When recorded, return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING INTO THE PINAL COUNTY HIGHWAY MAINTENANCE SYSTEM THE STREETS ASSOCIATED WITH SAN TAN GATEWAY UNIT 1A PARCEL 18, LOCATED IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST, SUPERVISORY DISTRICT 2, RELEASING THE CURRENT FINANCIAL ASSURANCES, AND ACCEPTING THE TEN PERCENT GUARANTEE BOND (MAINTENANCE BOND NO. PB03010410135-M).

WHEREAS, pursuant to A.R.S. § 11-822, Pinal County has authority to accept subdivision streets into the Pinal County Highway Maintenance System; and,

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors (the "**Board**") by a request by the subdivision developer (the "**Developer**") and recommended by the Director of Public Works; and,

WHEREAS, pursuant to law and ordinance financial assurances have previously been approved and accepted by the County to assure completion of construction of all required public subdivision improvements in conformance with Pinal County standards and requirements with respect to San Tan Gateway Unit 1A Parcel 18; and,

WHEREAS, the Pinal County Department of Public Works (the "**Department**") has found as follows:

1. All required subdivision improvements for San Tan Gateway Unit 1A Parcel 18 have been completed in accordance with Pinal County standards of design and construction (the "**Subdivision Improvements**");

2. Street and drainage design is in accordance with Pinal County standards for design and construction;

3. Construction of the Subdivision Improvements has been monitored by the Department;

4. Certified as-built Mylars have been submitted by the Developer and accepted by the Department;

5. The required pavement finishing fee has been accepted by the Department;

6. Street rights-of-way have been duly dedicated; and

RESOLUTION NO. _____

WHEREAS, provision has been made by law and ordinance whereby the Developer shall provide security to guarantee against damage to the Subdivision Improvements by on-site construction for a period of one year after acceptance of the Subdivision Improvements by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Subdivision Improvements are hereby accepted.

BE IT FURTHER RESOLVED, that the streets identified and dedicated to the public in the Final Plat for San Tan Gateway Unit 1A Parcel 18, located in Section 13, Township 3 South, Range 8 East, Pinal County, Arizona are hereby accepted into the Pinal County Highway Maintenance System.

BE IT FURTHER RESOLVED, that previously approved and accepted subdivision infrastructure financial assurances relating to San Tan Gateway Unit 1A Parcel 18 are hereby released, including the Third Party Trust Assurance Agreement for Construction of Subdivision Improvements recorded at Pinal County Recorder fee number 2022-107429; the Third Party Trust Assurance Agreement for Construction of Subdivision Improvements recorded at Pinal County Recorder fee number 2024-020315; and Subdivision Improvement Performance Bond No. PB03010410135.

BE IT FURTHER RESOLVED, that Ten Percent Guarantee Bond (Bond No. PB03010410135-M) in the amount of Two Hundred Forty One Thousand One Hundred Fifty One Dollars and 00/100 ($241,151.00) issued by Philadelphia Indemnity Insurance Company attached hereto as **Exhibit "A"** is hereby accepted upon execution of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its recording with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this _____ day of _____, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chair of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"
TO
RESOLUTION NO. _____

Ten Percent Guarantee Bond

[Maintenance Bond No. PB03010410135-M]

PHILADELPHIA INDEMNITY INSURANCE COMPANY
Surety's Name

TEN PERCENT GUARANTEE BOND

Bond No. PB03010410135-M

KNOW ALL MEN BY THESE PRESENTS, That we, LS-SAN TAN GATEWAY LLC
Principal's Name
7600 E. DOUBLETREE RANCH ROAD #240, SCOTTSDALE, AZ 85258, hereinafter called Principal, and
Principal's Address
PHILADELPHIA INDEMNITY INSURANCE COMPANY, 283 S. LAKE AVENUE, SUITE 160, PASADENA, CA 91101,
Surety's Name Surety's Address
hereinafter called Surety, are held and firmly bound unto PINAL COUNTY
Obligee's Name
31 N. PINAL STREET, FLORENCE, AZ 85132, hereinafter called Obligee, in
Obligee's Address
the full and just sum of TWO HUNDRED FORTY ONE THOUSAND ONE HUNDRED FIFTY ONE AND NO/100 ——— Dollars ($241,151.00 ———), lawful money of the United States, for the payment of which we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Obligee has entered into a certain agreement with LS-SAN TAN GATEWAY LLC
Principals Name
a portion of which requires a ONE (1) year(s) maintenance bond covering workmanship and materials for the List of Improvements covered, hereinafter called Improvements, at SAN TAN GATEWAY UNIT 1A-PARCEL 18
Project Name
———————————, QUAIL RUN LANE NORTH OF BELLA VISTA ROAD, which Improvements have been or
Project Address
are about to be completed and accepted.

NOW, THEREFORE, if said improvements shall be free from defects of workmanship and materials, general wear and tear excepted, for a period of ONE (1) year(s) from the date of acceptance of said improvements, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 2ND day of APRIL, 2025.

LS-SAN TAN GATEWAY LLC
Principal's Name

Carlene Bellone
Witness as to Principal Carlene Bellone

By: Rachel Rodriguez

PHILADELPHIA INDEMNITY INSURANCE COMPANY
Surety's Name

Witness as to Surety RACHEL A. MULLEN

By: SARAH CAMPBELL, ATTORNEY-IN-FACT

****ALSO REQUIRED IS A NOTARY SHEET FOR THE ABOVE SURETY'S SIGNATURE AND A COPY OF ANY POWER OF ATTORNEY****

CALIFORNIA 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 APR 02 2025 before me, EDWARD C. SPECTOR, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared SARAH CAMPBELL
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.



Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public
EDWARD C. SPECTOR, NOTARY PUBLIC

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

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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 **Jennifer Ochs, Charles R. Teter III, B. Aleman, Erin Brown, D. Garcia, Simone Gerhard, Edward C. Spector, Ethan Spector, Marina Tapia, KD Wapato, Sarah Campbell, Aidan Smock, Sandra Corona, MB Neely and Chase Seyforth of Lockton Companies Inc.**_ 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.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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: Vanessa McKenzie

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania 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 2ND day of APRIL, 2025.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Arizona
County of Maricopa } ss.

On this the 8th day of April, 2025, before me,
Day *Month* *Year*

C. Bellone, Notary Public, the undersigned Notary Public,
Name of Notary Public

personally appeared Rachel Rodriguez,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ 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 for the purposes therein stated.

WITNESS my hand and official seal.

C. BELLONE
Notary Public - Arizona
Maricopa County
Commission # 659519
My Comm. Expires Dec 15, 2027

C. Bellone
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. 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: Ten Percent Guarantee Bond # PB030104101135-M

Document Date: April 2, 2025 Number of Pages: 1

Signer(s) Other Than Named Above: Sarah Campbell

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