

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 RELEASING THE SUBDIVISION IMPROVEMENT PERFORMANCE BOND (NO. PB03010409068) IN CONNECTION WITH SAN TAN GATEWAY 1A-OFFSITE WATER & SEWER, LOCATED IN A PORTION OF THE LAND LOCATED IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 8 EAST, SUPERVISOR DISTRICT 2.

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors (the “**Board**”) by a request by the subdivision developer (the “**Subdivider**”) in connection with San Tan Gateway 1A-Offsite Water & Sewer (the “**Subdivision**”); and,

WHEREAS, the Subdivider has previously provided a Subdivision Improvement Performance Bond (No. PB03010409068) to guarantee the completion of certain Subdivision improvements as set forth in the Project Approval Letter dated October 19, 2022 (County No: FP21-027; Engineer Job No: 1-14-03605-02) (the “**Improvements**”), a copy of which is attached hereto as **Exhibit “A”** (the “**Subdivision Improvement Performance Bond**”)

WHEREAS, the Subdivision Improvement Performance Bond was accepted by the Board on or about December 21, 2022 by way of Resolution No. 122122-RD22-048, recorded on December 22, 2022 at Fee Number 2022-124744; and,

WHEREAS, the Pinal County Department of Public Works and the county engineer have inspected the Improvements and have determined that they are in conformance with Pinal County standards and that all applicable Code requirements have been met such that the Subdivision Improvement Performance Bond may be released.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Subdivision Improvement Performance Bond is hereby released.

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

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[SIGNATURES ON NEXT PAGE]

RESOLUTION NO. _____

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. _____

Subdivision Improvement Performance Bond

[Bond No. PB03010409068]

BOND NO.: PB03010409068

SUBDIVISION IMPROVEMENT PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that we
LS-San Tan Gateway LLC, a limited liability company
as Principal, and Philadelphia Indemnity Insurance Company, a
Corporation, created, organized and existing under any by virtue of
the laws of Pennsylvania and licensed to do business in the State of Arizona, are
held and firmly bound unto Pinal County, a political subdivision of the State of Arizona, as
Obligee, in the sum of Two Hundred Sixty Seven Thousand One Hundred Twenty Three and no/100 Dollars
(\$ 267,123.00), lawful money of the United States of America, for the payment of
which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and
severally, by these presents; and

WHEREAS, the Principal intends to file with Pinal County, Arizona, a plat of a
subdivision in Pinal County, more particularly described as
San Tan Gateway Unit 1A and endorsed on said plat is the requirement to
construct and install public improvements for paving of subdivision streets, curb and gutter,
water, sewer, landscaping and Off-site Water and Sewer Improvements; and

WHEREAS, provision has been made by law and ordinance whereby the Principal shall
provide security to assure complete installation of said improvements in conformance with Pinal
County standards and in favor of Pinal County, which shall indemnify said County and secure
said County that actual construction of said improvements in conformance with County
standards, in the event said Principal shall fail to install said improvements within the specified
period of time described below.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall
faithfully complete the construction and installation of said improvements in conformance with
County standards within two years from the date of approval of said subdivision plat, then this
obligation shall become null and void; otherwise it remains in full force and effect.

The Principal and Surety, jointly and severally agree, that if said Principal fails to
construct said improvements as herein required or fails to conform said improvements to Pinal
County standards, Surety, with the consent of Obligee, may cause said improvements to be
completed or made to conform to Pinal County Standards with Surety continuing to be firmly
bound under a continuing obligation for the payment of all necessary costs and expenses or
Obligee shall have the right to construct and maintain, or pursuant to public advertisement and
receipt and acceptance of bids, cause to be constructed and maintained said subdivision
improvements and the Principal and Surety shall be jointly and severally liable hereunder to pay
to and indemnify the Obligee upon completion of such construction and maintenance, the cost to
the Obligee thereof, including but not limited to engineering, legal and contingent costs and
expenses.

The term of this bond shall begin upon the date of filing this subdivision improvement performance bond with Pinal County and shall remain in effect until the completion of the work in conformance with Pinal County standards.

Signed, sealed and dated this 21st day of November, 2022.

Address and telephone

7600 E. Doubletree Ranch Road Ste.240

Scottsdale AZ, 85258

(480) 629-4111

Principal

LS-San Tan Gateway LLC

By: *Gene J. Strojek*

Name: GENE STROJEK

Title: AUTHORIZED SIGNATORY

Address and telephone

19800 MacArthur Blvd. Ste. 1250

Irvine Ca 92612

(949) 252-4400

Surety

Philadelphia Indemnity Insurance Company

By: *M. Barreras*

Name: Martha Barreras

Title: Attorney-In-Fact



****ALSO REQUIRED IS A NOTARY SHEET FOR EACH OF THE ABOVE SIGNATURES AND A COPY OF ANY POWER OF ATTORNEY****

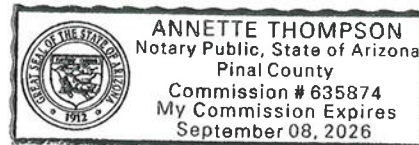
State of Arizona)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN to before me this 30 day of November, 2022, by Gene Strojek, the Authorized Signatory of Landsea Homes of Arizona LLC, a Delaware limited liability company, the Manager of LS-San Tan Gateway LLC, a Delaware limited liability company, for and on behalf thereof.

Annette Thompson
Notary Public

My Commission Expires:

9/8/2026



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 NOV 21 2022 before me, Gina L. Garner, Notary Public
(Here insert name and title of the officer)

personally appeared Martha Barreras,
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.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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. Acknowledgments 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.

- 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).
- 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 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 **JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE, MARTHA BARRERAS AND RACHEL A. MULLEN OF LOCKTON COMPANIES, 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 SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

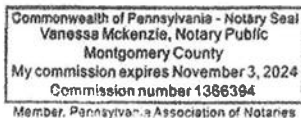


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 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:



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

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 March, 2021 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 21st day of November, 2022.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY