GUARANTEE AND WARRANTY BOND

WHEREAS, C3 DLG 414 Main Street LLC	, as
a Principal, and Philadelphia Indemnity Insurance Company, a	
corporation organized under the laws of the State of Commonwealth of Pennsylvania	_
and duly authorized to do business in the State of California, as Surety, are held and firmly bound	
unto the City of Huntington Beach, California, as Obligee, in the penal sum of Ninteen Thousand	
Four Hundred Seventeen and 40/100, representing 10 percent of the contract price	ğ
entered into between the Principal and Obligee, to which payment well and truly to be made we de	D
bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly a	nd
severally.	
WHEREAS, the said Principal entered into a contract with said Obligee, dated	
February 1, 2021 for work described as follows:	
WHEREAS, said contract provides that the Principal will furnish a bond conditioned to	
guarantee and warrant for the period of one year after completion of the work and acceptance the	reof
by the Obligee, against all defects in workmanship and materials during said one-year period.	
WHEREAS, said work has been completed, and accepted by Obligee on	
NOW, THEREFORE, the Principal and Surety, jointly and severally shall indemnify the	
Obligee for all loss that the Obligee may sustain by reason of any defective materials or	
workmanship, which become apparent during the period of one year from and after date of	
completion of work and acceptance thereof by Obligee.	
In witness whereof, this instrument has been duly executed by the principal and surety abo	ve
named, on <u>February 11</u> , 20 <u>25</u> .	
C3 DLG 414 Main Street LLC , as Principal	
By Jenny J. Leann	
Philadelphia Indemnity Insurance Company By Lent L. Thomas	
Cheryl L. Thomas, Attorney-In-Fact	

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MICHAEL J. VIGLIOTTA

CITY ATTORNEY
CITY OF HUNTINGTON BEACH

STATE OF CALIFORNIA)
) SS COUNTY OF ORANGE)
,
M 1 17 2075 MA 1 A L.
on March 17, 2025, BEFORE ME, Mark Pauly, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
JEPZY J. SECOUSSIE AND NA.
PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY
THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
WITHEOU MIT HAND
SIGNATURE MY PRINCIPAL PLACE OF BUSINESS IS NOTARY PUBLIC IN AND FOR SAID STATE IN COUNTY
NOTART FUBLIC IN AND FOR SAID STATE IN COUNTY
PRINTED NAME MY COMMISSION EXPIRES / / / /
PRINTED NAME MY COMMISSION EXPIRES Holenowood max
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STATE OF CALIFORNIA)
) SS COUNTY OF ORANGE)
,
ON, BEFORE ME,, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
AND
PROVED TO ME ON THE BASIS OF STATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO
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THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
ANTINEOD IAIT LIWIN
SIGNATURE MY PRINCIPAL PLACE OF BUSINESS IS NOTARY PUBLIC IN AND FOR SAID STATE IN COUNTY

See Attached CA All Purpose Acknowledgment***
PRINTED NAME MY COMMISSION EXPIRES

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.

validity of that document.		
State of California County of ORANGE)
On MARCH 17, 2025	_ before me,	MARK PAULY, NOTARY PUBLIC
	<u> </u>	(insert name and title of the officer)
personally appearedJERZY J. S	SECOUSSE	
subscribed to the within instrumen his/her/their authorized capacity(ie person(s), or the entity upon beha	t and acknowes), and that the formula of the formul	evidence to be the person(s) whose name(s) is/are vieldged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the e person(s) acted, executed the instrument. The laws of the State of California that the foregoing
WITNESS my hand and official se	al.	MARK PAULY COMMISSION #2412990 Notary Public - California Ontary Public - California My Commission Expires AUGUST 15, 2026
Signature / //// / /	'V/	(Seal)

ALL- PURPOSE CERTIFICATE OF 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 February 11, 2025 before me, _	W. Walker, Notary Public (Here insert name and title of the officer)
name (s) is/ are subscribed to the within he/she/they executed the same in his/h	factory evidence to be the person (s) whose instrument and acknowledged to me that er/ their authorized capacity (ies) , and that by the person (s) , or the entity upon behalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and cor	
WITNESS my hand and official seal. Notary Public Signature	W. WALKER COMM. #2484032 Notary Public - California Orange County My Comm. Expires Mar. 30, 2028
ADDITIONAL OPTIONAL INFORMATION OF THE ATTACHED DOCUMENT C3 DLG Development LLC	INSTRUCTIONS FOR COMPLETING THIS FORM This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.
(Title or description of attached document) Bond #: PB02497501239-M (Title or description of attached document continued) Number of Pages 1 Document Date 2/11/25	 State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) Partner(s)	 Print the name(s) of document signer(s) who personally appear at the time of notarization. Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording. The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form. Signature of the notary public must match the signature on file with the office of
☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other	the county clerk. Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document. Indicate title or type of attached document, number of pages and date. Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

· Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100 Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Todd M. Rohm, Shane Wolf, Cheryl L. Thomas, Beata A. Sensi, Cathy S. Kennedy and Wrenetta Walker of ROHM Insurance Agency, LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED:

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED:

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

1927

John Glomb, President & CEO Philadelphia Indemnity Insurance Company

Vanessa mckenzie

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Commonwealth of Pennsylvania - Notery Seal Vanesse Mckenzie, Notery Public Delaware County My commission expires November 3, 2028 Commission number 1366394

(Seal)

Member, Pennsylvan a Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 11th . day of February 20 25

1927

Edward Sayago, Corporate Secretary

PHILADELPHIA INDEMNITY INSURANCE COMPANY