

**CITY OF YORBA LINDA**  
**Grading Bond**

WHEREAS, Lakeview Builders LLC (hereinafter designated as "Principal") agrees to install and complete certain designated improvements, identified as project On-Site Improvement at 4682 Lakeview Avenue.

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 4682 Lakeview Avenue ("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 American Contractors Indemnity Company as surety, are held and firmly bound unto the City of Yorba Linda, (hereinafter called "City") in the penal sum of TWENTY THOUSAND, SIX HUNDRED EIGHTY-EIGHT AND 49/100 DOLLAR AMOUNT (\$20,688.49) 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. 1001193208  
Premium: \$414.00

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and  
Surety above named on March 18th, 2026.

(Seal)

(Seal)

American Contractors  
**SURETY:** Indemnity Company

**PRINCIPAL:** Lakeview Builders LLC

By Randy Spohn  
Randy Spohn / Attorney-in-Fact  
Name, Title

By \_\_\_\_\_  
Name, Title

By \_\_\_\_\_  
Name, Title  
1633 E. Fourth Street, Suite 228  
Santa Ana, CA 92701  
Address

By \_\_\_\_\_  
Name, Title  
4682 Lakeview Avenue  
Yorba Linda, CA 92886  
Address

**APPROVED:**

\_\_\_\_\_  
City Attorney - Rutan & Tucker, LLP



TOKIO MARINE  
HCC

**POWER OF ATTORNEY**

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY  
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Randy Spohn, Matthew R. Dobyns, Ashley M. Spohn, Hamilton Kenney or Eli Stalzer of Santa Ana, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** \*\*\*\*\*Twenty Million\*\*\*\* Dollars ( \*\*\*\$20,000,000.00\*\*\* ).

This Power of Attorney shall expire without further action on January 31<sup>st</sup> 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

*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.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1<sup>st</sup> day of February 2024.



**AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS  
BONDING COMPANY, UNITED STATES SURETY COMPANY,  
U.S. SPECIALTY INSURANCE COMPANY**

By:

Daniel P. Aguilar, Vice 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 1<sup>st</sup> day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance 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.

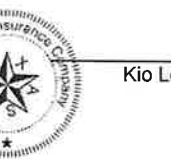
Signature (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are 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 18th day of March 2026

Bond No. 1001193208  
Agency No. PDF POA - 7721



Kio Lo, Assistant Secretary

visit [tmhcc.com/surety](http://tmhcc.com/surety) for more information

**CALIFORNIA ALL-PURPOSE 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 03/18/2020 before me, ERIKA G. MORGAN, NOTARY PUBLIC,

personally appeared RANDY SPOHN

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.**



*Erika G. Morgan*  
Signature of Notary

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL	_____
<input type="checkbox"/> CORPORATE OFFICER	_____
<input type="checkbox"/> PARTNER(S)	_____
<input checked="" type="checkbox"/> ATTORNEY-IN-FACT	_____
<input type="checkbox"/> TRUSTEE(S)	_____
<input type="checkbox"/> GUARDIAN/CONSERVATOR	_____
<input type="checkbox"/> OTHER: _____	_____
<b>SIGNER IS REPRESENTING:</b>	_____
<b>NAME OF PERSON(S) OR ENTITY(IES)</b>	_____
_____	
_____	