

Bond Number: 100669979

PUBLIC AND PRIVATE IMPROVEMENTS
MAINTENANCE BOND

Whereas, the City Council of the City of San Leandro, State of California, and 2483 Washington Partners, LLC, (hereinafter designated as "principal") have entered into an agreement whereby principal agrees to install and complete certain designated improvements, which said agreement, dated September 26, 2022, and identified as Subdivision Parcel Map No. 11307, or otherwise identified as Subdivision Improvement Agreement, is hereby referred to and made a part hereof; and

Whereas, said principal is required under the terms of said agreement to furnish a security for the maintenance and repair of improvements included in said agreement.

NOW, THEREFORE, we, the principal and American Contractors Indemnity Company as surety, are held and firmly bound unto the City of San Leandro, hereinafter called "City," in the penal sum of TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to

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their true intent and meaning, and shall indemnify and save harmless City, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.


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IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on July 12th, 2024.


2483 WASHINGTON PARTNERS, LLC
Principal

By: 
Cindy Cheng

American Contractors Indemnity Company
Surety

By: 
Vincent An, Attorney-in-Fact

APPROVED AS TO FORM:


Risk Manager

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)

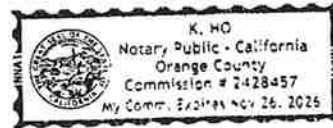
On JUL 12 2024 before me, K. Ho, Notary Public
(insert name and title of the officer)

personally appeared Vincent An,
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  (Seal)





TOKIO MARINE
HCC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That American Contractors Indemnity Company of the State of California, a California corporation, does hereby appoint,

VINCENT AN

its true and lawful Attorney-in-Fact, with full authority to execute on its behalf bond number 100669979, issued in the course of its business and to bind the Company thereby, in an amount not to exceed One hundred five thousand and 00/100 (\$105,000.00).

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the Board of Directors of AMERICAN CONTRACTORS INDEMNITY COMPANY at a meeting duly called and held on the 1st day of September, 2011.

“Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company’s liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.”

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, American Contractors Indemnity Company has caused its seal to be affixed hereto and executed by its President on this 18th day of April, 2022.



AMERICAN CONTRACTORS INDEMNITY COMPANY

By: _____

Adam S. Pessin
Adam S. Pessin, President

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 Los Angeles

On this 18th day of April, 2022, before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, President of American Contractors Indemnity Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

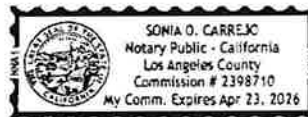
I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature _____

Adam S. Pessin

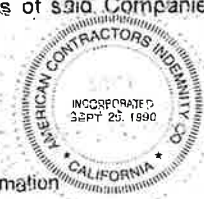
(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 12th day of July, 2024.

Bond No. 100669979
Agency No. 6333



Kio Lo
Kio Lo, Assistant Secretary






B - Maintenance Bond PM 11307 SIA

Final Audit Report

2024-08-19

Created:	2024-08-12
By:	Cynthia Lopez (CynthiaLopez@sanleandro.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAARyh_aqYwypjNnGo0bVuNFIV3MuXb1Axf

"B - Maintenance Bond PM 11307 SIA" History

-  Document created by Cynthia Lopez (CynthiaLopez@sanleandro.org)
2024-08-12 - 5:21:56 PM GMT- IP address: 192.83.149.200
-  Document emailed to Megan Stephenson (mstephenson@sanleandro.org) for signature
2024-08-12 - 5:24:12 PM GMT
-  Email viewed by Megan Stephenson (mstephenson@sanleandro.org)
2024-08-19 - 2:50:51 PM GMT- IP address: 104.47.64.254
-  Document e-signed by Megan Stephenson (mstephenson@sanleandro.org)
Signature Date: 2024-08-19 - 4:52:07 PM GMT - Time Source: server- IP address: 73.170.228.134
-  Agreement completed.
2024-08-19 - 4:52:07 PM GMT