SEWER (PUBLIC)

CITY OF SIERRA MADRE

232 W. Sierra Madre Blvd, Sierra Madre, CA 91024, (626) 355-7135

Permit No:	P-SWR-260002	**Date Issued:**	3/17/2026
Job Address:	700 Sunnyside Ave	**A.P.N.**	5761002009
Subdivision:		**Lot Number:**	
Owner:	TOLL WEST COAST LLC	**Contractor:**	LA STRADA PIPELINE INC
Address:	9301 CORBIN AVE, SUITE 1200 NORTHRIDGE, CA 91324	**Address:**	26247 ENTERPRISE CT, LAKE FOREST, CA 92630
Issued To:	ANDREW DUTTON	**License #:**	1018198
Address:	9301 CORBIN AVE, SUITE 1200 NORTHRIDGE, CA 91324	**City Business License #:**	BL00714L

Project Description: Public Right-of-Way Sewer Improvements for the Meadows project including new main lines, laterals, manholes per the approved plans.

Valuation: $0.00

FEE CODE	DESCRIPTION	QTY	AMOUNT
PWSTAFF	Public Works Engineering Staff	3	$507.00
SWR005	Sewer Permit	1	$92.00
		TOTAL	$599.00

N O T I C E

ALL FEES ARE NON-REFUNDABLE.

THIS PERMIT IS VALID FOR 365 DAYS FROM THE DATE IT IS ISSUED. IF A MEANINGFUL* INSPECTION IS NOT CONDUCTED FOR WORK AUTHORIZED BY THIS PERMIT WITHIN THE 365-DAY PERIOD, THE PERMIT WILL BE CONSIDERED INVALID. EVERY MEANINGFUL INSPECTION RENEWS A 180-DAY TIMEFRAME FROM THE DATE OF THE INSPECTION.

FOR PROJECTS WHERE A CONSTRUCTION PLAN WAS APPROVED AS A REQUIREMENT OF THE BUILDING PERMIT APPROVAL, A COMPLETE AND LEGIBLE COPY OF THE CONSTRUCTION PLANS AS APPROVED BY THE CITY SHALL BE AVAILABLE FOR OBSERVATION BY THE INSPECTOR DURING A SCHEDULED INSPECTION.

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE INSTRUCTIONS ACCOMPANYING THIS APPLICATION, AND THAT ALL STATEMENTS MADE HEREIN ARE TRUE, COMPLETE, AND CORRECT, WITH NO MATERIAL INFORMATION OMITTED.
I CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF SIERRA MADRE AND THE STATE OF CALIFORNIA, OR THAT I AM THE LEGAL OWNER OF THE ABOVE-DESCRIBED RESIDENTIAL PROPERTY. I UNDERSTAND THAT NO PERSON SHALL BE EMPLOYED IN VIOLATION OF THE CALIFORNIA LABOR CODE, AND THAT A VALID CERTIFICATE OF INSURANCE IS REQUIRED AND WILL BE PROVIDED AS PART OF THIS APPLICATION.

THE APPLICATION HAS BEEN ELECTRONICALLY SIGNED AND SUBMITTAL OF THIS APPLICATION, AND I ACKNOWLEDGE THAT I HAVE REVIEWED ITS CONTENTS AND WILL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE CITY OF SIERRA MADRE AND THE STATE OF CALIFORNIA GOVERNING BUILDING AND CONSTRUCTION ACTIVITIES.

PERFORMANCE BOND BOND # K42182254

RECITALS

WHEREAS, the City, a California municipal corporation ("City"), The Congregation of Passion, Matter Dolorosa Community, a California charitable corporation ("Congregation") and NUWI-SIERRA MADRE LLC, a Delaware limited liability company ("NUWI") entered into a development agreement in October 25, 2022 ("Development Agreement"),whereby NUWI will develop 17.3 acres of the property located at 700 North Sunnyside Avenue, Sierra Madre, California 91024 ("Property") with up to 42 single-family detached residential units, public rights-of-way, and a public park ("Project").

WHEREAS, under Section 9 (Assignment of Interests, Successors, Rights and Obligations) of the Development Agreement NUWI assigned its rights to the Project to Toll West Coast LLC ("Principal") on November 19, 2025.

WHEREAS, Section 4 (Payment of Security Bond) of the Development Agreement states: "Pursuant to Government Code section 66499.3, subdivision (a), Developer will pay an amount equal to 100 percent of the total estimated cost of the improvements contemplated in Sections 4(b), (e), (f), and (i) as a security bond to guarantee and warranty the public improvements for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished. The security bond(s) shall be posted prior to the issuance of the first building permit."

WHEREAS, pursuant to Section 4 (Payment of Security Bond) of the Development Agreement, Principal and Surety, listed below, issue this performance bond.

AGREEMENT

Now, therefore, we, Principal and Federal Insurance Company ("Surety") are held and firmly bound unto the City, in the penal sum of One Million Fifty-Two Thousand Eight Hundred and 00/100 Dollars ($1,052,800.00) in lawful money of the United States, for the payment of which we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that the obligation shall become null and void if the above-bounded Principal, their heirs, executors, administrators, successors, or assigns, shall in all things stand to, abide by, well and truly keep, and perform the

covenants, conditions, and provisions in the Development Agreement and any alteration thereof made as therein provided, on their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents, and employees, as therein stipulated; otherwise, this obligation 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, costs and reasonable expenses and fees shall be included, including reasonable attorney fees, incurred by the City in successfully enforcing the 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 Development Agreement, the work to be performed thereunder, or the specifications accompanying the agreement shall in any way affect its obligations on this bond. The Surety hereby waives notice of any such change, extension of time, alteration, or addition to the terms of the agreement, the work, or the specifications.

In witness whereof, this instrument has been duly executed by Principal and Surety on March 5th 2026

Principal:

Date: _____ TOLL WEST COAST LLC,
a Delaware limited liability company

Signature: _____
Name: John Peischl
Title: VP Land Entitlements

Surety:

Date: 3/5/26 Federal Insurance Company,
a Indiana corporation
Signature: _____
Name: Daniel P. Dunigan
Title: Attorney-In-Fact

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 Los Angeles)

On March 10, 2026 before me, Jurgita Kumpyte Galinaitiene, Notary Public
(insert name and title of the officer)

personally appeared John Reischl----------,
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.

JURGITA KUMPYTE
GALINAITIENE
Notary Public – California
Los Angeles County
Commission # 2431829
My Comm. Expires Dec 20, 2026

Signature _____ **(Seal)**

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY,** an Indiana corporation, **VIGILANT INSURANCE COMPANY,** a New York corporation, **PACIFIC INDEMNITY COMPANY,** a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Brian C. Block, Daniel P. Dunigan, James L. Hahn, Kelly G. Hennessy and Joseph W. Kolok Jr. of Berwyn, Pennsylvania

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **11th** day of **April 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this **11th** day of **April, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 3/5/26

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 truthfullness, accuracy or validity of that document.

State of PA

County of CHESTER

On March 5 2026 (Date) before me, Amanda Montagno, Notary Public (Name and Title of Notary)

personally appeared Daniel P. Dunigan (Name and or Names 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.

Commonwealth of Pennsylvania - Notary Seal
Amanda Montagno, Notary Public
Chester County
My Commission Expires November 7, 2028
Commission Number 14544778

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 _____ (Notary Public Signature)

Place Notary Public Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages: _____

Signer's Name: _____

☐ Individual
☐ Corporate Officer – Title(s):_____
☐ Partner - ☐ Limited ☐ General
☐ Guardian or Conservator
☒ Attorney-in-Fact
☐ Trustee
☐ Other: _____
Signer is representing _____
Federal Insurance Company

RIGHT THUMBPRINT OF SIGNER
Top of thumb

☐ Individual
☐ Corporate Officer – Title(s):_____
☐ Partner - ☐ Limited ☐ General
☐ Guardian or Conservator
☐ Attorney-in-Fact
☐ Trustee
☐ Other: _____
Signer is representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb