X, C, and U coverage;
- (ii) Owners' and contractors' protection;
- (iii) Blanket contractual;
- (iv) Completed operations; and
- (v) Products.

(b) Commercial Business Auto policy with a minimum \$1 million combined single limit for bodily injury and property damage, providing all of the following minimum coverage with a \$50,000.00 deductible:

- (i) Coverage shall apply to any and all leased, owned, hired, or non-owned vehicles used in pursuit of any of the activities associated with this Agreement; and
- (ii) Any and all mobile equipment including cranes which are not covered under the above Commercial Business Auto policy shall have said coverage provided under the Commercial General Liability policy.

(c) Workers Compensation and Employers' Liability policy in accordance with the laws of the State of California and providing coverage for any and all employees of the Developer:

- (i) This policy shall provide coverage for Workers' Compensation (Coverage A); and
- (i) This policy shall provide coverage for \$1,000,000 Employers' Liability (Coverage B).
- (ii) Pursuant to Labor Code section 1861, Developer by executing this Agreement certifies: *"I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract."*
- (iii) Prior to commencement of work, the Developer shall file with the City's Risk Manager a Certificate of Insurance or certification of

permission to self-insure workers' compensation conforming to the requirements of the Labor Code.

(d) Endorsements. All of the following endorsements are required to be made a part of each of the above-required policies as stipulated below:

- (i) "The City of Chino, its officers, employees and agents are hereby added as additional insureds."
- (ii) "This policy shall be considered primary insurance with respect to any other valid and collectible insurance the City may possess, including any self-insured retention the City may have and any other insurance the City does possess shall be considered excess insurance only."
- (iii) "This insurance shall act for each insured and additional insured as though a separate policy has been written for each. This, however, will not act to increase the limit of the insuring company."
- (iv) "Thirty (30) days prior written notice of cancellation shall be given to the City of Chino in the event of cancellation and/or reduction in coverage, except that ten (10) days prior written notice shall apply in the event of cancellation for non-payment of premium." Such notice shall be sent to the Risk Manager at the address indicated in Subsection f below.
- (v) Subsection d(iv) hereinabove "Cancellation Notice" is the only endorsement required of the Workers' Compensation and Employers' Liability policy.

(e) Admitted Insurers. All insurance companies providing insurance to the Developer under this Agreement shall be admitted to transact the business of insurance by the California Insurance Commissioner.

(f) Proof of Coverage. Copies of all required endorsements shall be attached to the Certificate of Insurance which shall be provided by the Developer's insurance company as evidence of the coverage required herein and shall be mailed to:

City of Chino
Risk Management
13220 Central Avenue
Chino, CA 91710

12. Environmental Warranty. (Not applicable – Developer is not dedicating any property to City.)

13. General Provisions.

13.1. Successors and Assigns. This Agreement shall be binding upon all successors and assigns to Developer's right, title, and interest in and to the Property and any portion thereof. Developer hereby consents to City recording this Agreement as official records of San Bernardino County, affecting fee title interest to the Property to provide constructive notice of the rights and obligations incurred by Developer in the City's approval of this Agreement. In the event the Property is subsequently conveyed by Developer to a third party prior to completion of the Works of Improvement, whereby the third party is intended to assume Developer's responsibilities with regard to this Agreement, (the "Replacement Developer"), the rights and obligations of this Agreement shall transfer to the Replacement Developer; however, the Security Instruments required pursuant to Section 4 of this Agreement, and furnished by Developer as a condition of the City's approval of this Agreement, shall remain Developer's responsibility to maintain until such time as Developer and its Replacement Developer enter into a Transfer and Assignment of Public Improvement Agreement, (the "Transfer Agreement"), to acknowledge the transfer of fee title to the Property from the Developer to its Replacement Developer, and to acknowledge the rights and obligations associated with this Agreement upon the Replacement Developer, including Replacement Developer's responsibility to furnish replacement Security Instruments meeting the City's approval pursuant to Section 4 of this Agreement, at which time Developer's Security Instruments shall be released and Developer shall thereafter have no obligations hereunder. Until such time as a Transfer Agreement, meeting the City's approval, is executed by Developer and its Replacement Developer, and replacement Security Instruments meeting City's approval are furnished by the Replacement Developer, Developer retains sole responsibility for maintaining all Security Instruments required pursuant to Section 4 of this Agreement.

13.2. No Third Party Beneficiaries. This Agreement is intended to benefit only the parties hereto and their respective successors and assigns. Neither City nor Developer intend to create any third party beneficiary rights in this Agreement in any contractor, subcontractor, member of the general public, or other person or entity.

13.3. No Vesting Rights. Performance by the Developer of this Agreement shall not be construed to vest Developer's rights with respect to any change in any zoning or building law or ordinance.

13.4. Developer is Not Agent of City. Neither Developer nor Developer's agents, contractors, or subcontractors are agents or contractors of the City in connection with the performance of Developer's obligations under this Agreement.

13.5. Time of the Essence. Time is of the essence of Developer's performance of all of its obligations under this Agreement.

13.6. Notices. Unless otherwise specified in this Agreement, all notices required or provided for under this Agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notice shall be provided to the persons listed on Pages 1 and 2 of this Agreement by the parties for this purpose.

Either party may provide a new designated representative and/or address by written notice as provided in this Section.

13.7. No Apportionment. Nothing contained in this Agreement shall preclude City from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other Developers for the apportionment of costs of water and sewer mains, or other improvements pursuant to the provisions of the City ordinances providing therefore. Nor shall anything in the Agreement commit City to any such apportionment.

13.8. Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

13.9. Captions. The captions of this Agreement are for convenience and reference only and shall not be used in the interpretation of any provision of this Agreement.

13.10. Incorporation of Recitals. The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

13.11. Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

13.12. Entire Agreement; Waivers and Amendments. This Agreement integrates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the parties with respect to all or part of the subject matter hereof, except as may be expressly provided herein. All waivers of the provisions of this Agreement must be in writing and signed by an authorized representative of the party to be charged, and all amendments hereto must be in writing and signed by the appropriate representatives of both parties.

13.13. Counterparts. This Agreement may be executed in one or more counterparts, including the execution and delivery of counterparts via electronic means without the need to exchange original signatures, all of which taken together shall be deemed one original.

14. Authority. The persons executing this Agreement on behalf of the parties warrant the (i) party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into of this Agreement does not violate any provisions of any other agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed the day and year first above written.

APPROVED AS TO FORM:

SIGNED IN COUNTERPART

Fred Galante, City Attorney

APPROVED AS TO CONTENT:

N. Liguori
Nicholas S. Liguori, AICP
Development Services Director

Euclid Land Venture, LLC

A Delaware limited liability company

By: RBV Euclid, LLC, a Delaware limited liability company
Its Managing Member

By: REDA Bascom Ventures, LLC, a Delaware limited liability company
Its Managing Member

By: Real Estate Development Associates, LLC, a California limited liability company
Its Administrative Member

By: _____
Jeffrey G. Johnston
Jeffrey G. Johnston
Senior Vice President

CITY OF CHINO

Linda Reich
Linda Reich, City Manager
Dated: 11-1-22

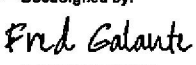
ATTEST:

By: _____
Angela Robles
Angela Robles, City Clerk

Dated: 11-9-2022

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed the day and year first above written.

APPROVED AS TO FORM:

DocuSigned by:

7D0E5E4E9D9E405
Fred Galante, City Attorney

APPROVED AS TO CONTENT:


Nicholas S. Liguori, AICP
Development Services Director


Euclid Land Venture, LLC

A Delaware limited liability company

By: RBV Euclid, LLC, a Delaware limited liability company
Its Managing Member

By: REDA Bascom Ventures, LLC, a Delaware limited liability company
Its Managing Member

By: Real Estate Development Associates, LLC, a California limited liability company
Its Administrative Member

By: 
Jeffrey G. Johnston
Senior Vice President

CITY OF CHINO

Linda Reich, City Manager

Dated: _____

ATTEST:

By: _____
Angela Robles, City Clerk

Dated: _____

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 9-20-22 before me, DANA D'ANGELO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JEFFREY G. JOHNSON
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]

(Seal)

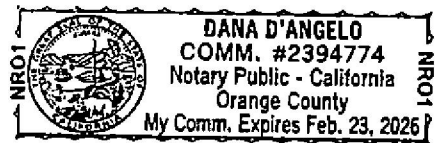
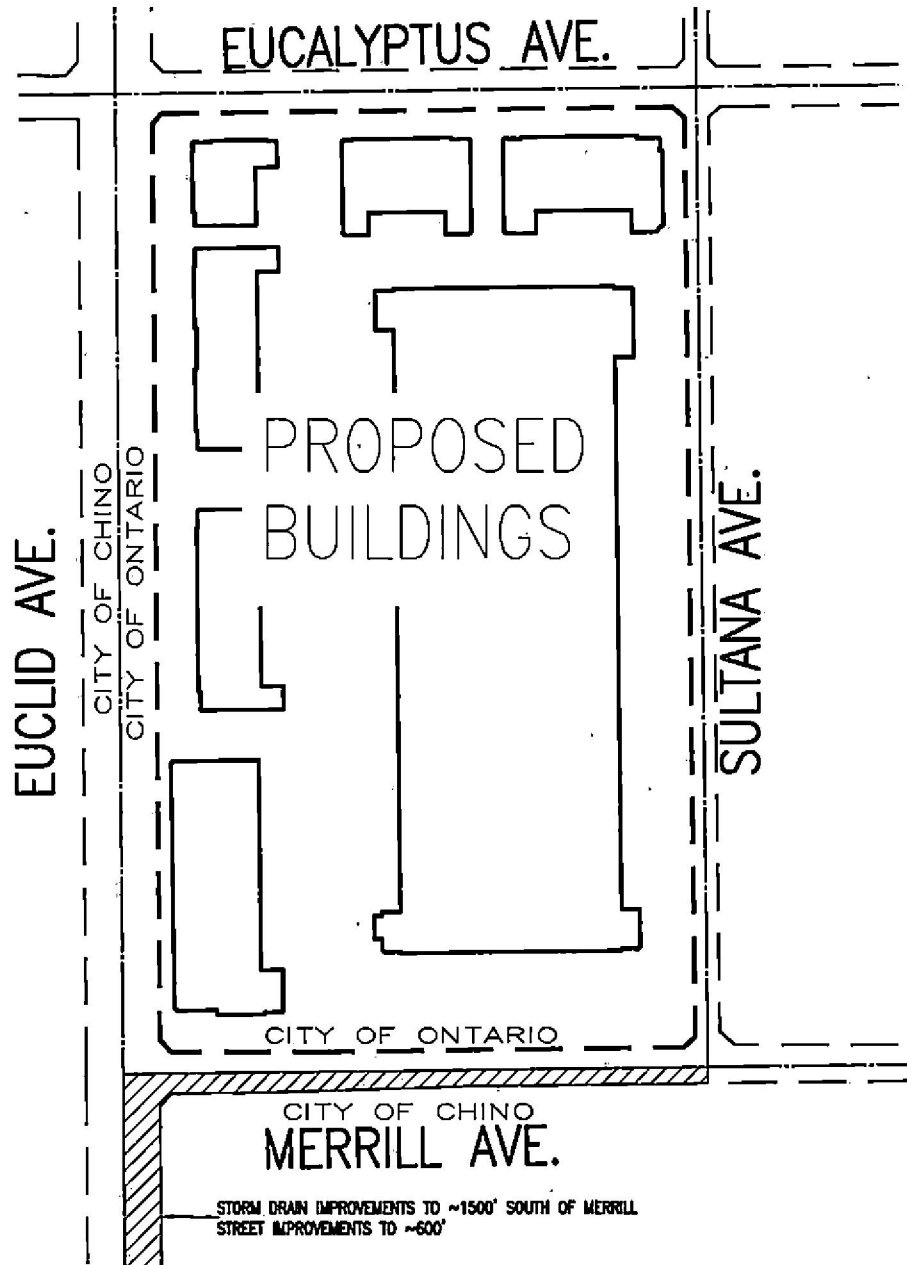
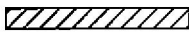


EXHIBIT "A" ORBP



LEGEND:

- — — — — PROPERTY BOUNDARY
- — — — — STREET RIGHT OF WAY
- — — — — STREET CENTERLINE
-  STREET WIDENING & STORM DRAIN WORK WITHIN CHINO CITY LIMITS

WestLAND

Group, Inc. Engineering • Geospatial • Land Planning

4150 CONCOURS, ONTARIO, CA 91764

PHONE: (909) 989-9789 FAX: (909) 989-9660

 N.T.S.

Ontario Ranch Business Park Specific Plan

DATE: 06/17/2022

EXHIBIT "B"

WORKS OF IMPROVEMENT

- A. Removal of undesirable, dangerous and dead plant materials and roots.
- B. All onsite and offsite grading as specified on the approved grading plan.
- C. Relocation of all public utility structures as necessary to properly construct the required improvements.
- D. Storm drain facilities as required and shown on the approved construction plans and in accordance with City Standards.
- E. N/A
- F. N/A
- G. N/A
- H. Disposal of all rocks and debris located within any public right-of-way within said development or on the boundary streets thereof.
- I. Installation of concrete curbs, gutters, cross gutters, driveways and intersections as shown on approved construction plans and in accordance with City Standards.
- J. Installation of asphalt concrete or Portland Cement Concrete street pavement on base material as shown on approved construction plans and in accordance with City Standards.
- K. Street signs at intersections per the City Standards.
- L. Installation of approved landscaping (plants and materials).
- M. Setting monuments as required by the State Code.

The Developer shall also perform all work and furnish all materials necessary, in the opinion of the Director of Development Services or his designee and on his order, to complete the improvements in accordance with the plans and specifications on file as hereinbefore specified, or any changes required or ordered by said Engineer which, in his opinion, are necessary or required to complete this work, in accordance with Section 1.5 of the Agreement.

See Drawing Log (following herein) of approved Plans for work to be built in City of Chino.

EXHIBIT "B"

Drawing Log

(Plans by WestLAND Group, Inc.)

Title: Street Improvement Plans

For: Euclid Avenue (SR-83) 840' south of Merrill Avenue to 835' north of Eucalyptus Avenue

Sheet #	Sheet Name	Sheet Date
1	Title Sheet	7/20/2022
2	Sheet Index and Typical Sections	7/19/2022
3	Plan & Profile - Euclid Avenue - 840' South to 345' North of Merrill Avenue	7/20/2022
4	Plan & Profile - Euclid Avenue - 345' North of Merrill Avenue to 1146' South of Eucalyptus Avenue	7/20/2022
5	Plan & Profile - Euclid Avenue - 1146' South of Eucalyptus Avenue to 104' North of Eucalyptus Avenue	7/20/2022
6	Plan & Profile - Euclid Avenue - 104' North of Eucalyptus Avenue to 871' North of Eucalyptus Avenue	7/20/2022
7	Details and Cross Sections	7/20/2022
8	Street Transition Details	7/19/2022
9	Concrete Pavement Details - Euclid Avenue and Merrill Avenue	7/19/2022

Title: Street Improvement Plans

For: Parcel Map 20016 Merrill Avenue, Eucalyptus Avenue, & Sultana Avenue

Sheet #	Sheet Name	Sheet Date
1	Title Sheet	4/5/2022
2	Sheet Index	4/5/2022
3	Merrill Avenue - From 128' East of Euclid Ave to 1100' East of Euclid Ave	4/5/2022
4	Merrill Avenue - From 1100' East of Euclid Ave to 2300' East of Euclid Ave	4/5/2022
5	Merrill Avenue - From 2300' East of Euclid Ave to 3425' East of Euclid Ave	4/5/2022
6	Merrill Avenue - From 3425' East of Euclid Ave to 4600' East of Euclid Ave	4/5/2022
7	Merrill Avenue - From 4600' East of Euclid Ave to 5800' East of Euclid Ave	4/5/2022
8	Merrill Avenue - From 5800' East of Euclid Ave to 6509' East of Euclid Ave	4/5/2022
9	Eucalyptus Avenue - From 130' East of Euclid Ave to 960' East of Euclid Ave	4/5/2022
10	Eucalyptus Avenue - From 960' East of Euclid Ave to 654' East of Sultana Ave	4/5/2022
11	Sultana Avenue - From Merrill Ave to 1100' North of Merrill Avenue	4/5/2022
12	Sultana Avenue - From 1100' North of Merrill Avenue to 2150' North of Merrill Ave	4/5/2022
13	Sultana Avenue - From 2150' North of Merrill Ave to Eucalyptus Ave	4/5/2022
14	Details	4/5/2022
15	Merrill Avenue Driveway Details	4/5/2022
16	Merrill Avenue Local Depression Details	4/5/2022
17	Concrete Pavement Plan - Merrill Avenue from 130' E/O Euclid Avenue to 300' E/O Euclid Ave	4/5/2022
18	Concrete Pavement Plan - Merrill Avenue from 300' E/O Euclid Avenue to 475' E/O Euclid Ave	4/5/2022
19	Concrete Pavement Plan - Merrill Avenue from 1,521' E/O Euclid Avenue to 1,800' E/O Euclid Ave	4/5/2022
20	Concrete Pavement Plan - Merrill Avenue from 1,800' E/O Euclid Avenue to 2,000' E/O Euclid Ave	4/5/2022

Sheet #	Sheet Name	Sheet Date
21	Concrete Pavement Plan - Merrill Avenue from 2,824' E/O Euclid Avenue to 3,100' E/O Euclid Ave	4/5/2022
22	Concrete Pavement Plan - Merrill Avenue from 3,100' E/O Euclid Avenue to 3,338' E/O Euclid Ave	4/5/2022
23	Concrete Pavement Plan - Merrill Avenue from 4,162' E/O Euclid Avenue to 4,400' E/O Euclid Ave	4/5/2022
24	Concrete Pavement Plan - Merrill Avenue from 4,400' E/O Euclid Avenue to 4,640' E/O Euclid Ave	4/5/2022

Title: Storm Drain Improvement Plan

For: Parcel Map 20016 Eucalyptus Avenue, Merrill Avenue & Sultana Avenue

Sheet #	Sheet Name	Sheet Date
1	Title Sheet	6/6/2022
2	Index/System Map	6/6/2022
3	Eucalyptus Ave - From Euclid Ave to 900' East of Euclid Ave	6/6/2022
4	Eucalyptus Ave - From 900' East of Euclid Ave to Sultana Ave	6/6/2022
5	Sultana Ave - From Merrill Ave to 800' North of Merrill Ave	6/14/2022
6	Sultana Ave - From 800' North of Merrill Ave to 1400' North of Merrill Ave	6/14/2022
7	Merrill Ave - From Euclid Ave to 800' East of Euclid Ave	6/14/2022
8	Merrill Ave - From 800' East of Euclid Ave to 160' East of Sultana Ave	6/14/2022
9	Merrill Ave - From 160' East of Sultana Ave to 260' West of Campus Ave	6/6/2022
10	Merrill Ave - From 260' West of Campus Ave to 640' East of Campus Ave	6/6/2022
11	Merrill Ave - From 640' East of Campus Ave to 220' East of Bon View Ave	6/6/2022
12	Merrill Ave - From 220' East of Bon View Ave to 1300' East of Bon View Ave	6/6/2022
13	Merrill Ave - From 1300' East of Bon View Ave to 1650' East of Bon View Ave	6/14/2022
14	Eucalyptus Ave - Lateral Details B-1 to B-9 & D-18 & D-19	6/15/2022
15	Merrill Ave - Lateral Details D-1 to D-15, F-1 to F-3, Line E and D Bon View Ave	6/14/2022
16	Sultana Ave - Lateral Profiles C-1 to C-6	6/14/2022
17-18	CDS Details	6/15/2022
19-24	Details	6/6/2022

Title: Storm Drain Improvement Plan

For: Parcel Map 20016 Eucalyptus Avenue, Merrill Avenue & Sultana Avenue

Sheet #	Sheet Name	Sheet Date
1	Title Sheet	6/16/2022
2	Sheet Index and Typical Sections	6/3/2022
3	Euclid Avenue - From Merrill Ave to 912' North of Merrill Ave	6/16/2022
4	Euclid Avenue - From 912' North of Merrill Ave to 1812' North of Merrill Ave	6/16/2022
5	Euclid Avenue - From 1812' North of Merrill Ave to Eucalyptus Ave	6/16/2022
6	Euclid Avenue - From 2171' to 3071' North of Kimball Ave	6/8/2022
7	Euclid Avenue - From 3071' North of Kimball Ave to 1310' South of Merrill Ave	6/16/2022
8	Euclid Avenue - From 1310' South of Merrill Ave to 590' South of Merrill Ave	6/16/2022
9	Euclid Avenue - From 590' South of Merrill Ave to Merrill Ave	6/16/2022
10	CDS & Utility Crossing Details	6/16/2022
11--21	Details	6/3/2022

EXHIBIT "C"
ENGINEERING COST ESTIMATES



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STREETS				
	LS	Traffic Control (5% of construction cost)	5%	\$ 135,047.68
	LS	Clear & Grub Site (5% of construction cost)	5%	\$ 135,047.68
	EA	Tree Removal	\$ 800.00	\$ -
	CY	Concrete Removal	\$ 300.00	\$ -
2939	CY	AC Pavement Removal	\$ 100.00	\$ 293,900.00
	LS	Excavation (Clean Material) (5% of Construction Cost)	5%	\$ 135,047.68
	CY	Imported Common Fill (Incl. Compaction)	\$ 34.00	\$ -
136936	SF	Preparation of Subgrade	\$ 1.00	\$ 136,936.00
6328	LF	PCC 8" Curb & 24" Gutter	\$ 23.00	\$ 145,544.00
3181	LF	PCC Curb Only	\$ 20.00	\$ 63,620.00
130	LF	8" A.C. Berm	\$ 20.00	\$ 2,600.00
	SF	8" PCC Cross Gutter	\$ 11.00	\$ -
	SF	4" PCC Sidewalk	\$ 5.80	\$ -
7984	SF	6" PCC Thick Drive Approach	\$ 7.40	\$ 59,081.60
	SF	8" PCC Thick Drive Approach	\$ 9.00	\$ -
1225	LF	2" x 6" Redwood Header	\$ 5.00	\$ 6,125.00
	EA	Street Sign	\$ 475.00	\$ -
33	EA	Traffic Sign and Post	\$ 400.00	\$ 13,200.00
	EA	Reflector Sign and Post	\$ 175.00	\$ -
52	EA	Painted Legend	\$ 6.50	\$ 338.00
	SF	Prime or Tack Coat	\$ 0.05	\$ -
57187	SF	PCC Pavement	\$ 5.00	\$ 285,935.00
	TON	AC Variable - <300T	\$ 90.00	\$ -
11371	TON	AC Variable - >300T	\$ 80.00	\$ 909,680.00



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STREETS				
	TON	CAB Variable - <300T	\$ 75.00	\$ -
7372	TON	CAB Variable - >300T	\$ 65.00	\$ 479,180.00
5	EA	Adjust Sewer Manhole to Grade	\$ 665.00	\$ 3,325.00
	LS	Mobilization	5%	\$ 135,047.68
	EA	Adjust Sewer Cleanout to Grade	\$ 350.00	\$ -
10	EA	Adjust Water Valve to Grade	\$ 265.00	\$ 2,650.00
	EA	Street Light (City Owner)	\$ 6,700.00	\$ -
	EA	Lot Monument Setting Fee	\$ 550.00	\$ -
5000	LF	Sawcut A.C.	\$ 3.00	\$ 15,000.00
	LF	Sawcut Concrete	\$ 3.00	\$ -
5150	SF	Cold Plan A.C (5 foot wide)	\$ 0.28	\$ 1,442.00
	LF	Signing & Striping for		
7650		Arterial	\$ 19.00	\$ 145,350.00
		Collector	\$ 13.00	\$ -
		Local	\$ 7.00	\$ -
	EA	Traffic Signal (8 - Phase Controller)	\$ 250,000.00	\$ -
	EA	Modify existing Traffic Signal per Quadrant	\$ 50,000.00	\$ -
	LF	Chain Link Fence		
		4 foot Residential Grade (Add \$7.00/LF for Removal of Existing Fence)	\$ 25.00	\$ -
837		6 foot School fence (Add \$9.00/LF for Removal of Existing Fence)	\$ 35.00	\$ 29,295.00
2358		6 foot School fence (Add \$9.00/LF for Removal of Existing Fence)	\$ 44.00	\$ 103,752.00
	EA	Utility Poles		
		Transmission	\$ 11,500.00	\$ -
		Distribution	\$ 8,000.00	\$ -
		Service	\$ 3,000.00	\$ -



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STREETS				
	SF	Landscape (Including shrubs, Hardscape, Irrigation, Ground Cover, Lighting, Installation Labor and Connection to Existing Systems)	\$ 10.00	\$ -
	LF	14 foot Median with Landscape, Irrigation, Lighting, Hardscape, Curb, Gutter & Pavement	\$ 300.00	\$ -
		Rail Road Crossing		
	LS	Safety Equipment (Complete Including Crossing Gates, Signs, and Lights)	\$ 400,000.00	\$ -
	SF	Track Crossing (Concrete)	\$ 150.00	\$ -
	SF	Approach	\$ 2.25	\$ -
1	EA	S.W. Ramps (A.D.A. Compliant)	\$ 4,000.00	\$ 4,000.00
	EA	Traffic Signal Loops	\$ 400.00	\$ -
		STREET SUBTOTAL		\$ 3,241,144.32

PROJECT ADDITIVES	<i>Project Contingencies</i>	10%	\$ 324,114.43
	<i>Construction Staking</i>	3%	\$ 97,234.33
	<i>Soils Testing</i>	1%	\$ 32,411.44
	<i>Material Testing</i>	1%	\$ 32,411.44
	<i>Construction Inspection</i>	2%	\$ 64,822.89
	<i>Contract Administration</i>	1%	\$ 32,411.44

GRAND TOTAL STREETS ONLY	\$ 3,824,550.30
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CITY OF CHINA

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
WATER				
	LS	Traffic Control (5% of Construction Cost)	5%	\$ -
	LF	Trench Support/Shoring (6 foot depth)	\$ 15.00	\$ -
	CY	Pipe Bedding (Imported)	\$ 45.00	\$ -
	LF	6" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 60.00	\$ -
	LF	8" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration.	\$ 75.00	\$ -
	LF	10" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 80.00	\$ -
	LF	12" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 90.00	\$ -
	LF	16" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 105.00	\$ -
	EA	6" Gate Valve	\$ 1,500.00	\$ -
	EA	8" Gate Valve	\$ 2,000.00	\$ -
	EA	10" Gate Valve	\$ 2,400.00	\$ -
	EA	12" Gate Valve	\$ 2,800.00	\$ -
	EA	16" Gate Valve	\$ 3,500.00	\$ -
	EA	Fire Hydrant Assembly per City Std.	\$ 7,500.00	\$ -
	EA	Blow-off Assembly 6" per City Std.	\$ 4,500.00	\$ -
	EA	2" Air Relief Assembly	\$ 4,500.00	\$ -
	EA	1" Water Service/Meter	\$ 3,500.00	\$ -
	EA	2" Water Service/Meter	\$ 4,500.00	\$ -



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
 LOCATION : Merrill Avenue - Euclid to Grove
 By: Siara MacKinney
 DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
WATER				
		WATER SUBTOTAL		\$ -

PROJECT ADDITIVES	<i>Project Contingencies</i>	10%	\$	-
	<i>Construction Staking</i>	3%	\$	-
	<i>Soils Testing</i>	1%	\$	-
	<i>Material Testing</i>	1%	\$	-
	<i>Construction Inspection</i>	2%	\$	-
	<i>Contract Administration</i>	1%	\$	-

GRAND TOTAL WATER ONLY				\$ -
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CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
RECYCLED WATER				
	LS	Traffic Control (5% of Construction Cost)	5%	\$ -
	LF	Trench Support/Shoring (6 foot depth)	\$ 15.00	\$ -
	CY	Pipe Bedding (Imported)	\$ 45.00	\$ -
	LF	6" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 60.00	\$ -
	LF	8" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration.	\$ 75.00	\$ -
	LF	10" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 80.00	\$ -
	LF	12" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 90.00	\$ -
	LF	16" Pipe & Fittings Installed, including excavation, bedding, backfill and pavement restoration	\$ 105.00	\$ -
	EA	6" Gate Valve	\$ 1,500.00	\$ -
	EA	8" Gate Valve	\$ 2,000.00	\$ -
	EA	10" Gate Valve	\$ 2,400.00	\$ -
	EA	12" Gate Valve	\$ 2,800.00	\$ -
	EA	16" Gate Valve	\$ 3,800.00	\$ -
	EA	Fire Hydrant Assembly per City Std.	\$ 7,500.00	\$ -
	EA	Blow-off Assembly 6" per City Std.	\$ 4,500.00	\$ -
	EA	2" Air Relief Assembly	\$ 4,500.00	\$ -
	EA	1" Water Service/Meter	\$ 3,500.00	\$ -
	EA	2" Water Service/Meter	\$ 4,500.00	\$ -



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
 LOCATION : Merrill Avenue - Euclid to Grove
 By: Siara MacKinney
 DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
RECYCLED WATER				
		RECYCLED WATER SUBTOTAL		\$ -

PROJECT ADDITIVES		<i>Project Contingencies</i>	10%	\$ -
		<i>Construction Staking</i>	3%	\$ -
		<i>Soils Testing</i>	1%	\$ -
		<i>Material Testing</i>	1%	\$ -
		<i>Construction Inspection</i>	2%	\$ -
		<i>Contract Administration</i>	1%	\$ -

GRAND TOTAL RECYCLED WATER ONLY				\$ -
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CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
SEWER				
	LS	Traffic Control (5% of Construction cost)	5%	\$ -
	LF	Trench Support/Shoring	\$ 15.00	\$ -
	LF	8" V.C.P Installed, including excavation, bedding, backfill and pavement restoration	\$ 92.00	\$ -
	LF	10" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 98.00	\$ -
	LF	12" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 104.00	\$ -
	LF	15" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 110.00	\$ -
	LF	18" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 140.00	\$ -
	LF	21" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 150.00	\$ -
	LF	24" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 170.00	\$ -
	EA	Sewer Saddle	\$ 450.00	\$ -
	EA	Wyes 4" x 8" Typical	\$ 225.00	\$ -
	EA	48" Sewer Manhole	\$ 5,000.00	\$ -
	EA	60" Sewer Manhole	\$ 6,400.00	\$ -
	EA	Sewer Cleanout	\$ 1,800.00	\$ -
	LF	36" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 255.00	\$ -
	LF	54" Steel Casing with 1/2" wall thickness	\$ 350.00	\$ -
	LF	30" V.C.P. Installed, including excavation, bedding, backfill and pavement restoration	\$ 300.00	\$ -
	EA	72" Sewer Manhole	\$ 7,700.00	\$ -
	LF	Remove Existing 15" Sewer	\$ 70.00	\$ -
	EA	Remove Existing Manhole	\$ 1,200.00	\$ -
	EA	Temporary Sewer Plug	\$ 200.00	\$ -
	EA	Connect to Existing	\$ 500.00	\$ -



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
 LOCATION : Merrill Avenue - Euclid to Grove
 By: Siara MacKinney
 DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
SEWER				
		SEWER SUBTOTAL		\$ -

PROJECT ADDITIVES	<i>Project Contingencies</i>	10%	\$	-
	<i>Construction Staking</i>	3%	\$	-
	<i>Soils Testing</i>	1%	\$	-
	<i>Material Testing</i>	1%	\$	-
	<i>Construction Inspection</i>	2%	\$	-
	<i>Contract Administration</i>	1%	\$	-

GRAND TOTAL SEWER ONLY			\$	-
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CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STORM DRAIN				
	LS	Traffic Control (5% of Construction Cost)	5%	\$ 97,527.50
	LF	24" X 36" C.M.P.A. (10 Gauge)	\$ 230.00	\$ -
	LF	27" x 43" C.M.P.A (10 Gauge)	\$ 250.00	\$ -
15	EA	Storm Drain Manhole #1	\$ 5,000.00	\$ 75,000.00
0	EA	Junction Structure #2 (24" or larger)	\$ 4,400.00	\$ -
0	EA	Junction Structure #4 (24" or smaller)	\$ 2,500.00	\$ -
0	EA	Outlet Structure	\$ 5,000.00	\$ -
	EA	Catch Basin 3.5' Width	\$ 5,500.00	\$ -
	EA	Catch Basin 7' Width/L.D.	\$ 6,100.00	\$ -
8	EA	Catch Basin 10' Width/L.D.	\$ 7,000.00	\$ 56,000.00
	EA	Catch Basin 14' Width/L.D.	\$ 8,000.00	\$ -
	EA	Catch Basin 21' Width/L.D.	\$ 10,000.00	\$ -
0	LF	24 inch HDPE Installed, including excavation, bedding, backfill and pavement restoration	\$ 50.00	\$ -
400	LF	18 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 130.00	\$ 52,000.00
0	LF	24 inch HDPE Installed, including excavation, bedding, backfill and pavement restoration	\$ 150.00	\$ -
5550	LF	24 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 85.00	\$ 471,750.00
	LF	27 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 160.00	\$ -
0	LF	30 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 175.00	\$ -
	LF	33 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 190.00	\$ -
	LF	36 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 240.00	\$ -
	LF	39 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 260.00	\$ -
	LF	42 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 275.00	\$ -



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STORM DRAIN				
	LF	45 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 280.00	\$ -
	LF	48 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 300.00	\$ -
	LF	51 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 325.00	\$ -
0	LF	54 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 350.00	\$ -
	LF	60 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 360.00	\$ -
	LF	63 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 370.00	\$ -
0	LF	66 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 400.00	\$ -
0	LF	72 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 460.00	\$ -
	LF	78 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 470.00	\$ -
	LF	81 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 490.00	\$ -
	LF	84 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 510.00	\$ -
0	LF	90 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 540.00	\$ -
	LF	96 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 570.00	\$ -
0	LF	102 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 610.00	\$ -
	LF	108 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 640.00	\$ -
0	LF	120 inch RCP Installed, including excavation, bedding, backfill and pavement restoration	\$ 675.00	\$ -
	LF	7' x 6' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 700.00	\$ -
	LF	7' x 8.5' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 820.00	\$ -
	LF	7' x 9.5' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 870.00	\$ -
	LF	8' x 11' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 1,000.00	\$ -
	LF	8' x 13' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 1,100.00	\$ -
0	LF	DBLE 10' x10' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 1,800.00	\$ -
	LF	9' x 12' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 1,100.00	\$ -
	LF	4' x 6' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 680.00	\$ -
639	LF	Dbl 10'x10' RCB Installed, including excavation, bedding, backfill and pavement restoration	\$ 1,800.00	\$ 1,150,200.00
2	EA	Brick and Morter Bulkhead	\$ 800.00	\$ 1,600.00



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
36	EA	RCB Stand pipe riser	\$ 4,000.00	\$ 144,000.00



CITY OF CHINO

ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
 LOCATION : Merrill Avenue - Euclid to Grove
 By: Siara MacKinney
 DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
STORM DRAIN				
		STORM DRAIN SUBTOTAL		\$ 2,048,077.50

PROJECT ADDITIVES	<i>Project Contingencies</i>	10%	\$	204,807.75
	<i>Construction Staking</i>	3%	\$	61,442.33
	<i>Soils Testing</i>	1%	\$	20,480.78
	<i>Material Testing</i>	1%	\$	20,480.78
	<i>Construction Inspection</i>	2%	\$	40,961.55
	<i>Contract Administration</i>	1%	\$	20,480.78

GRAND TOTAL STORM DRAIN ONLY			\$	2,416,731.45
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CITY OF CHINO

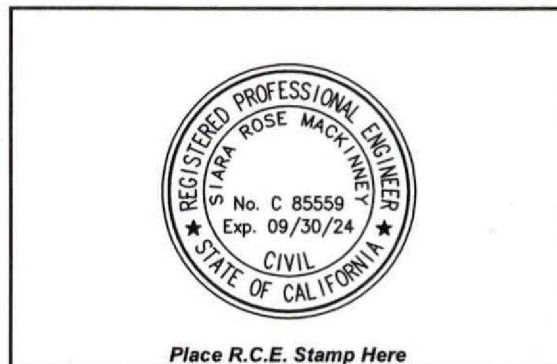
ENGINEERING COST ESTIMATE

PROJECT NO: PM-20016
LOCATION : Merrill Avenue - Euclid to Grove
By: Siara MacKinney
DATE: 8/2/2022

Quantity	Unit	Item	Unit Price	Total Cost Per Item
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ENGINEER'S ESTIMATE GRAND TOTAL			\$	6,241,281.75
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BY ENGINEER *Siara R. MacKinney*
Prepared By: _____
R.C.E. Number: 85559
Expiration: 9/30/2024



BY CITY		
Faithful Performance Bond (100% of Construction Cost)	\$	6,241,300.00
Labor & material Bond (50% of Construction Cost)	\$	3,120,600.00
Warranty Bond (10% of Construction Cost)	\$	624,100.00