

**LABOR AND MATERIAL BOND**  
**PROJECT: ROAD & DRAINAGE IMPROVEMENTS – TRACT MAP NO. 20016**

WHEREAS, the Board of Supervisors of San Bernardino County, State of California, and Serena Village 206 Owner, LLC a Delaware limited liability company (hereinafter designated as “Principal”) have entered into an agreement whereby the Principal agrees to install and complete certain designated public improvements, which agreement, dated \_\_\_\_\_, 2024, and identified as Assignment, Consent to Assignment and Amendment No.1 to Agreement for Construction of Improvements and Maintenance of Improvements, Project: Road and Drainage Improvements – **TRACT MAP NO. 20016**, is hereby referred to and made a part hereof; and

WHEREAS, under the terms of the agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with San Bernardino County to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto San Bernardino County and all contractors, subcontractors, laborers, material suppliers, and other persons employed in the performance of the agreement and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the sum of **FIFTY FIVE THOUSAND DOLLARS (\$55,000.00)**, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by San Bernardino County in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

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 the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

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In witness whereof, this instrument has been duly executed by the Principal and surety above named, on September 9, 2024.

Serena Village 206, Owner, LLC  
a Delaware limited liability company

Principal Name (PRINT/TYPE)

U.S Specialty Insurance Company

Surety Name (PRINT/TYPE)

Signature (MUST BE NOTARIZED)

Name: Leonard S. Miller  
Title: Executive Vice President

Signature (MUST BE NOTARIZED)

Albert Melendez, Attorney-in-Fact  
Name of Person That Can Accept  
Service on Behalf of Surety (Print/Type)

15901 Red Hill Avenue, Suite 100

Tustin, California 92780

Address Where Service Can Be Made