

**CITY OF YORBA LINDA
Grading Bond**

WHEREAS, Olson Urban VI – Yorba Linda 2, LLC (hereinafter designated as "Principal") agrees to install and complete certain designated improvements, identified as project Yorba Linda – Solana Walk.

WHEREAS, Chapter 15.40 of the Code of the City of Yorba Linda, State of California, provides that an applicant for a grading permit shall provide a performance bond, as hereinafter conditioned, to insure compliance with all of the terms of said Chapter and the terms of the grading permit; and

WHEREAS, the above-named Principal has applied for a Grading Permit in order to perform grading and excavation on the premises known as Precise Grading ("Permit") and

WHEREAS, the conditions of this bond are as follows:

- (1) That all work will be done in accordance with approved plans and specifications and in compliance with the terms and conditions of the grading permit to the satisfaction of the City Engineer and in compliance with all of the provisions of the Code of the City of Yorba Linda, applicable laws and ordinances.
- (2) That for a period of one (1) year after the issuance of the Certificate of completion, the principal shall perform all maintenance and comply with all conditions required under the permit and this chapter.
- (3) That in the event the principal fails to comply with the provisions of the permit and all applicable laws and complete all of the work contemplated under the permit within the time limit specified in the permit or complete the work to a safe condition satisfactory to the City Engineer, the Surety will promptly complete the work required to make premises covered by the permit safe to life and property to the satisfaction of the City Engineer, and in the event such surety fails to promptly do so, the surety will pay the City in making the premises safe to the satisfaction of the City Engineer.

WHEREAS, said Principal is required to furnish a bond for the faithful performance of said Permit.

NOW, THEREFORE, we the Principal and Harco National Insurance Company as surety, are held and firmly bound unto the City of Yorba Linda, (hereinafter called "City") in the penal sum of Four Hundred Ninety-Four Thousand Seven Hundred Thirty and 00/100 **DOLLARS** (\$ 494,730.00) 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 indemnify and save harmless the City of Yorba Linda, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; and 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 therefore, 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 work to be performed or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the work or to the specifications.

Bond No. 3007539
Premium: \$2,820.00

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and
Surety above named on March 16th, 2026.

(Seal)

(Seal)

SURETY: Harco National Insurance Company

PRINCIPAL: Olson Urban VI – Yorba Linda 2, LLC

By 
Jennifer Ochs, Attorney-in-Fact
Name, Title

By **see attached signature page**
Name, Title

By _____
Name, Title
777 S. Figueroa St., Ste. 5200
Los Angeles, Ca 90017
Address

By _____
Name, Title
3010 Old Ranch Pkwy #100
Seal Beach, CA 90740
Address

APPROVED:

City Attorney – Rutan & Tucker, LLP



Signature Block –

Olson Urban VI – YORBA LINDA 2, LLC

Signature page to bond 3007539

OLSON URBAN VI – YORBA LINDA 2, LLC


a Delaware limited liability company

By: OLSON URBAN COMMUNITIES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN VENTURES VI, LLC
a Delaware limited liability company
Sole Member

By: OLSON URBAN HOUSING, LLC
a Delaware limited liability company
Operating Member

By: IN TOWN LIVING, INC.
a Delaware corporation
Managing Member

By: 
Name: William E. Hotford
Title: President

By: 
Name: Mike McBride
Title: Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of LOS ANGELES)

On MAR 16 2026 before me, MARINA TAPIA, NOTARY PUBLIC,

Date Here Insert Name and Title of the Officer

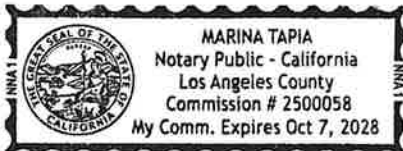
personally appeared JENNIFER OCHS

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature *Marina Tapia*

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

POWER OF ATTORNEY

Bond # 3007539

**HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

D. GARCIA, SANDRA CORONA, ETHAN SPECTOR, JENNIFER OCHS, ALYSHA MENDOZA, SARAH CAMPBELL, MB NEELY, CHASE SEYFORTH, JANINA MONROE, MARINA TAPIA, KD WAPATO, EDWARD C. SPECTOR, ERIN BROWN, SIMONE GERHARD, JAREN A. MARX, RACHEL A. MULLEN, B. ALEMAN

Los Angeles, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognition, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY
County of Essex

Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz
a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 16th, 2026

Irene Martins, Assistant Secretary